

FOR LEASE  
**Regents  
Park**

11344 Coloma Road, Gold River, CA



**BROKER BONUS PROGRAM**

*\$1.00 PSF Bonus for All New Leases up to 4,999 RSF*

*\$2.00 PSF Bonus for All New Leases Over 5,000 RSF*

*\*Minimum three year lease term and subject to Landlord approval. Bonus program expires March 31, 2018.*

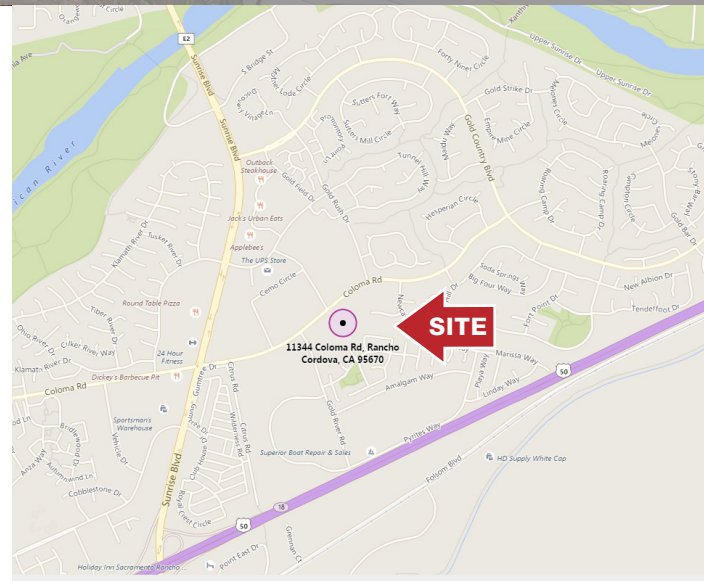
**PROJECT UNDERGOING MAJOR RENOVATIONS**

**UNDER NEW OWNERSHIP**

For Lease : \$1.35 PSF Full Service

**PROPERTY FEATURES**

- ±140,500 SF Office Park Located in Serene Park-Like Setting Ranging from ±830-±18,000 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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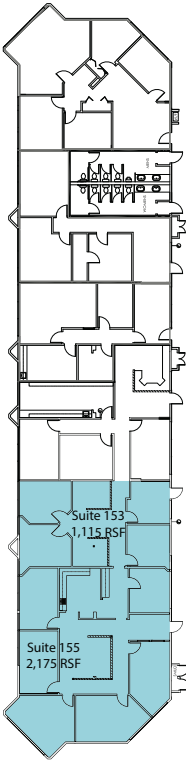
400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
Main 916.288.4800  
**cushmanwakefield.com**

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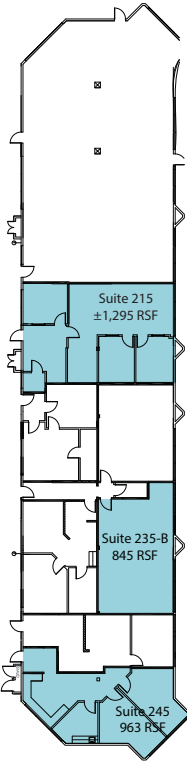
11344 Coloma Road, Gold River, CA

