

FOR LEASE

SINGLE PRIVATE OFFICES AVAILABLE ONLY \$1,000/MONTH



LEASE HIGHLIGHTS:

- Asking Rent: \$2.50 PSF, FSG
- Size: +/- 1,991 RSF
- Lease Expiration: 1/31/2028
- Turnkey “plug-and-play” suite with floor-to-ceiling windows and efficient build-out

BUILDING AMENITIES:

- Professional on-site property management
- Shared conference facility
- Tenant lounge & collaboration zones
- Fitness center with showers & lockers
- Direct trail access to the American River bike path

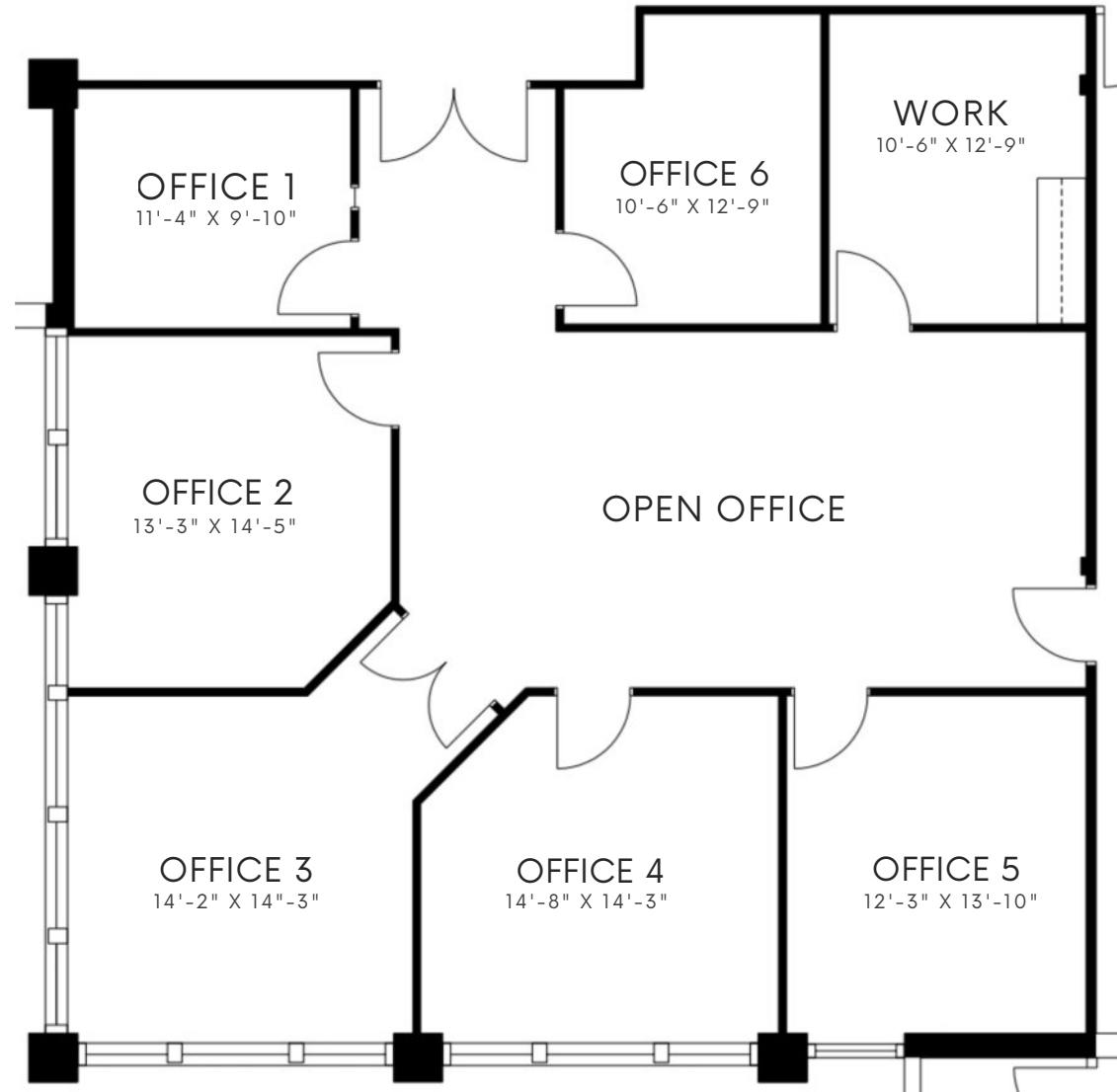
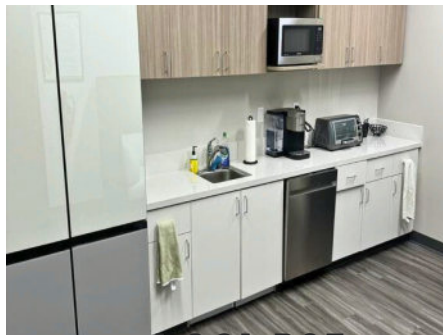
3600 AMERICAN RIVER DR SACRAMENTO, CA

