

FOR LEASE

Regents Park

11344 Coloma Road, Gold River, CA



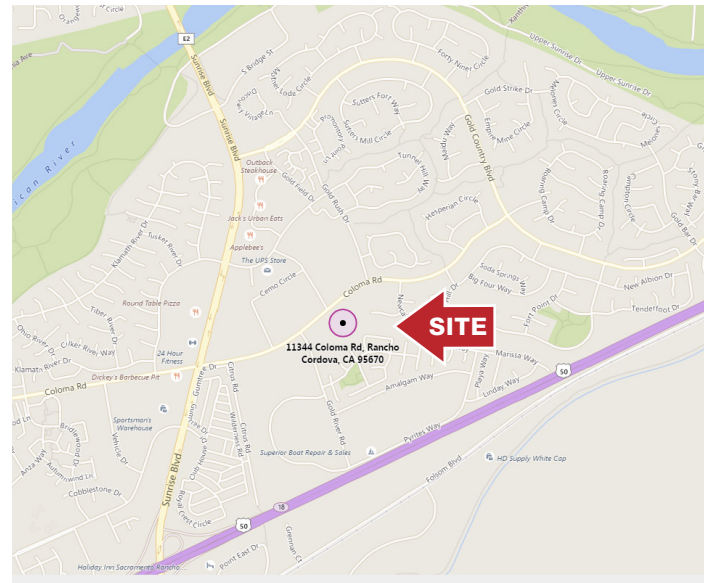
PROJECT UNDERGOING MAJOR RENOVATIONS

Under New Ownership

For Lease : \$1.35 PSF Full Service

Property Features

- ±109,000 SF Office Park Located in Serene Park-Line Setting Ranging from ±415-±9,102 SF Divisible
- Move-in Ready Suites Available
- Easy Access to Highway 50
- On-Site Amenities Include: Fitness Facility, Cafe, Property Management & Shared Conference Room
- Flexible Lease Terms and Floor Plans
- Tenant Improvements Available
- Close Proximity to Various Amenities
- Ample Amount of Parking



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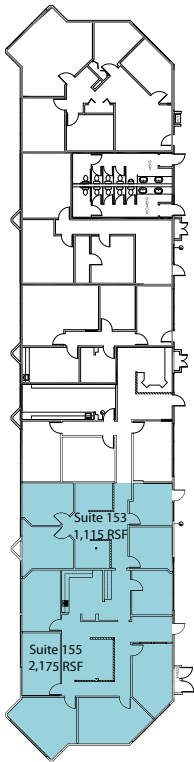
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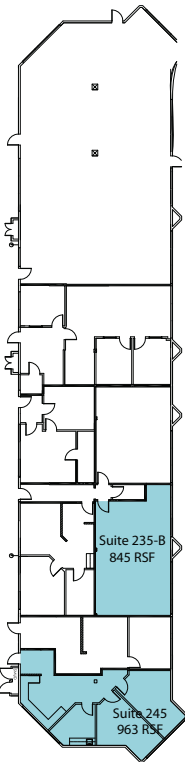
Floor Plans

1st Floor Availabilities

Building 100



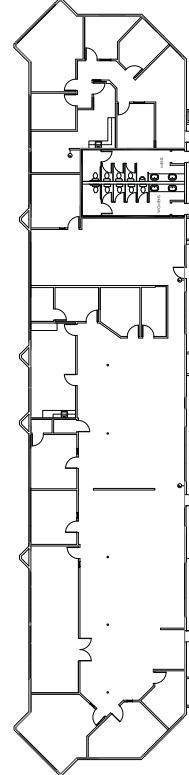
Building 200



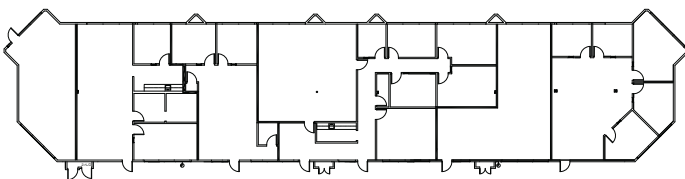
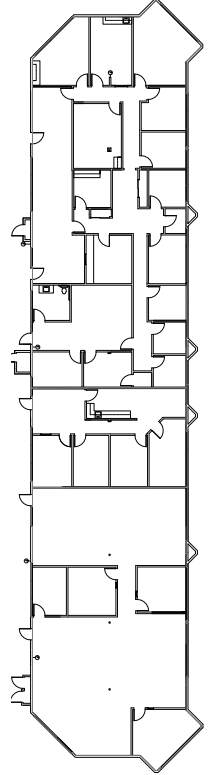
Suite

