

GOLD RIVER'S PREMIER OFFICE PARK

BROKER BONUS PROGRAM

\$4.00 Per Square Foot Broker Bonus Available

*Subject to Landlord Approval

*Must be at least a 3 year deal

*Lease must be executed by December 31, 2018



11344 COLOMA ROAD
GOLD RIVER, CA

REGENTS PARK

±140,500 SF OFFICE PARK

Available Suites Ranging from ±830 - ±18,000 SF Divisible





REGENTS PARK

CUSHMAN & WAKEFIELD INC - 400 Capitol Mall, Suite 1800, Sacramento, CA 95814 • +1 916.288.4800 • LIC. #00616335

+1 916 288 4800



**CUSHMAN &
WAKEFIELD**

11344 COLOMA ROAD
11344 GOLD RIVER, CA

PROPERTY

HIGHLIGHTS

Easy Access to Highway 50

Serene Park-Like Environment

On-Site Amenities Include: Fitness Facility, Showers, Cafe, Property Management & Shared Conference Room

Ample Amount of Parking

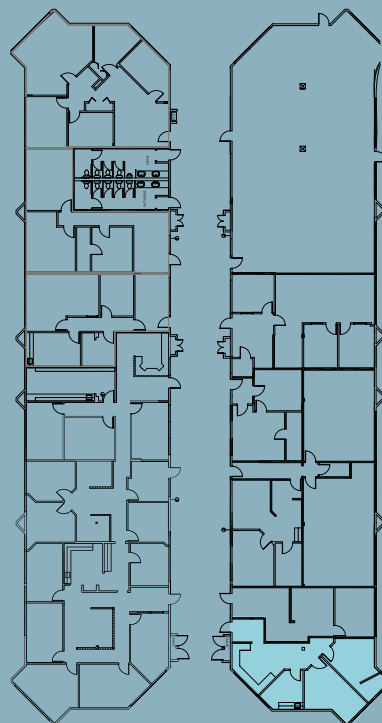
Walking Distance to American River Bike Trail



1ST FLOOR AVAILABILITIES

BLOCK 100 & 200			
SUITE #	AREA	SUITE #	AREA
245	±945 RSF		
BLOCK 300 & 400			
SUITE #	AREA	SUITE #	AREA
347	±2,914 RSF		
BLOCK 500 & 600			
SUITE #	AREA	SUITE #	AREA
525	±1,357 RSF	640	±1,408 RSF
605	±2,104 RSF		
BLOCK 700 & 800			
SUITE #	AREA	SUITE #	AREA
725	±6,848 RSF	840	±1,378 RSF
825	±1,300 RSF	845	±1,998 RSF

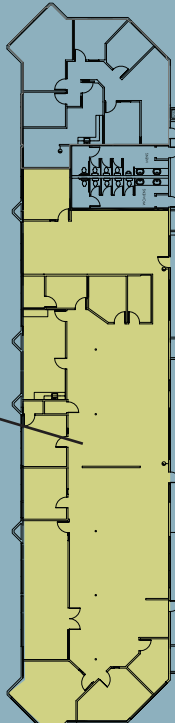
BUILDING 100



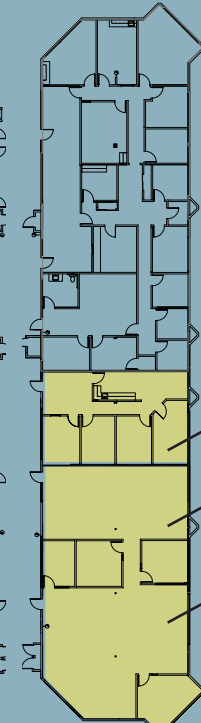
BUILDING 200



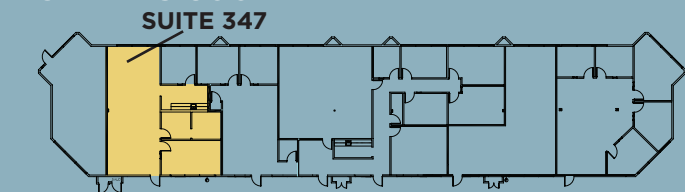
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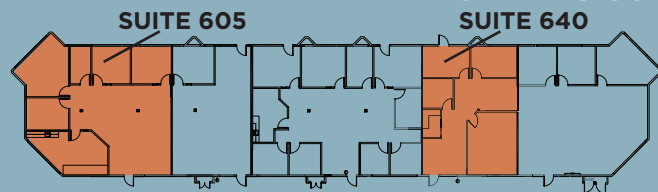
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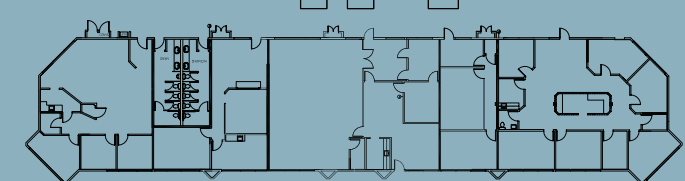
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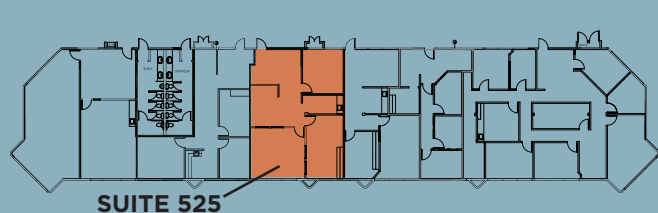
BUILDING 600



