

3600 - 3620
AMERICAN RIVER DRIVE



HIGHLIGHTS



Tenant lounge and conference center



Fitness center with shower facilities



Reserved covered parking available



Mature landscaping in a garden-style setting with water features



24-hour access via key-card



Professional ownership and management

Michael Stassi

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Loehmann's Plaza Shopping Center












The UV















Arden Town Shopping Center










TALBOTS

Fair Oaks Blvd

Watt Ave

American River Dr

American River



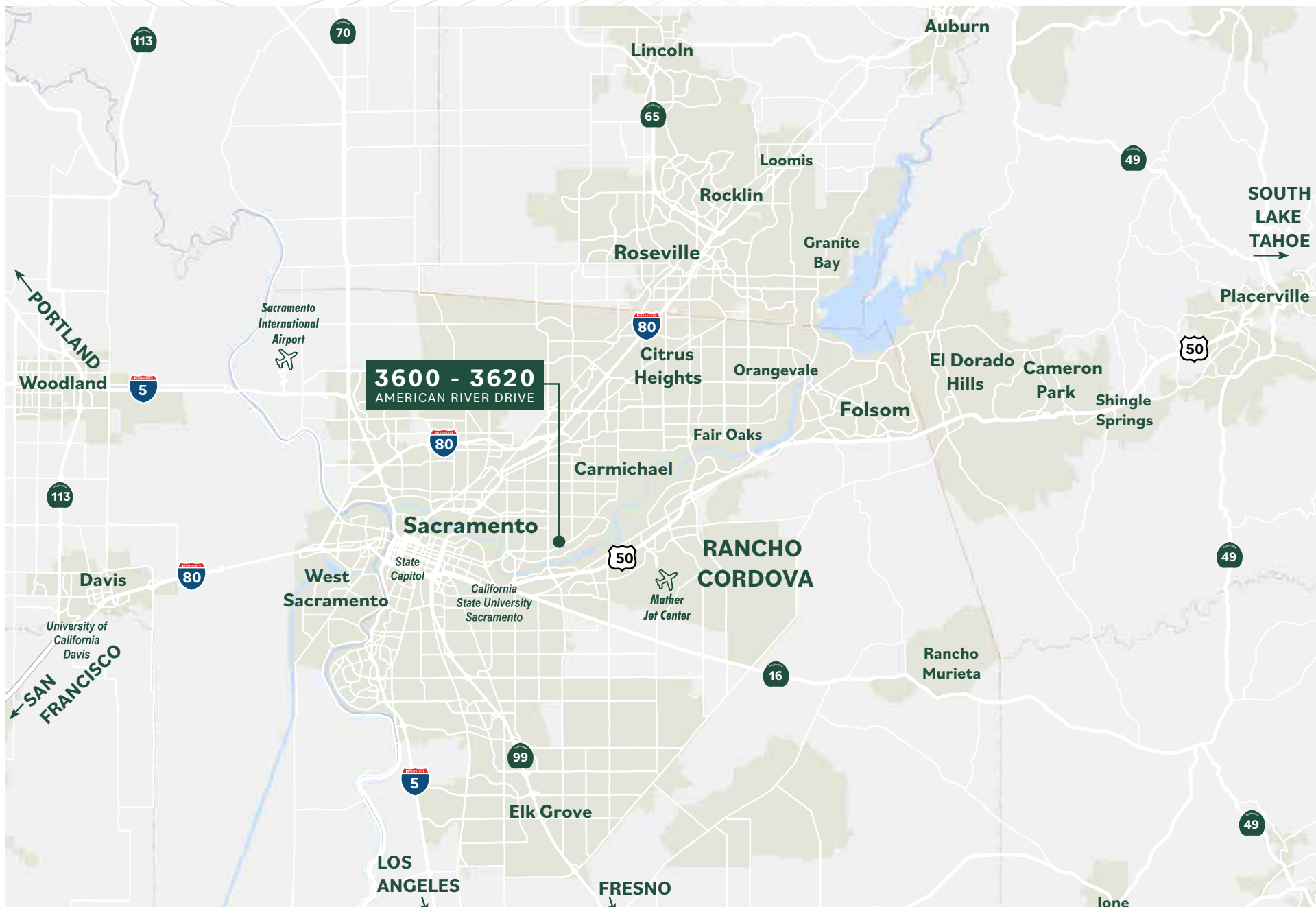
3600 - 3620
AMERICAN RIVER DRIVE



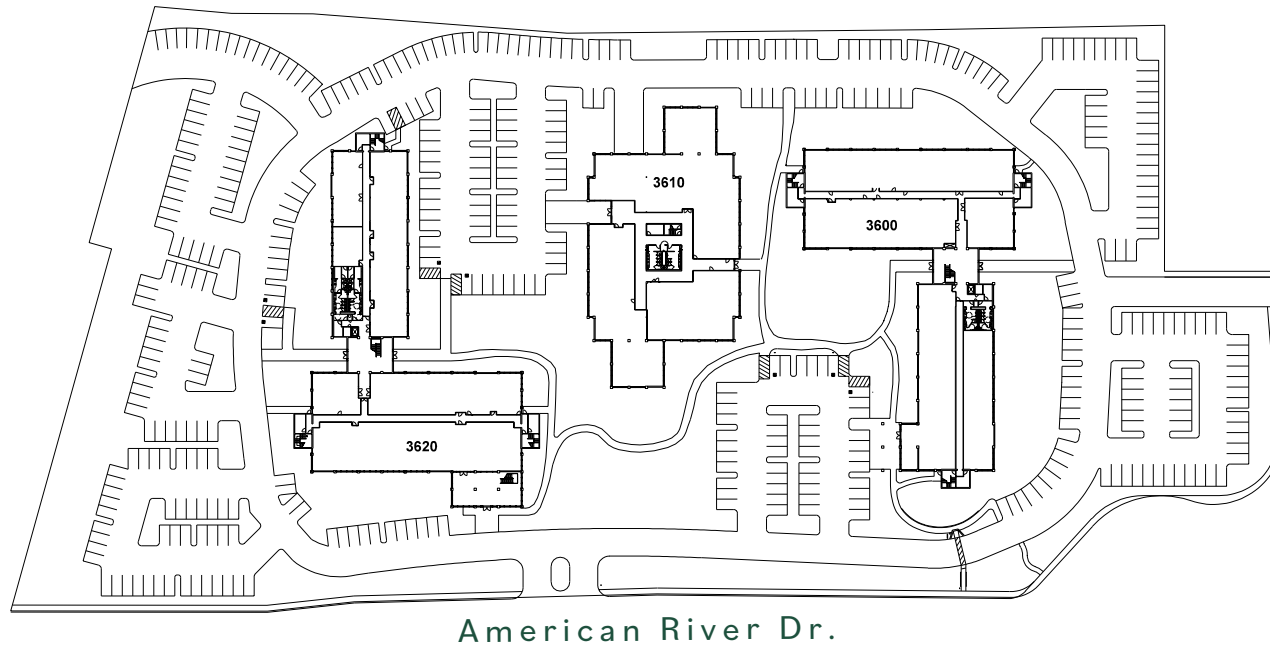




LOCATION OVERVIEW



SITE PLAN





