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Office space available for lease

2335 American River Drive
Sacramento, CA

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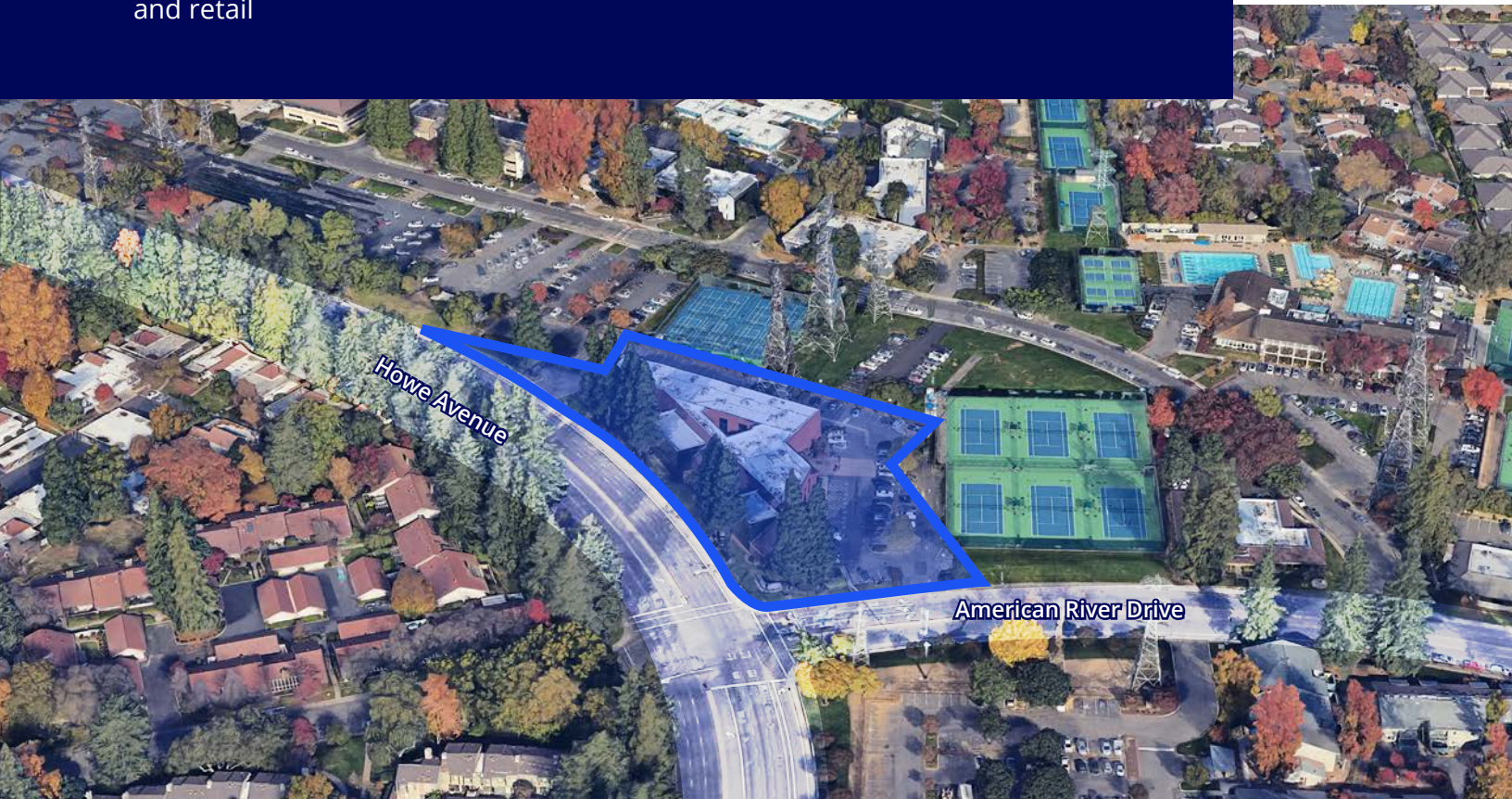


