

FOR LEASE OR SALE

GOLD RIVER OFFICE PARK

2356 & 2366 Gold Meadow, Gold River, CA



CUSHMAN &
WAKEFIELD



OFFICE CONDO OPPORTUNITY WITH UPDATED LOBBY

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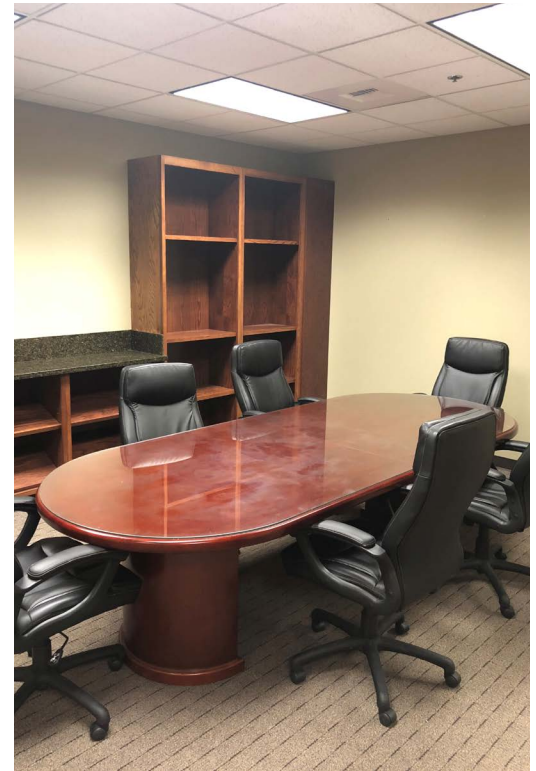


BUILDING HIGHLIGHTS

- Professional Office Campus with Park Environment
- Excellent Window Lines and Upgraded Common
- Area Finishes
- Convenient Access Off Highway 50 at Sunrise Blvd or Hazel Ave
- Walking Distance to Health Club, Upscale Gold River Shopping, and Restaurants

LEASE / SALE TERMS

LEASE RATES	\$1.55 - \$1.60 RSF
TENANT IMPROVEMENTS	Negotiable on a suite by suite basis
PARKING	Free, 4.1/1000 SF
BUILDING SIZE	±5,964 RSF



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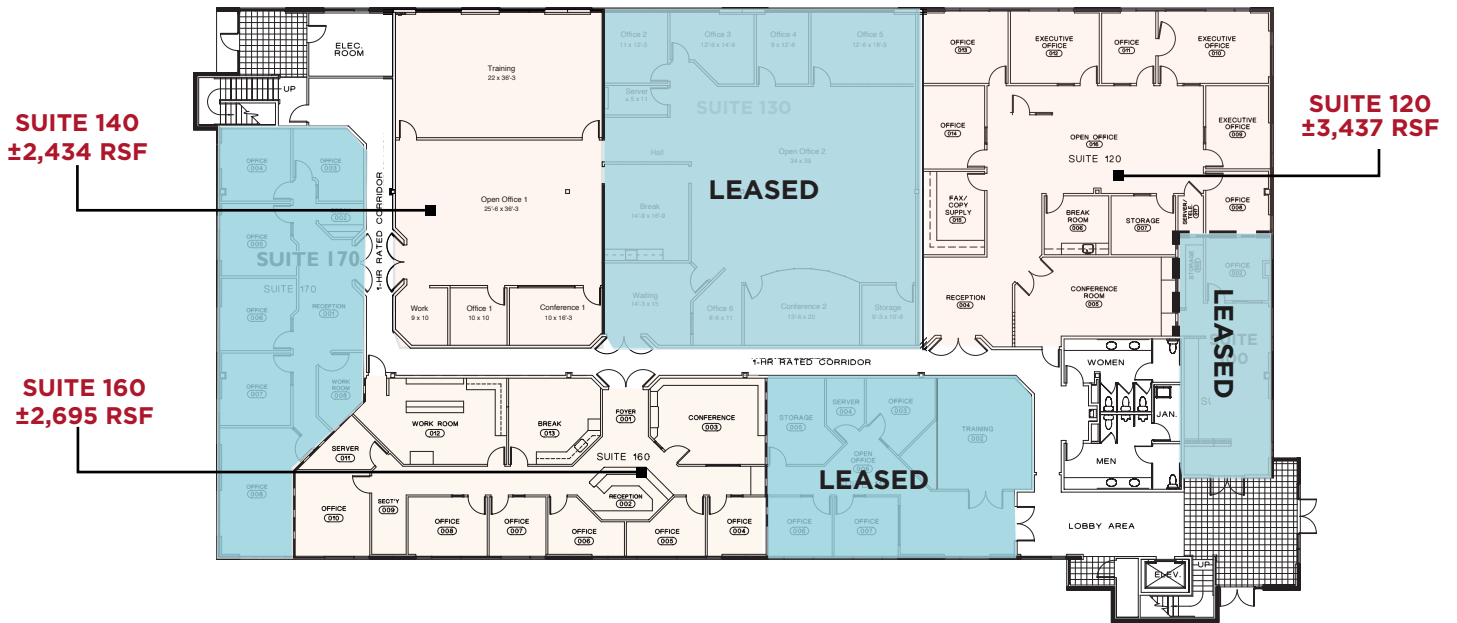
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2356 GOLD MEADOW | SUITE 120 & 140