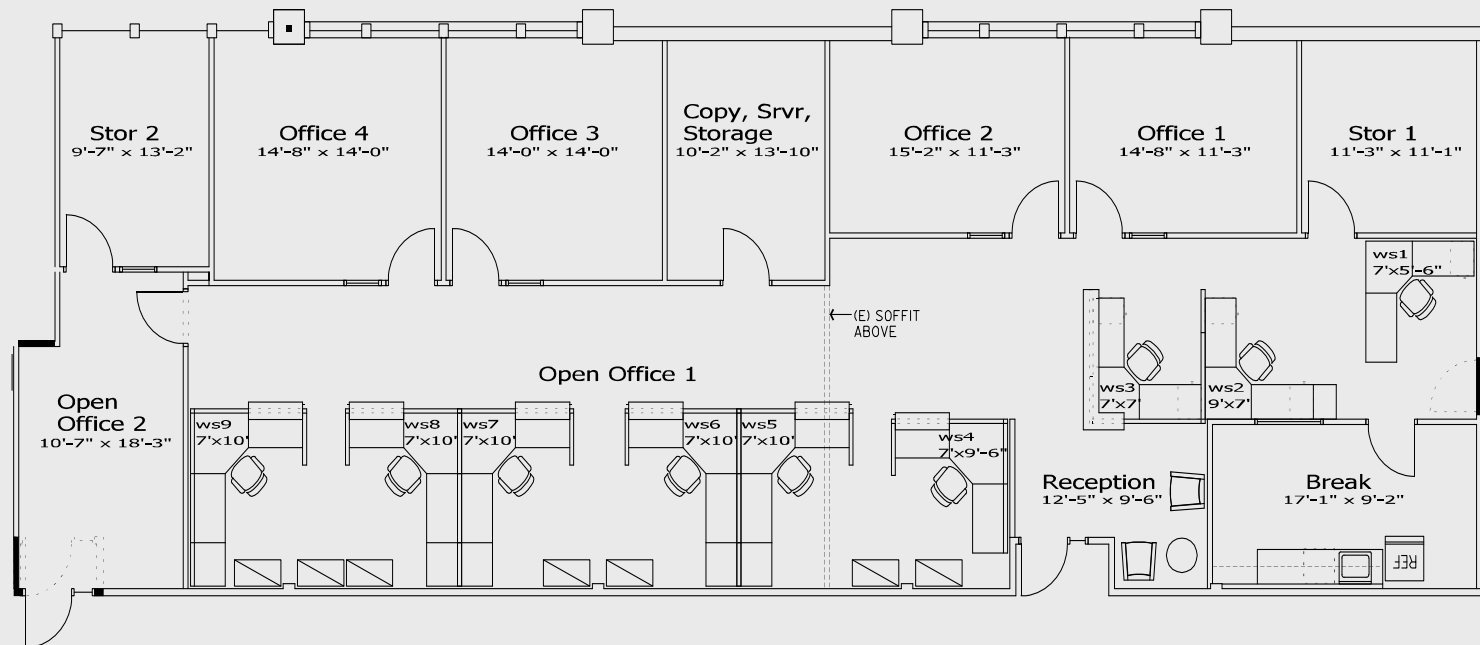




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AMERICAN RIVER DRIVE

SUITE 125 | ±3,459 SF

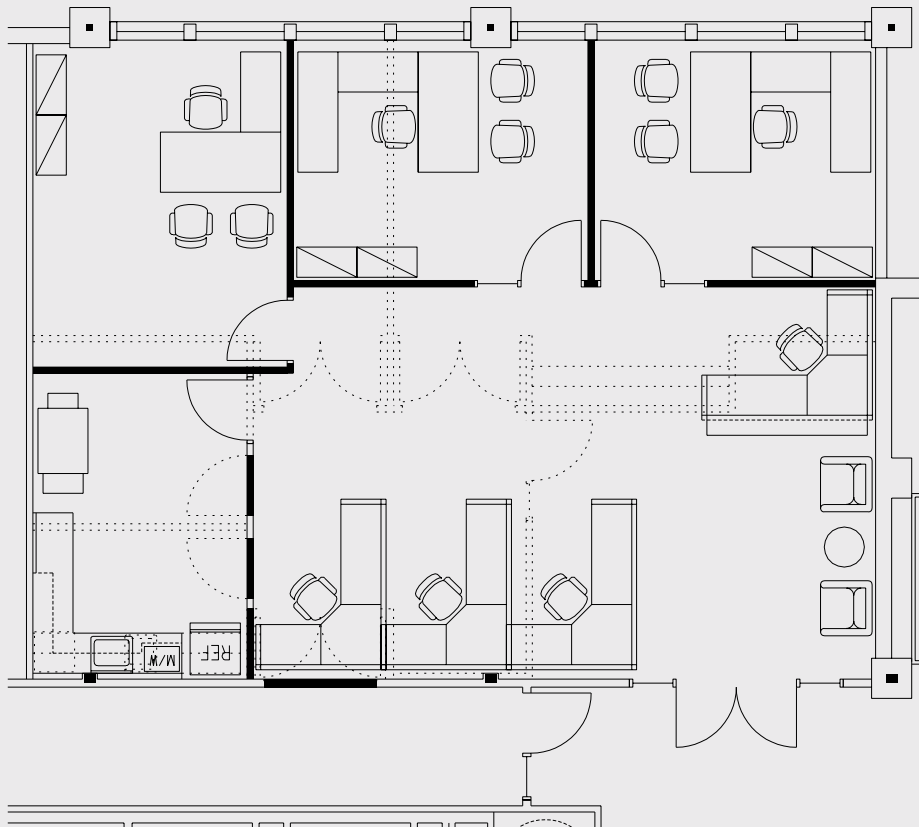


3620

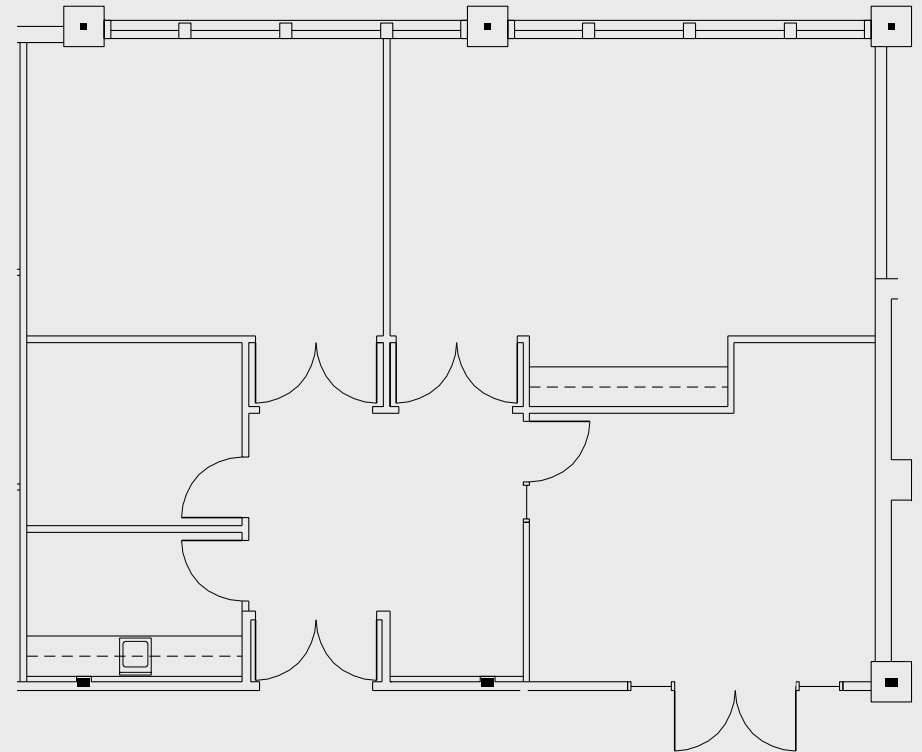
AMERICAN RIVER DRIVE

