



For Lease

Campus Commons Center | 2335 American River Drive



Office Space Available

±988 to ±5,408 RSF

- **New creative Tenant Improvements!**
- Highly visible location
- Abundant parking 4.73/1,000 SF
- Secured covered parking available
- Excellent freeway access
- Tenant Improvement allowance available
- Move-in ready office space
- Situated near local restaurants and numerous retail
- Adjacent to Rio Del Oro Sports Club
- One block away from The UV retail center
- Two blocks from The Pavilions & Loehmann's Plaza

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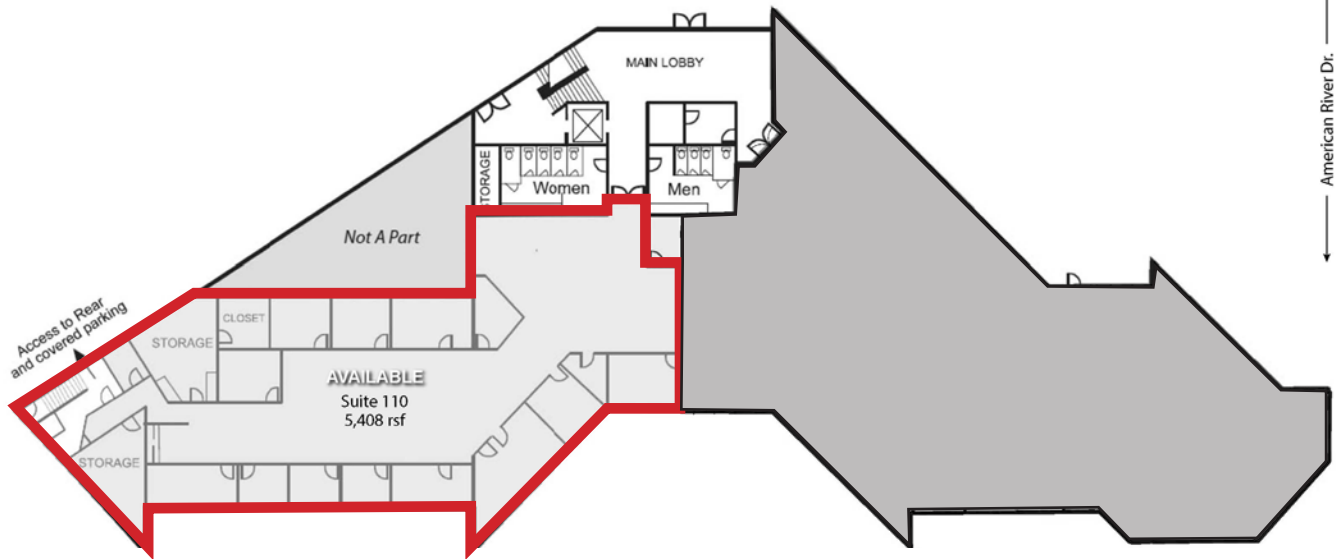
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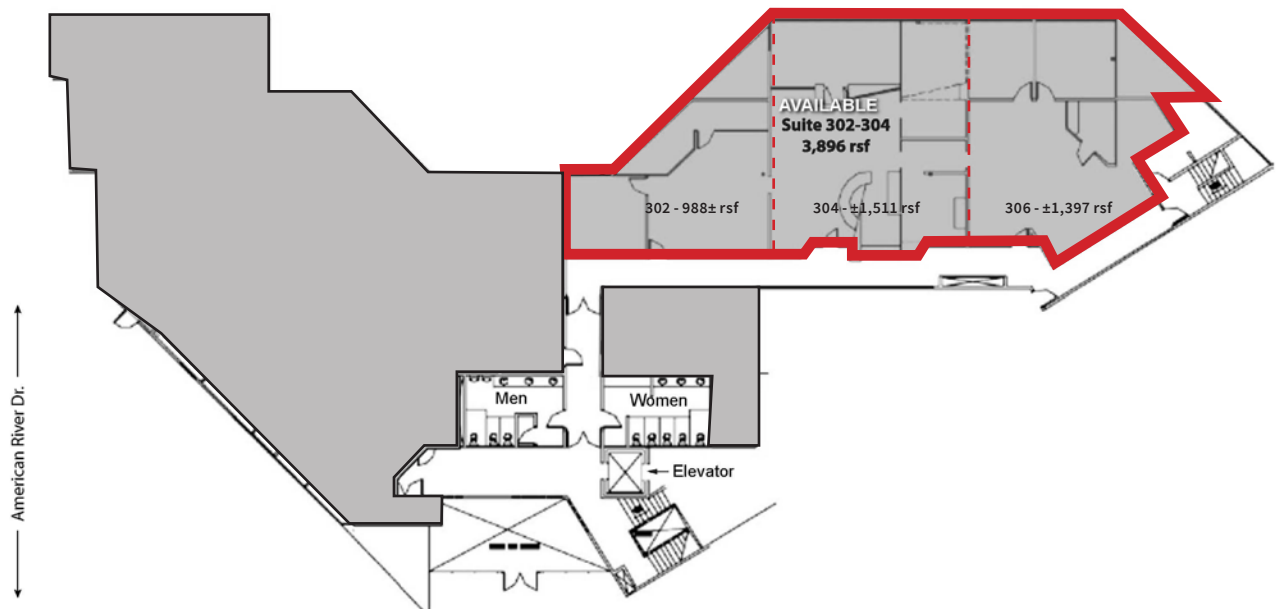
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First Floor - Suite 110 - $\pm 5,408$ rsf