153	±1,115 RSF
155	±2,175 RSF
235-B	±845 RSF
245	±963 RSF
435	±2,503 RSF
515	±1,108 RSF
542	±1,631 RSF
640	±1,408 RSF

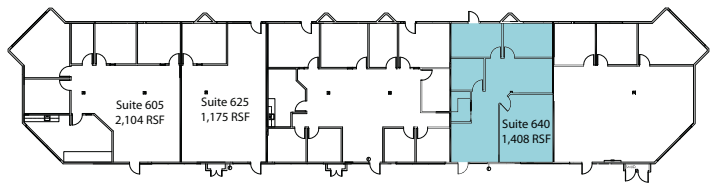
Building 700



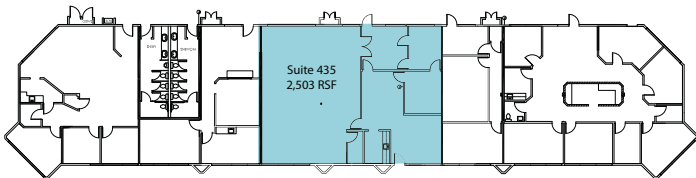
Building 800



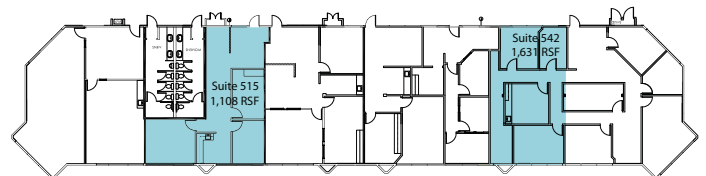
Building 300



Building 600



Building 400



Building 500

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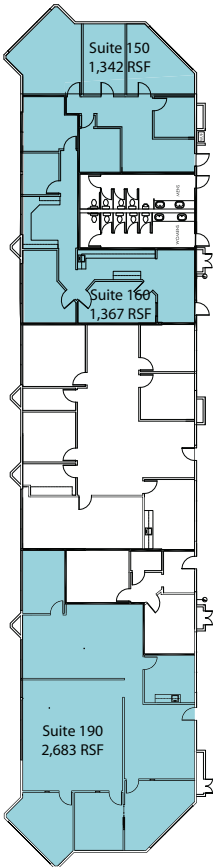
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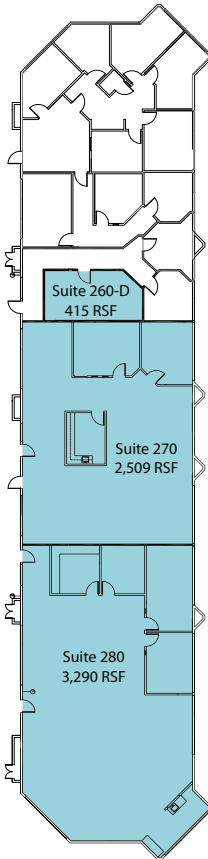
Floor Plans