# 1<sup>ST</sup> FLOOR AVAILABILITIES

**Building 100**



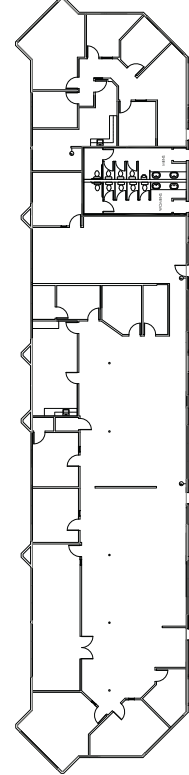
**Building 200**



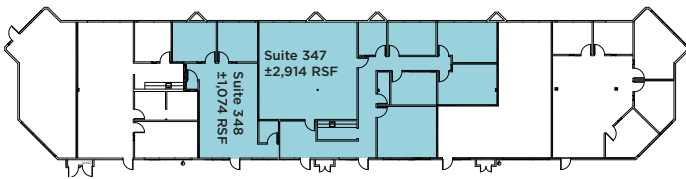
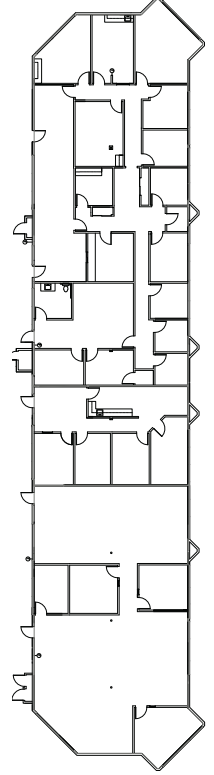
**Suite #**

153	±1,115 RSF
155	±2,175 RSF
215	±1,295 RSF
235-B	±845 RSF
245	±963 RSF
347	±2,914 RSF
348	±1,074 RSF
515	±1,108 RSF
542	±1,031 RSF
640	±1,408 RSF

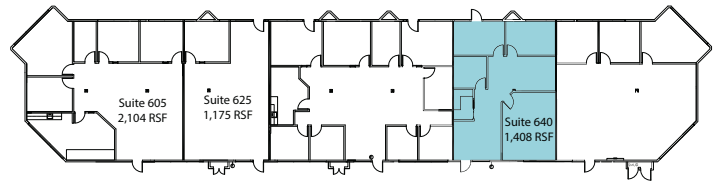
**Building 700**



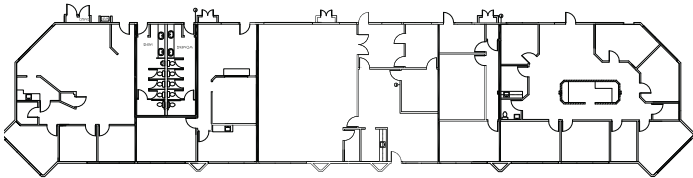
**Building 800**



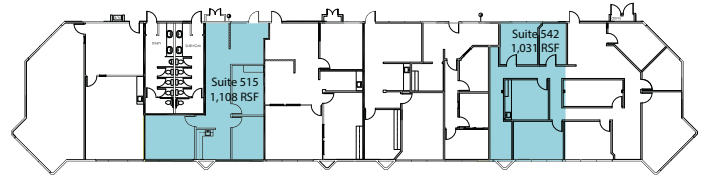
**Building 300**



**Building 600**



**Building 400**



**Building 500**

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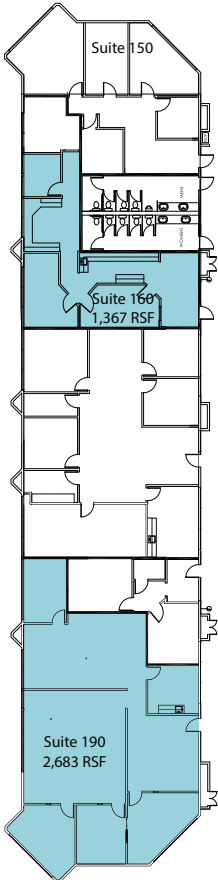


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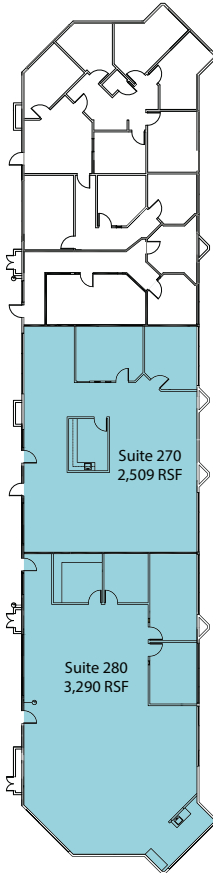
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# 2<sup>ND</sup> FLOOR AVAILABILITIES