SUITE 160 | $\pm 1,575$ SF

SPECULATIVE BUILD-OUT



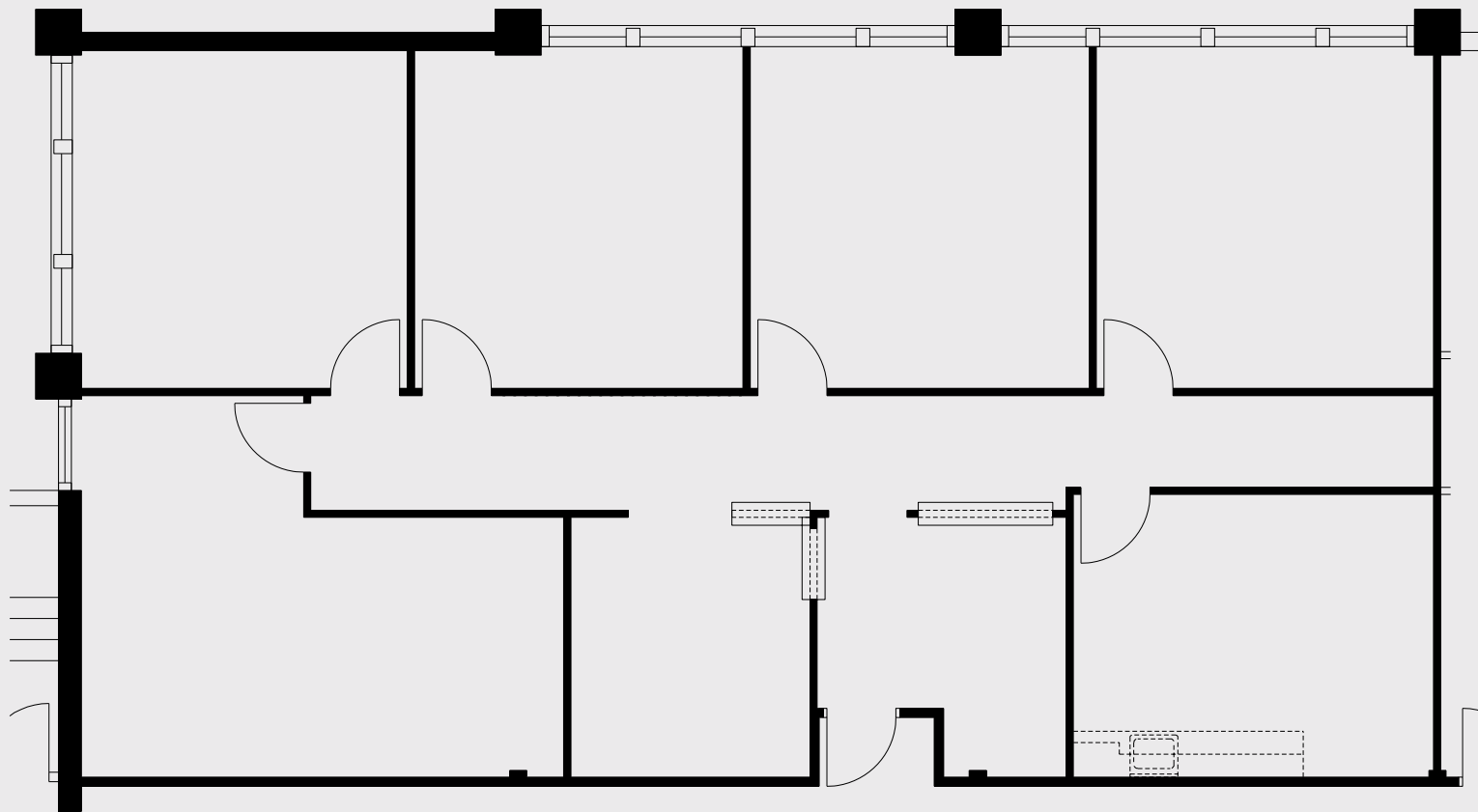
EXISTING BUILD-OUT



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AMERICAN RIVER DRIVE

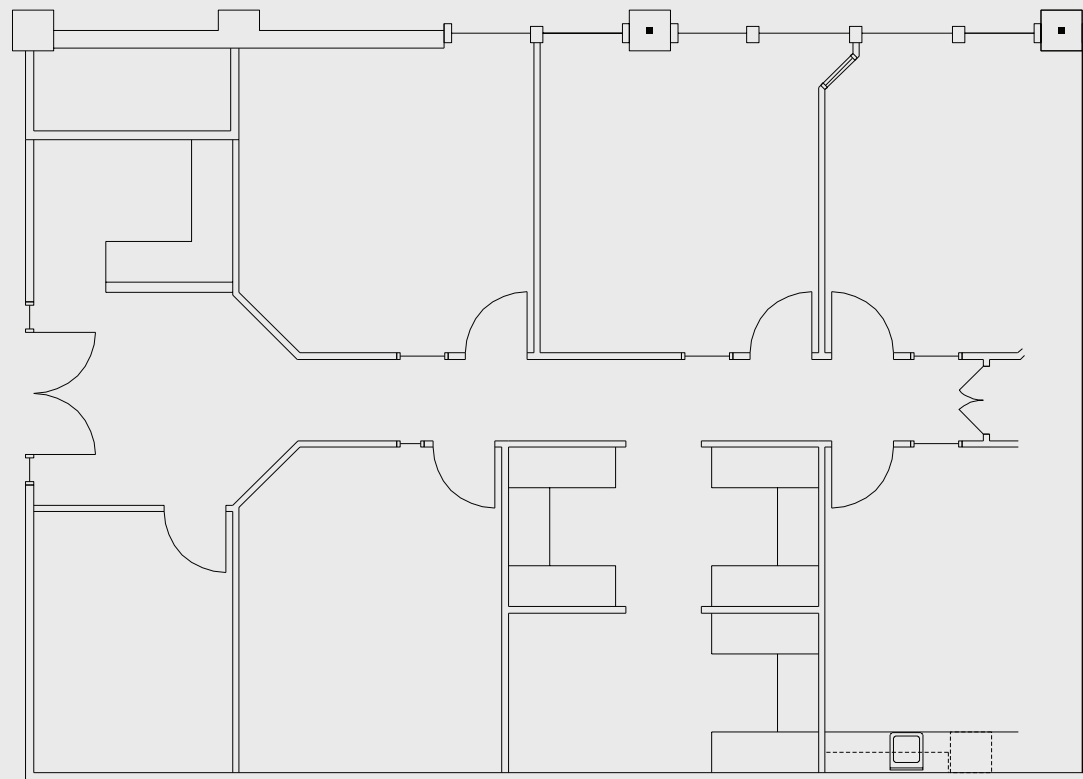
SUITE 215 | $\pm 2,209$ SF



