

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 March 31, 2019



11344 COLOMA ROAD  
GOLD RIVER, CA

# REGENTS PARK

±140,500 SF OFFICE PARK

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



11344 GOLDOMA ROAD  
GOLD RIVER, CA

300

# REGENTS PARK

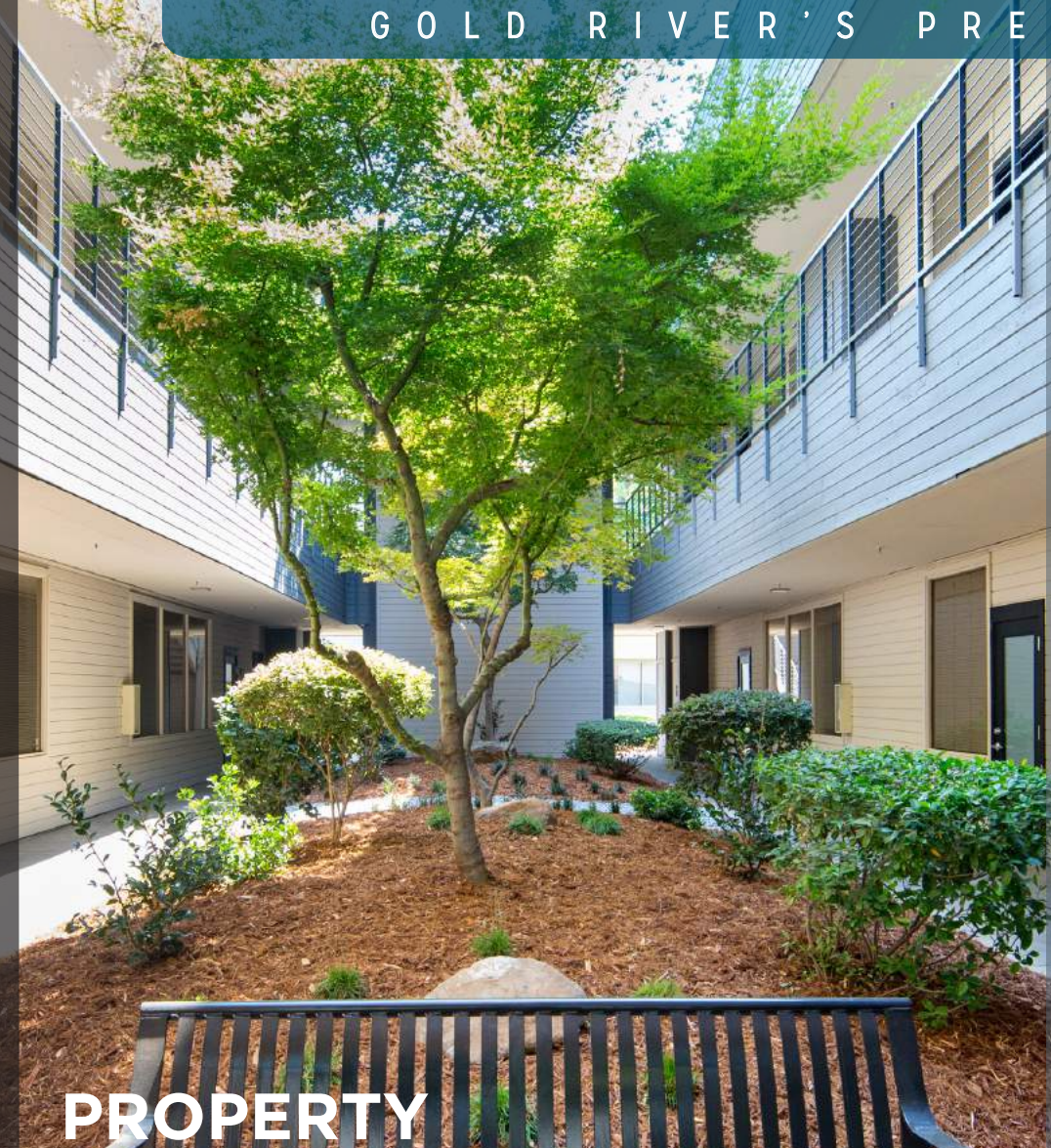
CUSHMAN & WAKEFIELD INC - 400 Capitol Mall, Suite 1800, Sacramento, CA 95814 • +1 916.288.4800 • LIC. #00616335