Third Floor - Suite 302/304/306 - $\pm 3,896$ rsf



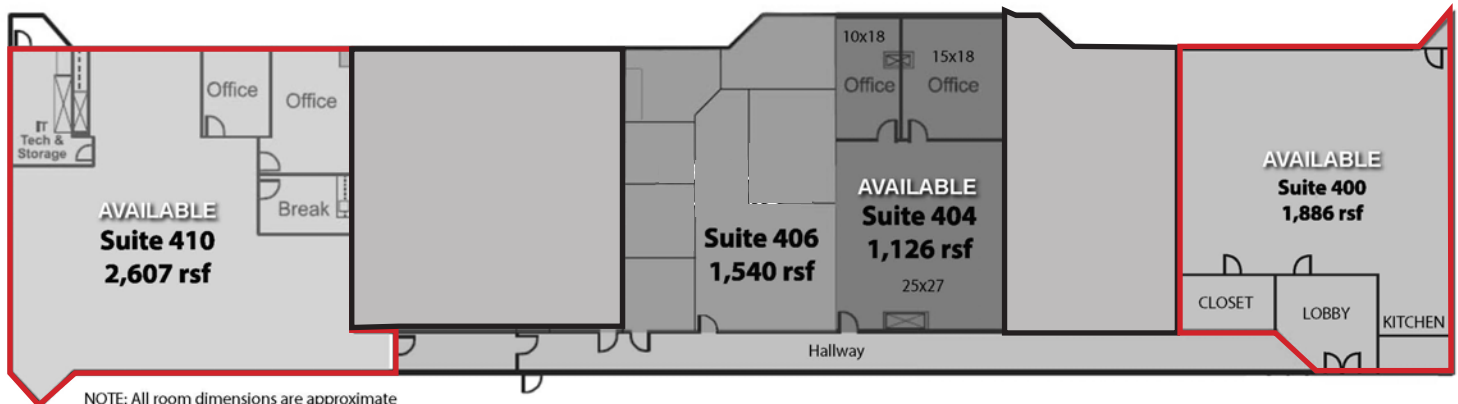
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Fourth Floor



