

765 University Avenue

Sacramento, CA



For Sale ±3,582 SF Office Condominium @ The Executive Guild in Campus Commons

Jason Rutherford

Executive Vice President

+1 916 563 3059

jason.rutherford@colliers.com

CA Lic. 01260682



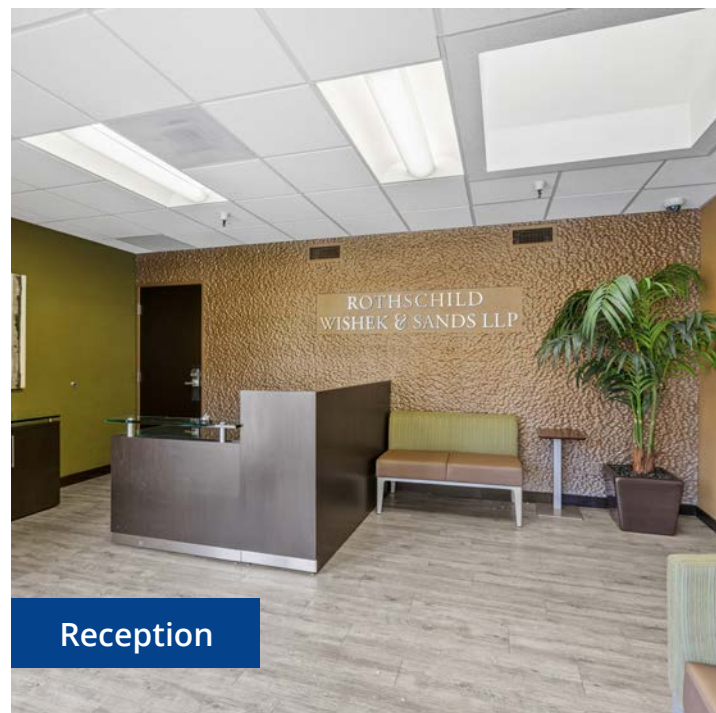
765 University Avenue – A Rare Office Condo Opportunity in Campus Commons

This is a rare opportunity to acquire an office condo perfectly located in one of Sacramento's most sought-after sub-markets. Situated in the highly desirable Campus Commons, this exclusive space is part of the prestigious Executive Guild and offers a tranquil courtyard setting with attractive water features. Ideal for business owners, this property combines prime location, professional ambiance, and a limited supply of ownership opportunities. Don't miss your chance to establish your business in this premier office environment.

- » For Sale is a ±3,582 square foot office building with prime access to upscale dining and retail options with many within walking distance
- » The property features a well-designed build-out with three sides of glass line allowing for maximum natural light all within a professional setting.
- » Features include secure reception area, in-suite restrooms with a separate shower room, conference/break room and private offices on the perimeter walls.
- » Situated near major roadways University Avenue offers convenient access to the broader Sacramento area, making it an ideal location for a potential buyer to locate their business.
- » Immediate access to walking and bike trails, green spaces, and the American River Parkway is a bonus