Located in one of Sacramento's most established office environments

Positioned along the highly traveled Howe Avenue corridor, 2335 American River Drive offers a strong combination of visibility, identity, and accessibility in one of Sacramento's most established office environments. The building's distinctive red brick and glass façade creates a professional presence, complemented by both monument and building signage opportunities that enhance tenant exposure along two busy thoroughfares. Recent renovations to the common areas, including the lobby and restrooms, provide a clean, updated interior experience that aligns with today's tenant expectations. Covered parking adds convenience for both employees and visitors, while the signalized corner location allows for efficient access and strong daily traffic counts. Surrounded by mature neighborhoods and in close proximity to the American River Parkway, the property offers a balanced setting that combines professional appeal with nearby amenities and outdoor access—an increasingly important draw for tenants seeking both functionality and environment.

Highlights

- Move-in ready office space
- Highly visible location
- Situated near numerous restaurants and retail
- Excellent freeway access
- Creative tenant improvements
- Monument signage opportunities





Tenant Suite



First Floor Lobby

Availabilities

Suite 200: $\pm 11,945$ RSF

Suite 301: $\pm 3,911$ RSF

Suite 304: $\pm 3,896$ RSF

Suite 301/304: $\pm 7,807$ RSF

Suite 400: $\pm 1,886$ RSF

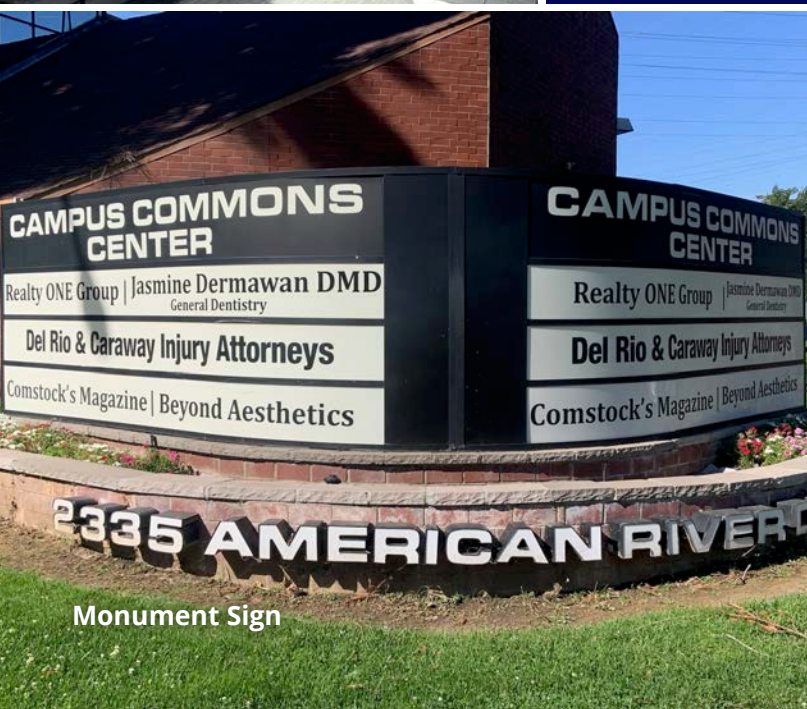
Suite 402: $\pm 1,133$ RSF

Suite 404: $\pm 1,126$ RSF

Suite 406: $\pm 1,540$ RSF



Courtyard Entrance



Monument Sign

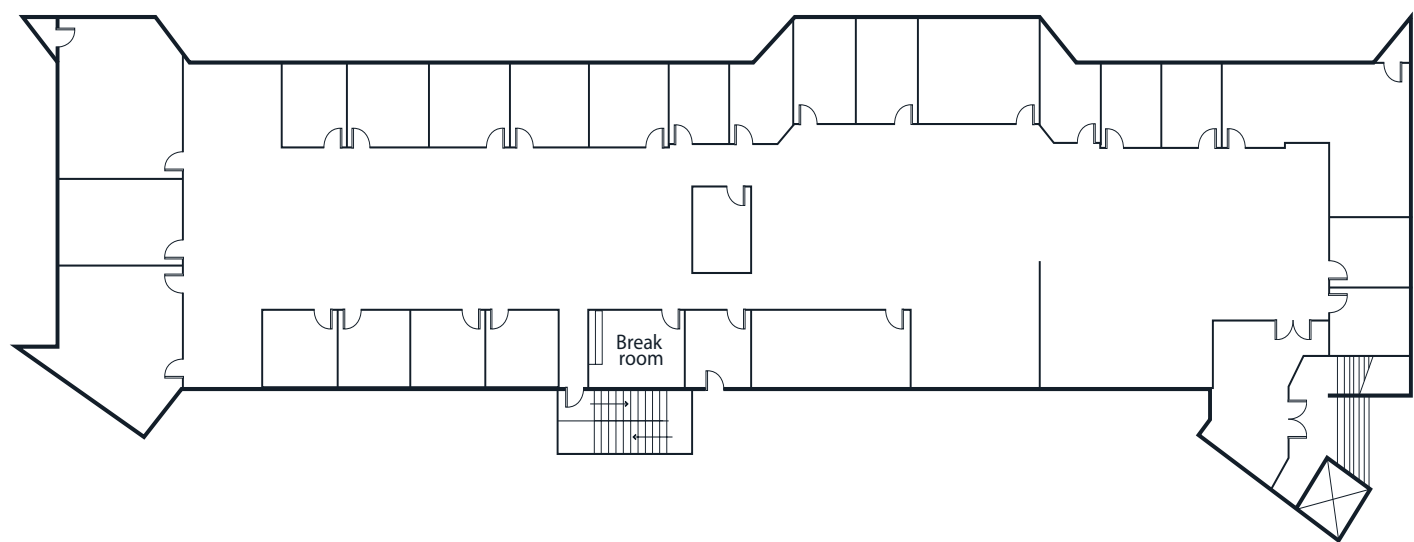


Underground Parking

Floor Plan

Second Floor

Suite 200: ±11,945 RSF



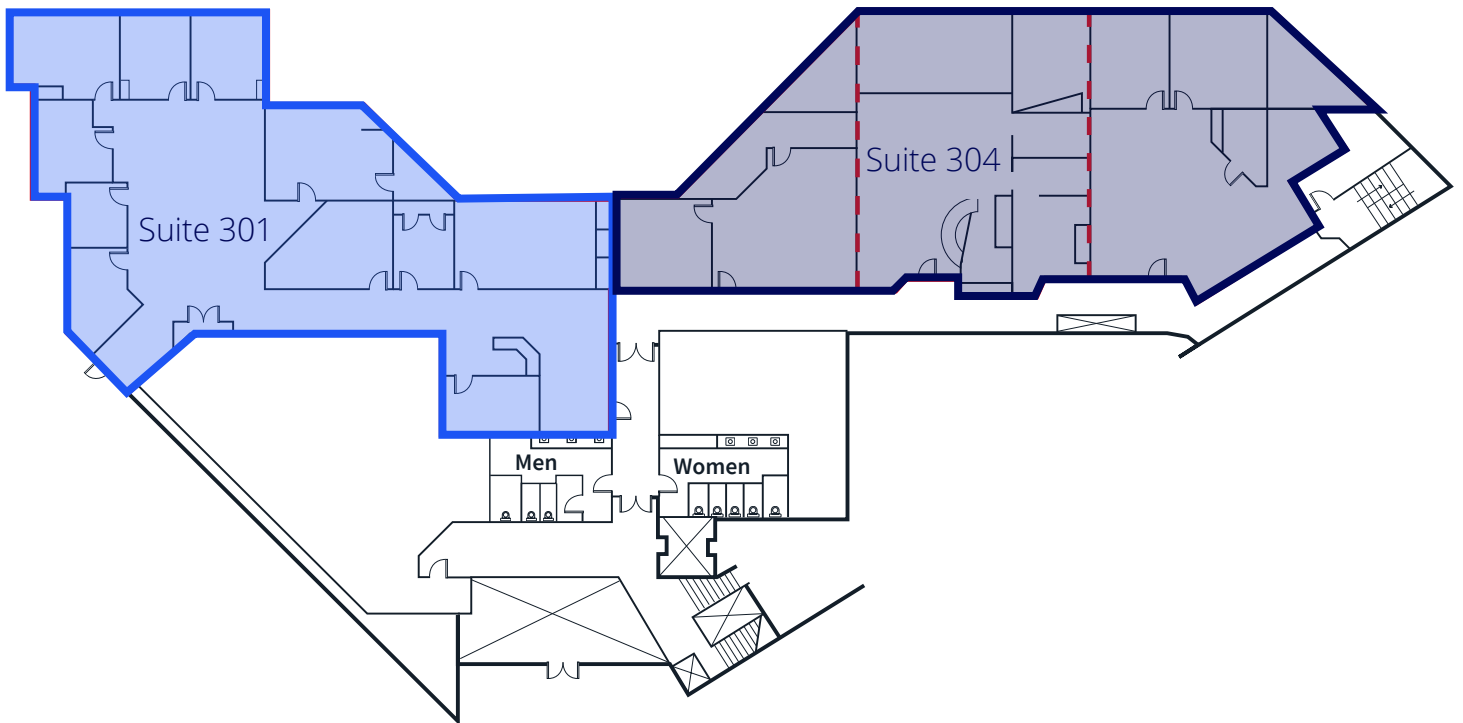
Floor Plan

Third Floor

Suite 301: $\pm 3,911$ RSF

Suite 304: $\pm 3,896$ RSF

Suite 301/304: $\pm 7,807$ RSF



Floor Plan

Fourth Floor

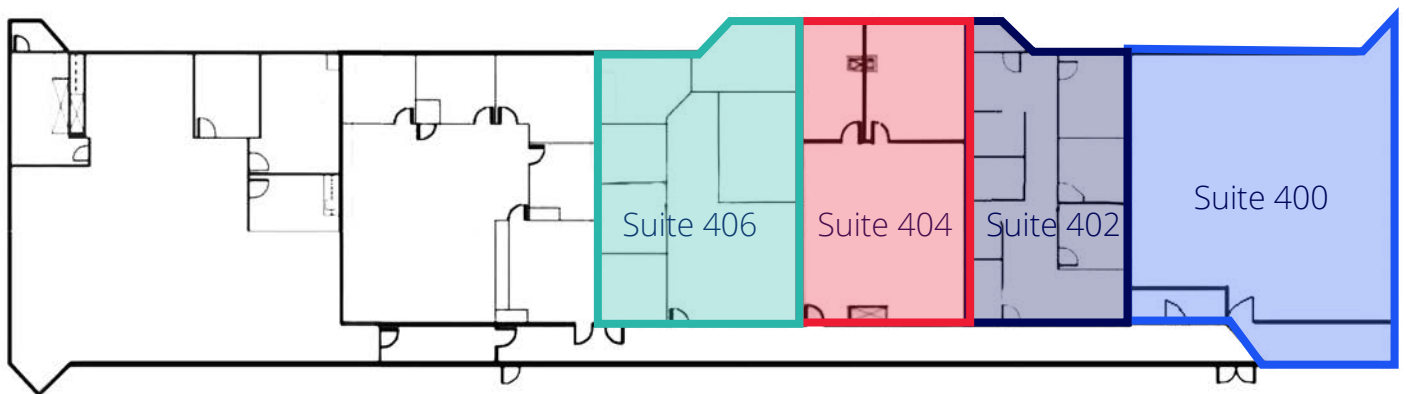
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Suite 404: $\pm 1,126$ RSF