**Building 100**



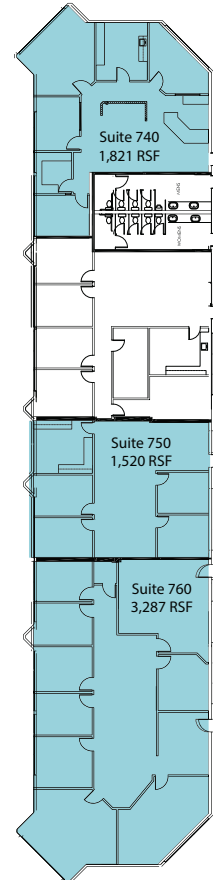
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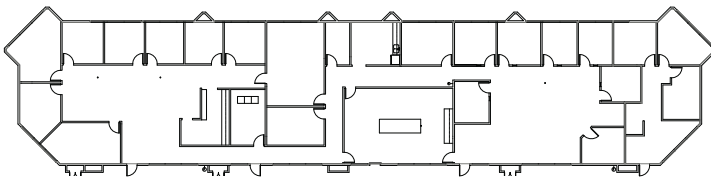
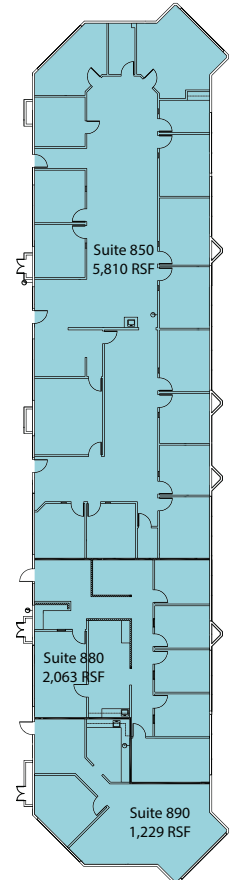
**Suite #**

160	±1,167 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
270	±2,509 RSF
280	±3,290 RSF
560	±826 RSF
580	±2,293 RSF
650	±7,428 RSF
680	±1,667 RSF
850	±5,810 RSF
880	±2,063 RSF
890	±1,229 RSF

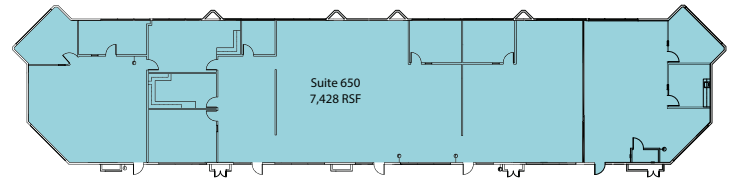
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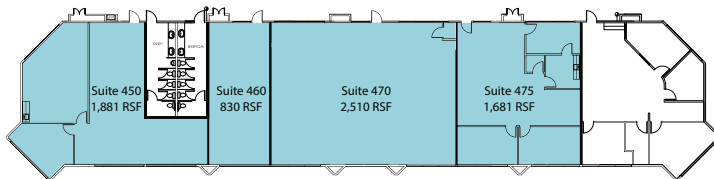
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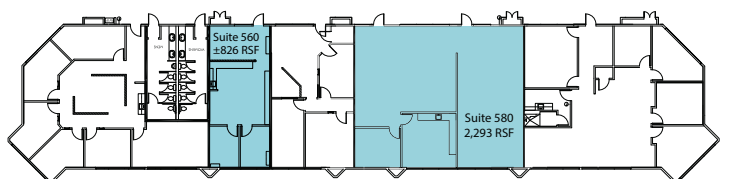
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**PROPERTY  
PHOTOS**



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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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