2356 GOLD MEADOW | SUITE 200



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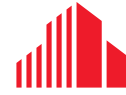
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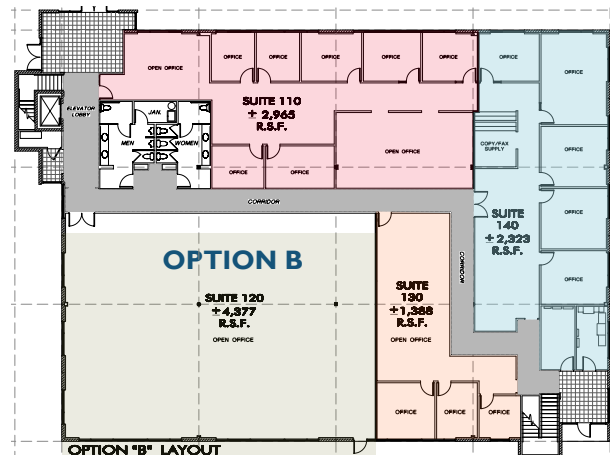
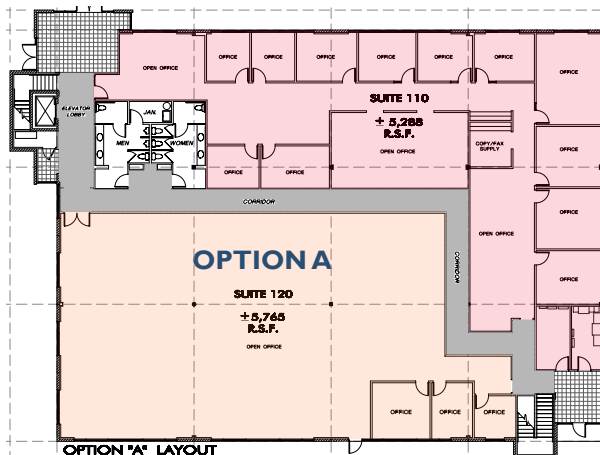
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2366 GOLD MEADOW | FIRST FLOOR +/-12,000 RSF