BUILDING 400



BUILDING 500



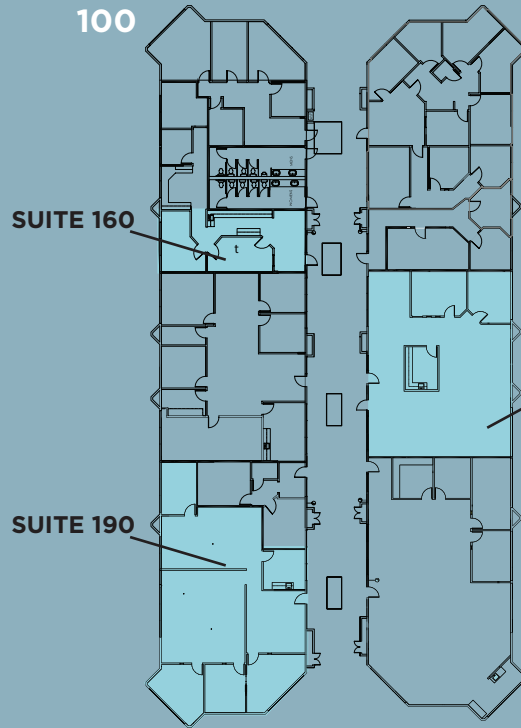
11344 GOLD RIVER, CA

AVAILABILITIES

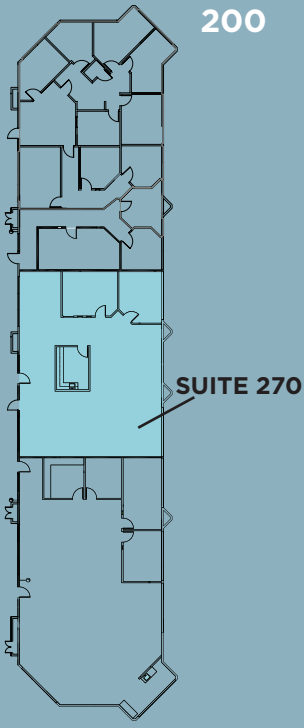
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GOLD RIVER, CA