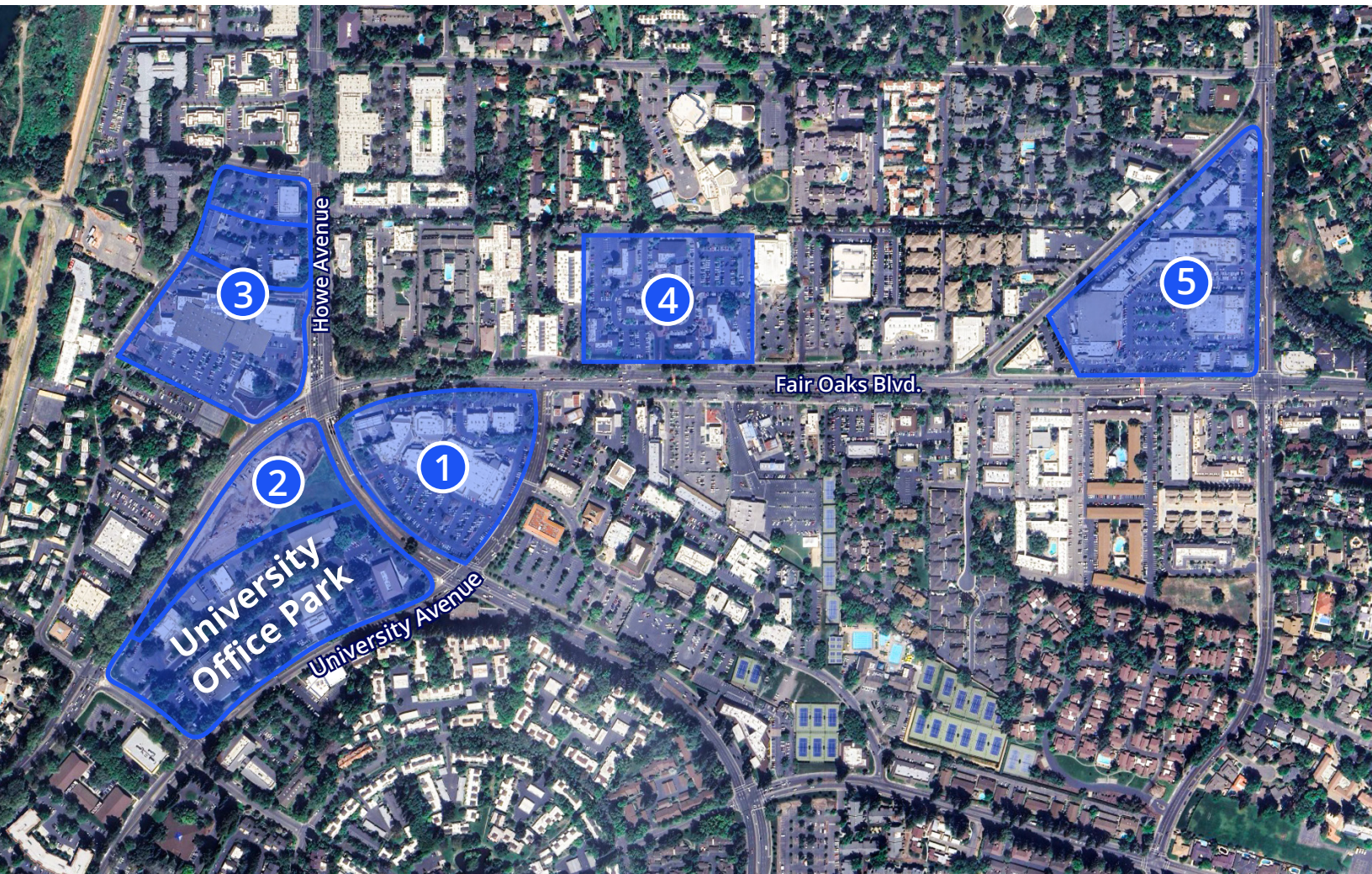
Suite 402: $\pm 1,133$ RSF

Suite 406: $\pm 1,540$ RSF

*Suites 400-406 can be combined for $\pm 5,685$ RSF



Nearby Amenities



#1 > THE UV

- › Buckhorn BBQ
- › Zocalo
- › Menchie's Frozen Yogurt
- › Bennett's Kitchen & Bar

› Capitol Beer and Tap Room

- › Citi Bank
- › Noble Nails
- › Dry Bar
- › AT&T

#2 > THE BOULEVARD

- › Urban Plates
- › Tasty Dumpling
- › Sweetgreen
- › Cold Stone Creamery
- › The Melt

#3 >

- › Raley's
- › Starbucks
- › CVS
- › Orange Theory Fitness

#4 > THE PAVILIONS

- › Ruth's Chris Steak House
- › Wildwood Kitchen & Bar
- › Cafe Bernardo
- › Piatti Ristorante & Bar

#5 > LOEHMANN'S PLAZA

- › Thai House Restaurant
- › Jacks Urban Eats
- › Beach Hut Deli
- › Chipotle Mexican Grill

› Noah's Bagels

- › Jamba Juice
- › Boudin SF
- › Bento Box
- › Bank of the West

2335

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