Atrium

Suite 400 - ±1,886 rsf

Suites 404 - ±1,126 rsf

Suite 404/406 - ±2,666 rsf

Suite 406 - 1,540 rsf

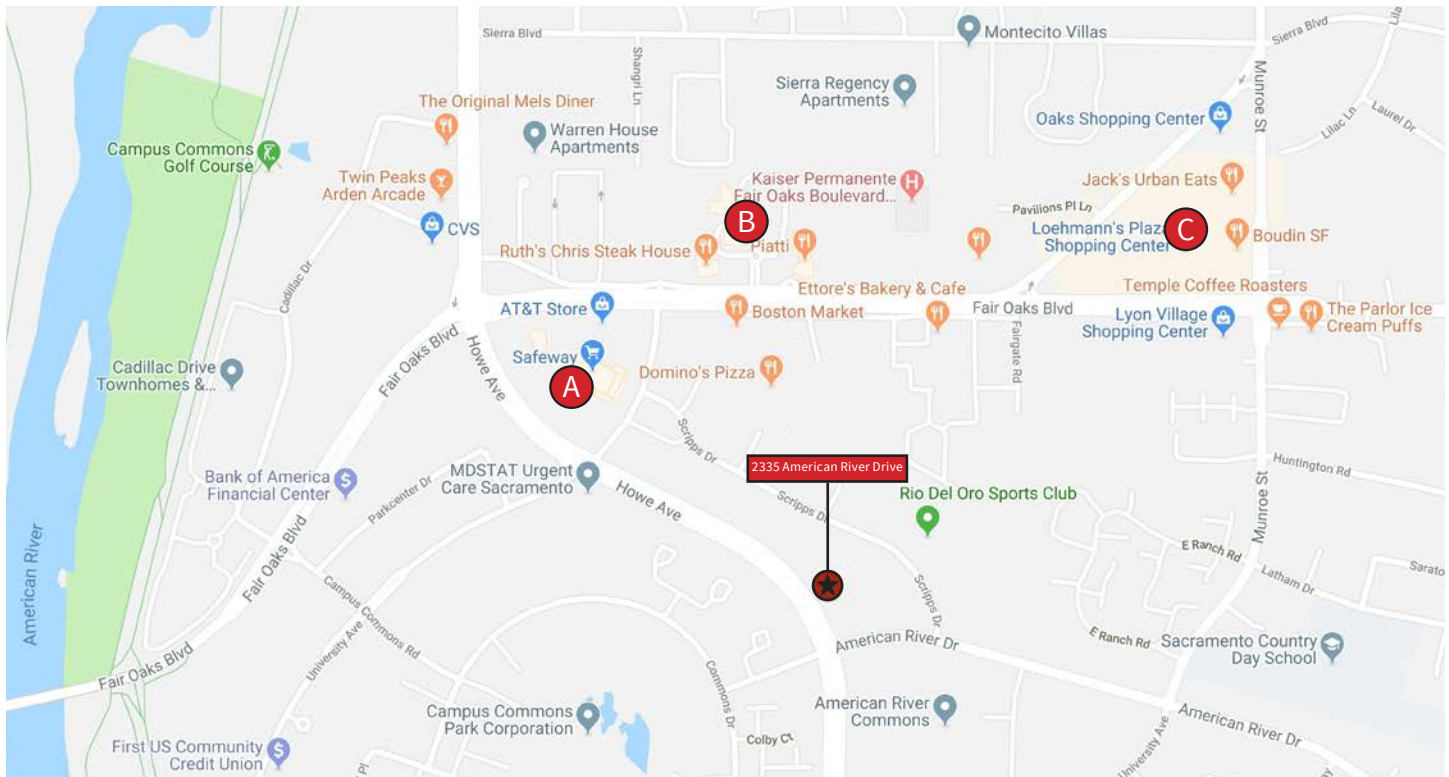
Suite 410 - 2,607 rsf



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The UV A

Starbucks
Buckhorn Grill
Drybar
Poke Noke
Zocalo
AT&T
Pieology
Safeway

Pavilions B

Cafe Bernardo
Julius
J.Jill
Williams Sonoma
Platti Ristorante
Soma
Talbots
Ruth Chris Steakhouse

Loehmann's Plaza C

Chipotle
Jamba Juice
GNC Live Well
Smash Burger
Jack's Urban Eats
Noah's Bagels
Papa Murpheys
Grateful Bread

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