Entrance



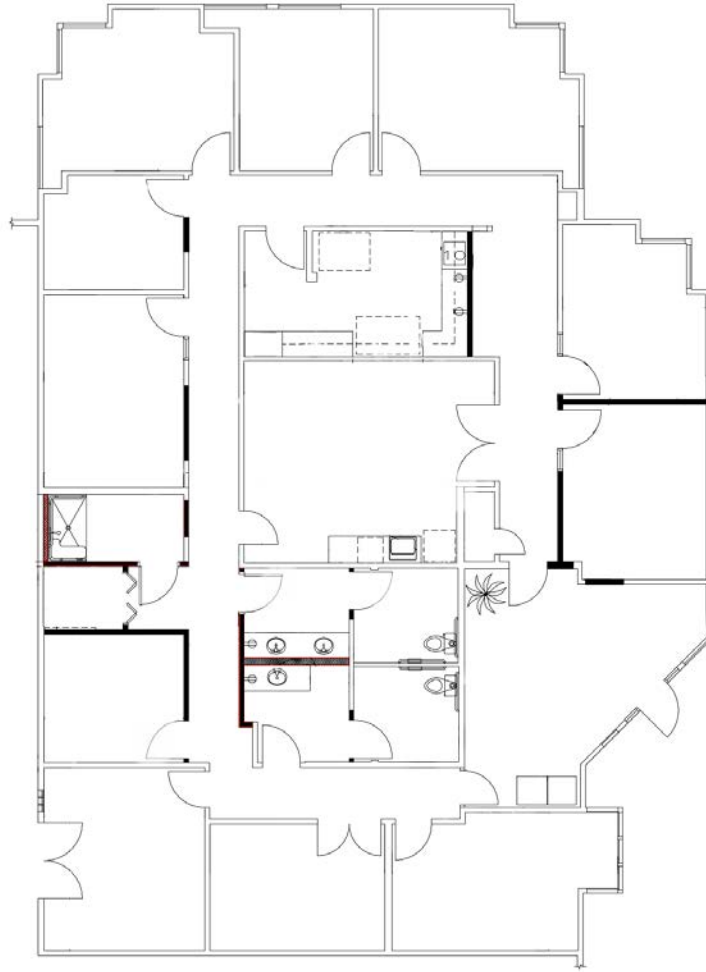
Reception



Conference/Breakroom

Floor Plan

±3,582 SF



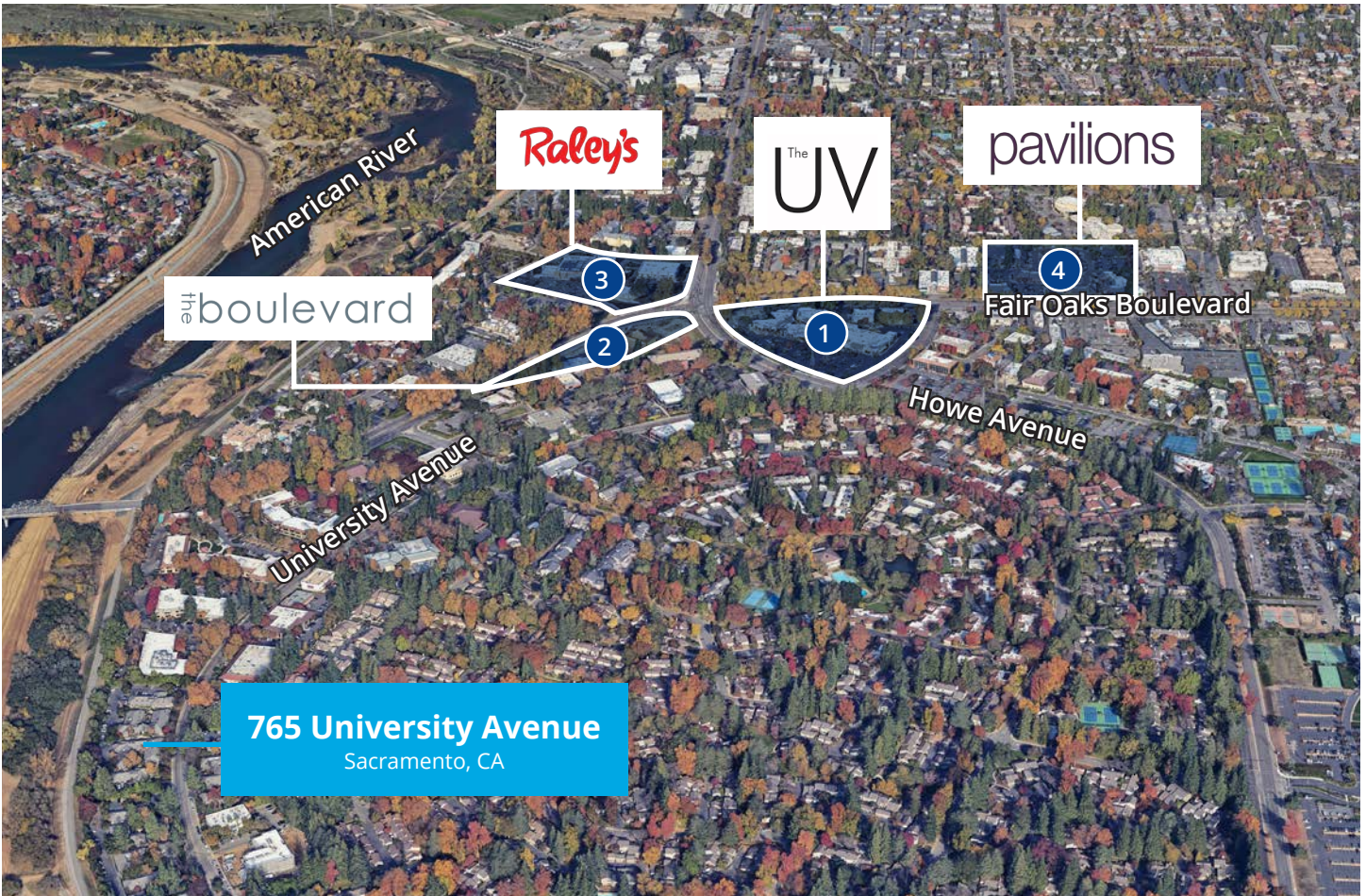
SACRAMENTO STATE

765 University Avenue
Sacramento, CA

American River

University Avenue

Nearby Amenities



1 The UV Shopping Center