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SUITE 220 | ±2,081 SF

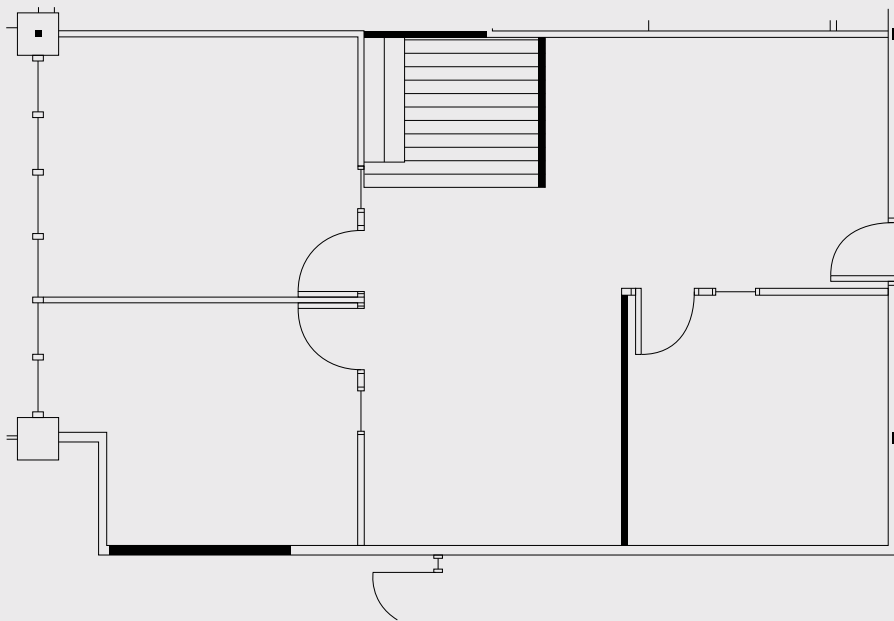


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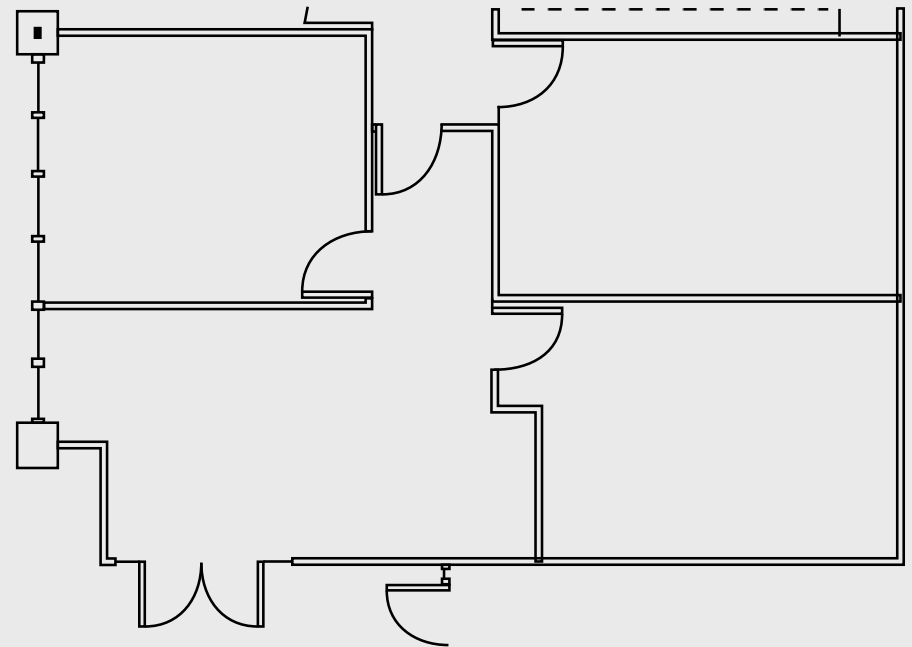
AMERICAN RIVER DRIVE