DAVE CARLSEN
916.212.2127
DAVE@ROMEGR.COM
DRE: 01977101

ROME
REAL ESTATE GROUP

SUITE 105 FLOOR PLAN

1,991 RSF \$2.50 PSF, FSG FOR ENTIRE SUITE



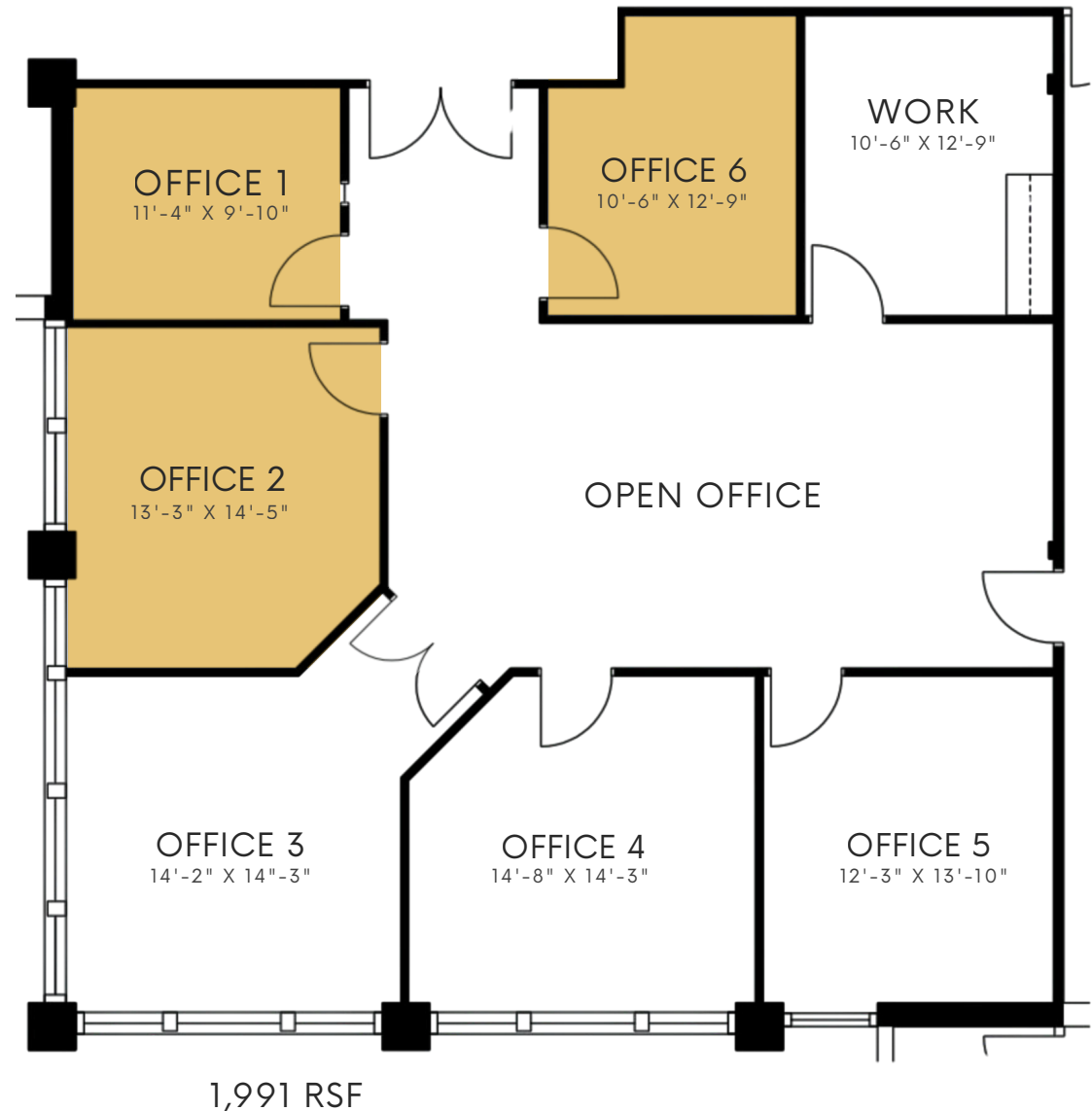
**GROUND FLOOR SUITE
RIGHT OFF THE LOBBY**