2 The Boulevard

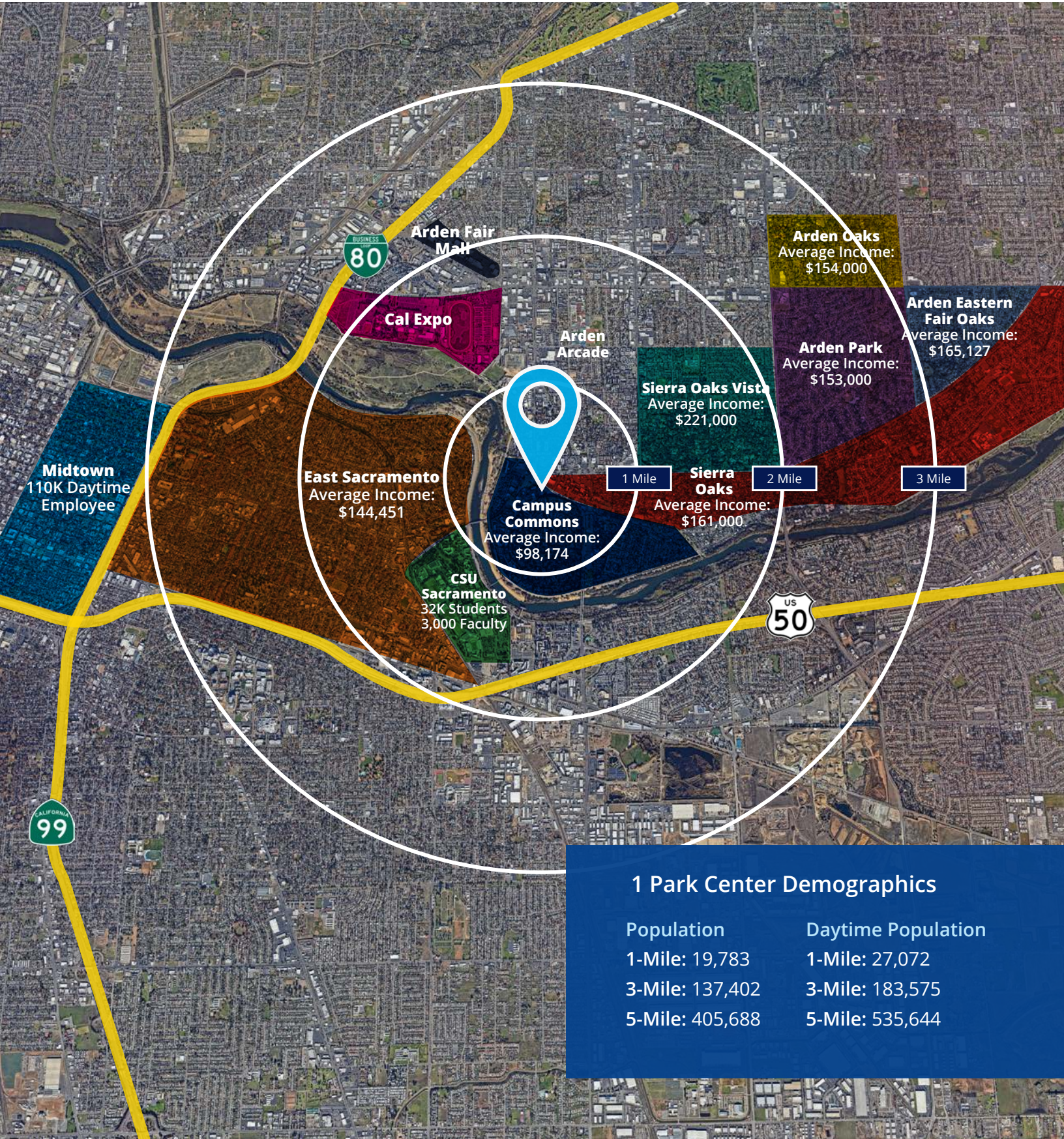
4 The Pavilions



3 Raley's Shopping Center



Regional Overview



765 University Avenue

Sacramento, CA

Jason Rutherford

Executive Vice President

+1 916 563 3059

jason.rutherford@colliers.com

CA Lic. 01260682