2nd Floor Availabilities

Building 100



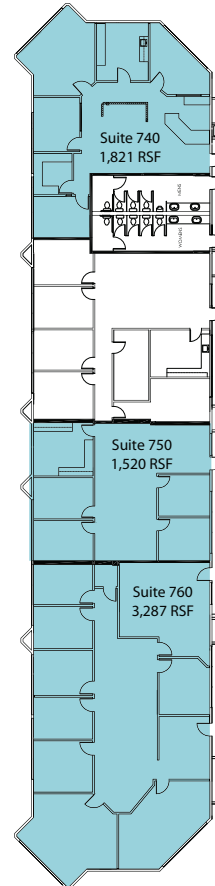
Building 200



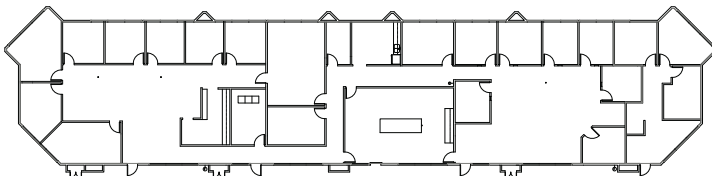
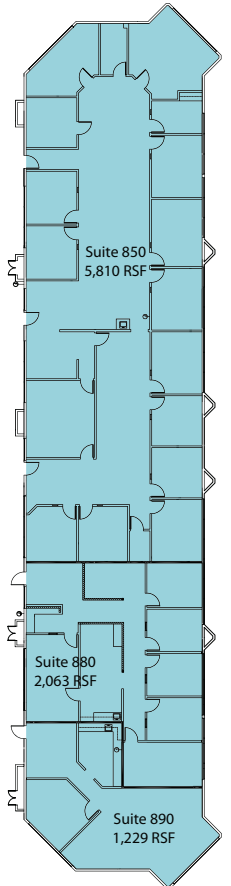
Suite

150	±1,342 RSF
160	±1,367 RSF
190	±2,683 RSF
450	±1,881 RSF
460	±830 RSF
470	±2,510 RSF
475	±1,681 RSF
740	±1,821 RSF
750	±1,520 RSF
760	±3,287 RSF
260-D	±415 RSF
270	±2,509 RSF
280	±3,290 RSF
580	±2,293 RSF
650	±7,428 RSF
850	±5,810 RSF
880	±2,063 RSF
890	±1,229 RSF

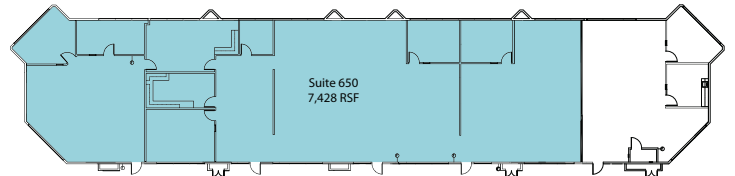
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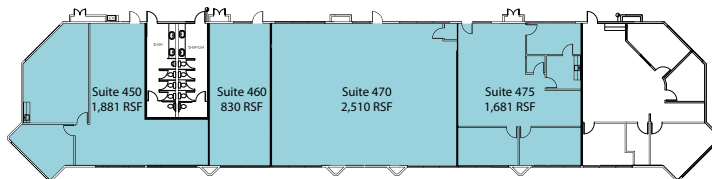
Building 800



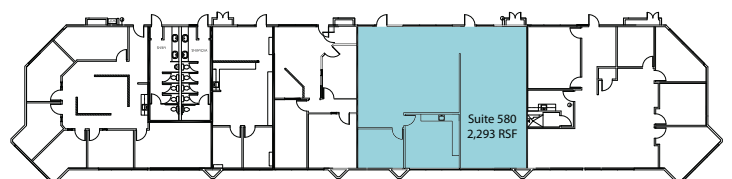
Building 300



Building 600



Building 400



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Property Photos



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Aerial

AMENITIES		
1	Chick-fil-A	Carl's Jr
	Chipotle Mexican Grill	Five Guys
	Avis Car Rental	Sherwin-Williams Paint
	I love Teriyaki	Dollar Tree
2	24 Hour Fitness	Round Table Pizza
	Sky Sushi	Subway
	IHOP	Adalberto's Mexican Food
3	Starbucks	Outback Steakhouse
	Yogurt Monkey	Jack's Urban Eats
	Rite Aid	Bel Air
	Beach Hut Deli	Rubio's
	Blaze Pizza	Applebee's
	Raley's	Papa Murphy's Pizza



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