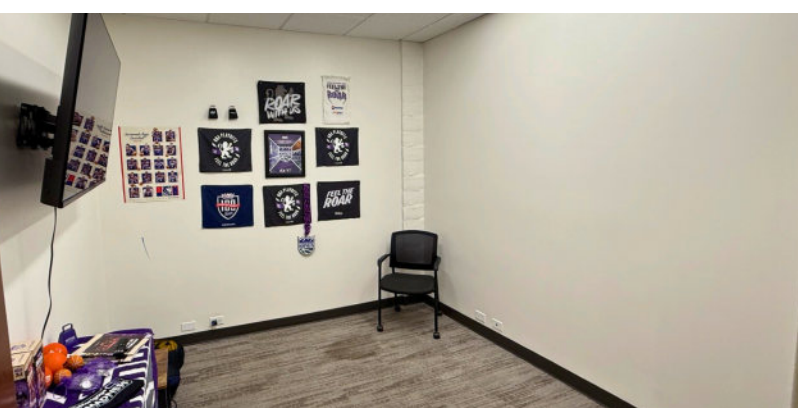
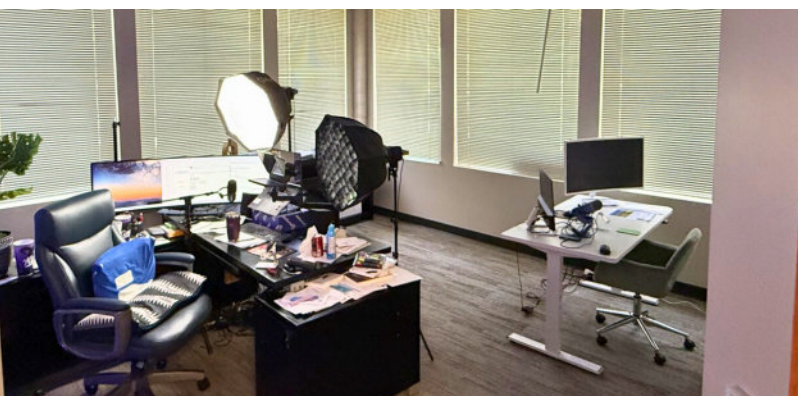
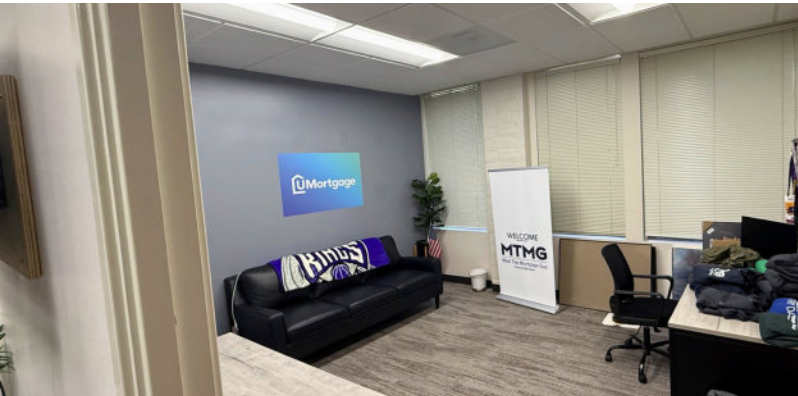
PRIVATE OFFICES AVAILABLE FOR SUBLEASE

LEASE A PRIVATE OFFICE IN SACRAMENTO'S NICEST OFFICE BUILDING STARTING AT \$1,000 PER MONTH

INCLUDED AMENITIES:

- High-speed internet – ready on day one
- Access to a professional conference room for meetings
- In-office kitchen for your team's convenience
- Regular water delivery included
- Onsite gym access to stay active during the day





INTERIOR PHOTOS



ARDEN WY

DOLLAR TREE
SAFETYWAY
ROSS
DRESS FOR LESS
MoneyGram
IN-SHAPE
FITNESS

Quick Quack CAR WASH
DAVE'S HOT CHICKEN
the old spaghetti factory
BIG 5
SPORTING GOODS
DQ

Arden Park Recreation & Park District

WATT AVE

HOWE AVE

AMERICAN RIVER DR

Rio Americano High School

PROPERTY LOCATION

K1 SPEED **KINDER MORGAN**
Delivering Energy. Improving Lives.
CONTRACTORS STATE LICENSE SCHOOLS
more income. more clients. more freedom.
vca animal hospitals
THE RINK

La Riviera

Save Mart
noodles & COMPANY
JACKS URBAN EATS
Bath & Body Works
pet food express
BEACH HUT DELI
SINCE 1981
CHIPOTLE
MEXICAN GRILL
The UPS Store **ups**

STEVEN PATCHING MD
Bariatric & Minimally Invasive Surgery
GALLAWAY COMMERCIAL, INC.
Monarch
HOSPICE & PALLIATIVE CARE
RS Radoslovich | Shapiro, PC
Attorneys
RD Wellness
ADVICE MENT
LAW OFFICE OF WILLIAMS & ASSOCIATES
A PROFESSIONAL CORPORATION

IMMEDIATE VICINITY AERIAL



Dave Carlsen

VICE PRESIDENT

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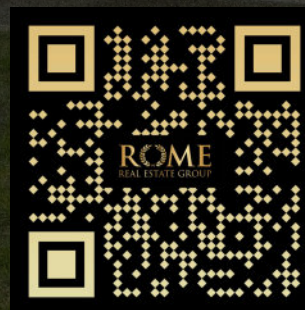
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REACH OUT

TO LEARN MORE ABOUT
THIS OFFICE SPACE