SUITE 235 | ±1,215 SF

SPECULATIVE BUILD-OUT



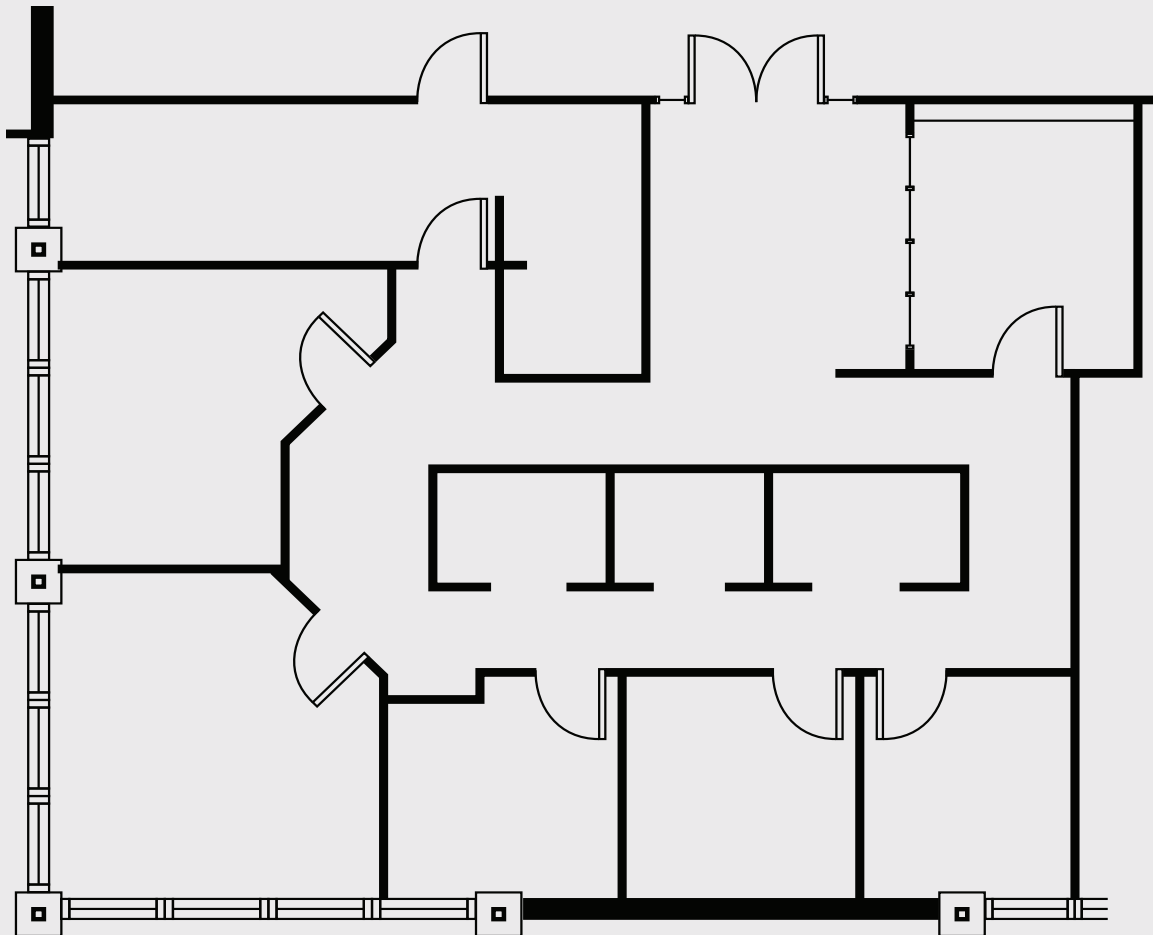
EXISTING BUILD-OUT



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AMERICAN RIVER DRIVE

SUITE 250 | ±1,908 SF