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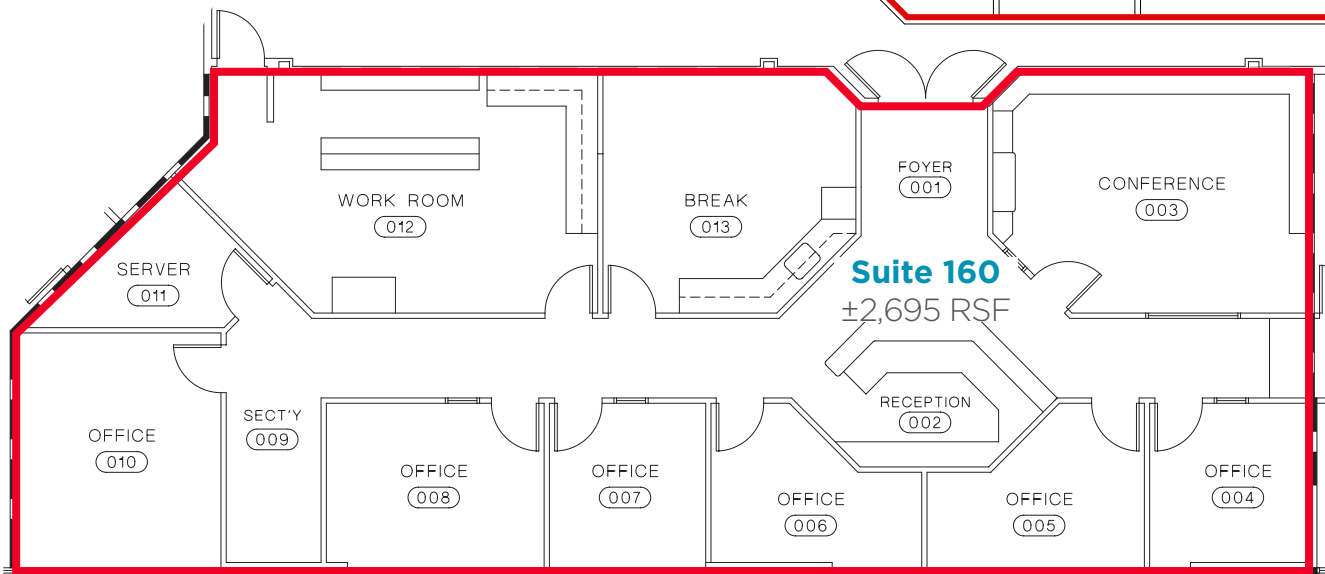
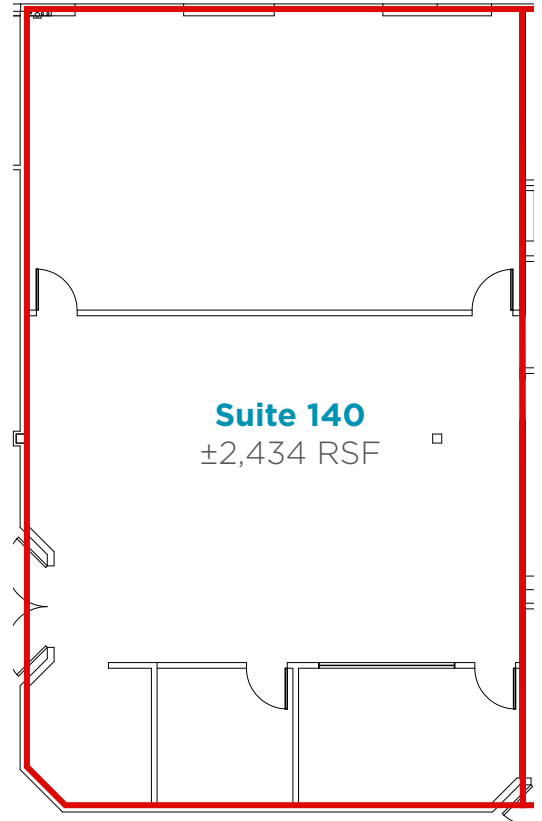


2356 GOLD MEADOW | FIRST FLOOR

Suite 140 | ±2,434 RSF

Suite 160 | ±2,695 RSF

PLUG & PLAY
SUITES W/
FURNITURE
AVAILABLE



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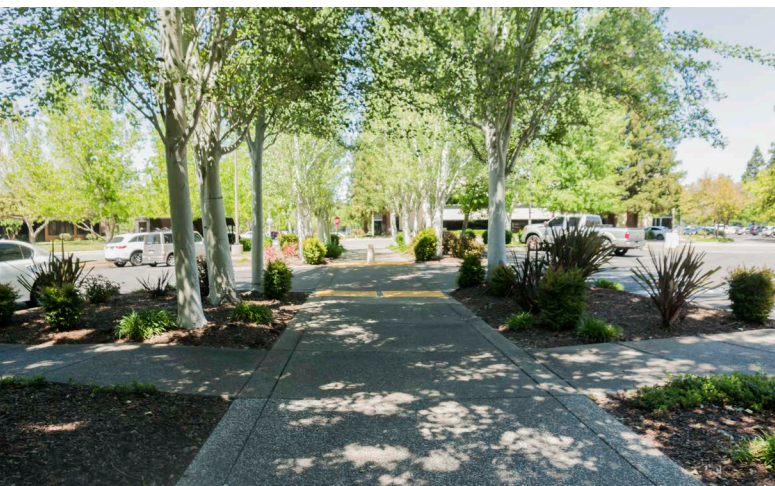
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AERIAL



1. SHOPPING CENTER	
24 FITNESS	DOMINO'S PIZZA
ROUNDTABLE PIZZA	IHOP
ADALBERTO'S	MEN'S WAREHOUSE
SUBWAY	SKY SUSHI

2. GOLD RIVER RETAIL CENTER	
BELAIR	STARBUCKS
APPLE BEES	OUTBACK STEAK HOUSE
WELLSFARGO	RUBIOS
RITE AID	RALEY'S

LOCATION

GOLD RIVER RACQUET CLUB

2356 GOLD MEADOW

2366 GOLD MEADOW

3. SHOPPING CENTER	
CHICK-FIL-A	CARL'S JR
DOLLAR TREE	THAI SMILE
SPORTSMAN'S WAREHOUSE	MILAN PIZZA
METRO PCS	I LOVE TERIYAKI
DICKEY'S BBQ PIT	SHERWIN WILLIAMS PAINT STORE
DENNYS	IN-N-OUT
STARBUCKS	CALIFORNIA FAMILY FITNESS
PIZZA GUYS	AVIS CAR RENTAL

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