2ND FLOOR AVAILABILITIES

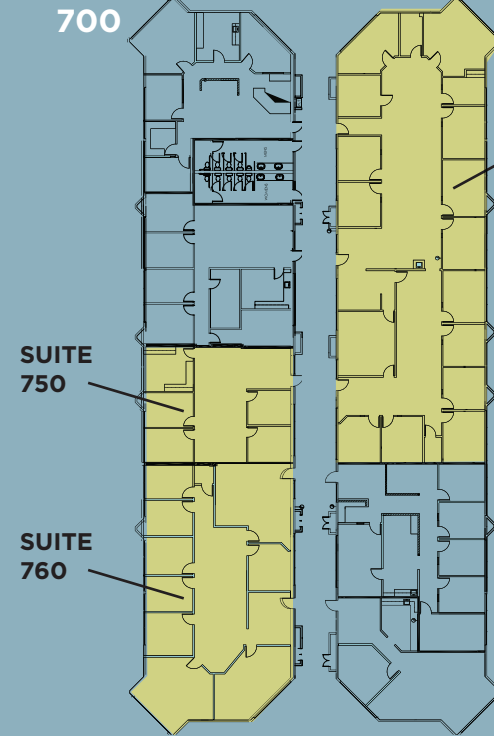
BUILDING 100



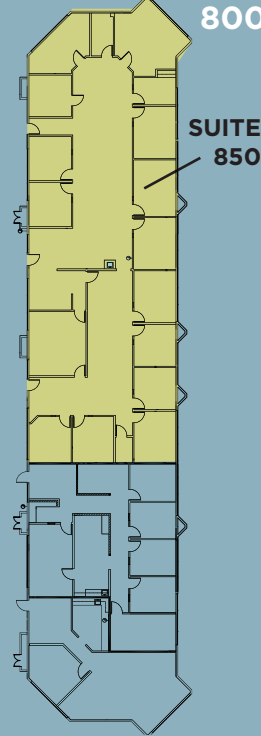
BUILDING 200



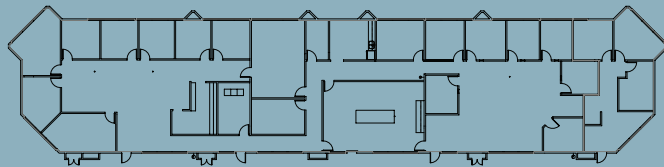
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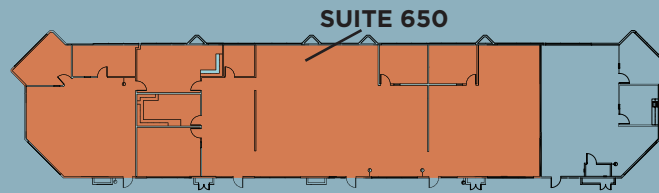
BUILDING 800



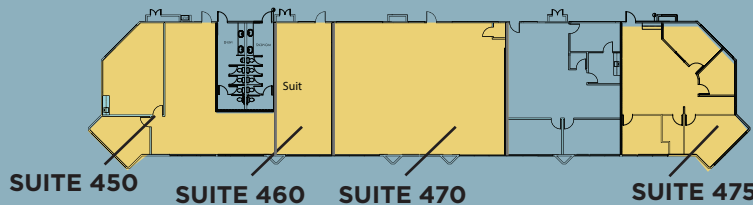
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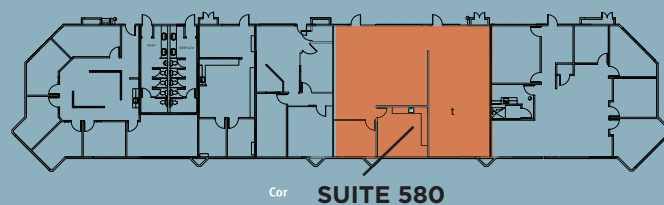
BUILDING 600



BUILDING 400



BUILDING 500



BLOCK 100 & 200

SUITE #	AREA	SUITE #	AREA
160	±1,167 RSF	270	±2,509 RSF
190	±2,683 RSF		

BLOCK 300 & 400

SUITE #	AREA	SUITE #	AREA
450	±2,914 RSF	470	±2,510 RSF
460	±830 RSF	475	±1,619 RSF

BLOCK 500 & 600

SUITE #	AREA	SUITE #	AREA
580	±2,293 RSF	650	±7,428 RSF

BLOCK 700 & 800

SUITE #	AREA	SUITE #	AREA
750	±1,520 RSF	850	±9,012 RSF
760	±3,287 RSF	880	±2,063 RSF

AVAILABILITIES



REGENTS PARK

GALLERY



11344 GOLD RIVER, CA



11344 COLOMA ROAD
GOLD RIVER, CA

ADJACENT TO
THE AMERICAN RIVER BIKE TRAIL

REGENTS PARK

NEIGHBORHOOD



CAFES SHOPS & RESTAURANTS
IN THE AREA



CLOSE TO RESTAURANTS



CLOSE PROXIMITY TO GYMS &
OTHER FITNESS CENTERS

REGENTS PARK

LOCATION



NEIGHBORHOOD

1	APPLE BEES GRILL + BAR	STARBUCKS
	IL FORNO CLASSICO	OUTBACK STEAKHOUSE
	BANK AMERICA	WELLS FARGO
	BELAIR	JACK'S URBAN EATS
	WELLSFARGO	RITE AID
	CHASE BANK	UPS STORE
	MOUNTAIN MIKE'S PIZZA	ZINFANDEL CALIFORNIA CUISINE
2	CARL'S JR	24 FITNESS
	DOMINIO'S PIZZA	IHOP
	SUBWAY	MEN'S WAREHOUSE
	INDIAN SPICE	BASKIN-ROBBINS
	CHINA STAR	SKY SUSHI
	CHICK-FIL-A	CARL'S JR
	SPORTMAN'S WAREHOUSE	DENNY'S
	DICKEY'S BBQ PIT	THAI SMILE
	IN-N-OUT	PIZZA GUYS
	CALIFORNIA FITNESS	MCDONALDS
	AVIS/BUDGET CAR RENTAL	STARBUCKS

11344 GOLD RIVER, CA
GOLOMA ROAD

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