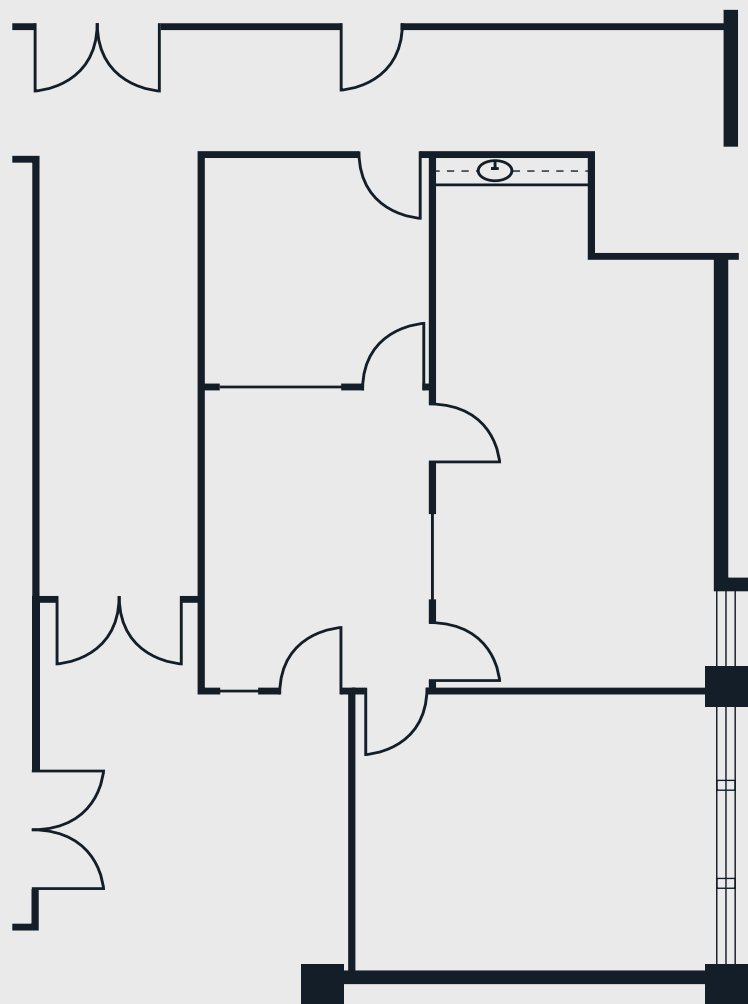


3620

AMERICAN RIVER DRIVE

SUITE 260 | ±1,035 SF

Available September 1, 2026





FOR MORE INFORMATION, CONTACT



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