**+1 916 288 4800**



**CUSHMAN &  
WAKEFIELD**

11344 COLOMA ROAD  
11344 GOLD RIVER, CA



PROPERTY

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

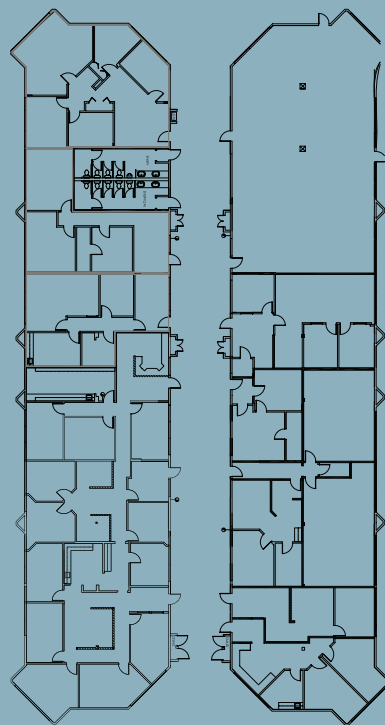


# HIGHLIGHTS

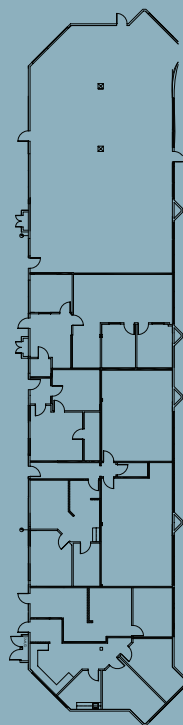
# 1<sup>ST</sup> FLOOR AVAILABILITIES

BLOCK 300 & 400			
SUITE #	AREA	SUITE #	AREA
435	±2,503 RSF		
BLOCK 500 & 600			
SUITE #	AREA	SUITE #	AREA
605	±2,104 RSF		
BLOCK 700 & 800			
SUITE #	AREA	SUITE #	AREA
708	±1,050 RSF	840	±1,378 RSF
825	±1,300 RSF	845	±1,998 RSF

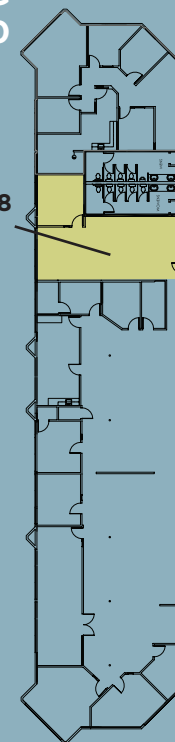
BUILDING 100



BUILDING 200

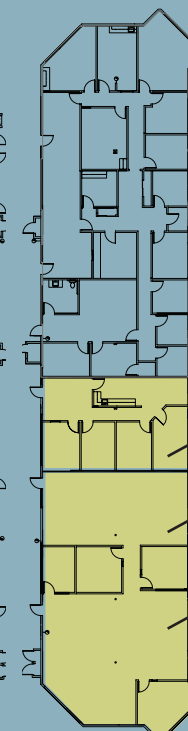


BUILDING 700



SUITE 708

BUILDING 800

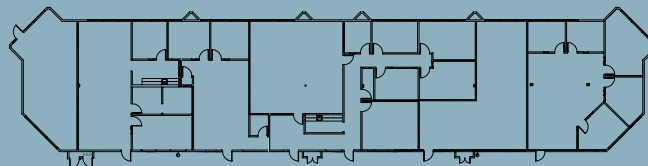


SUITE 825

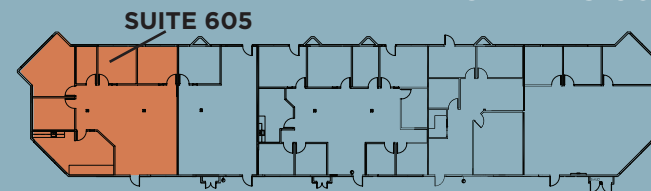
SUITE 840

SUITE 845

BUILDING 300

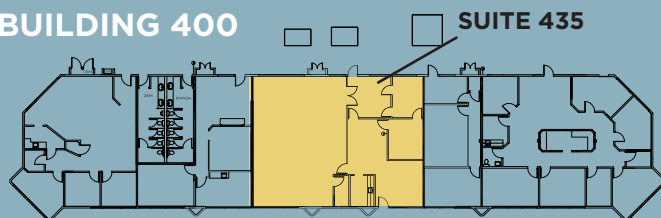


BUILDING 600



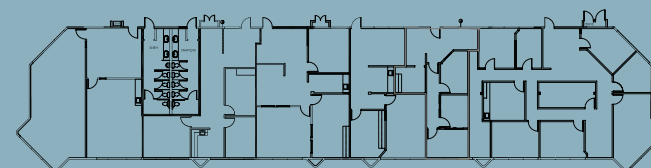
SUITE 605

BUILDING 400



SUITE 435

BUILDING 500

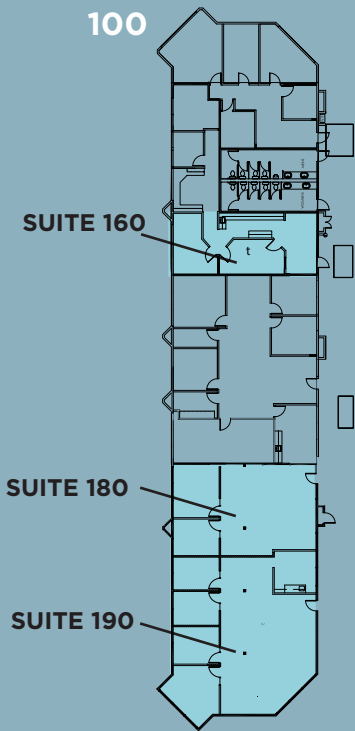


11344 GOLD RIVER, CA  
 GOLOMA ROAD

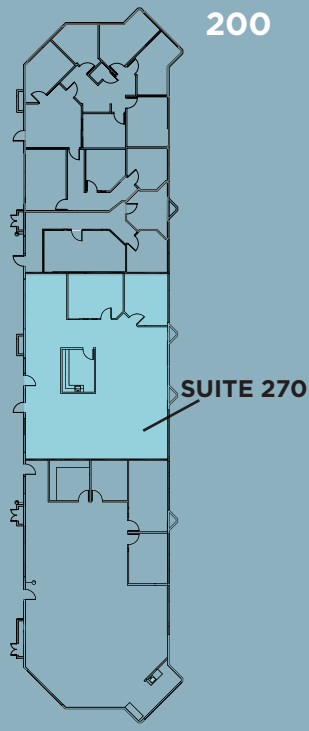
# AVAILABILITIES

11344 COLOMA ROAD  
GOLD RIVER, CA

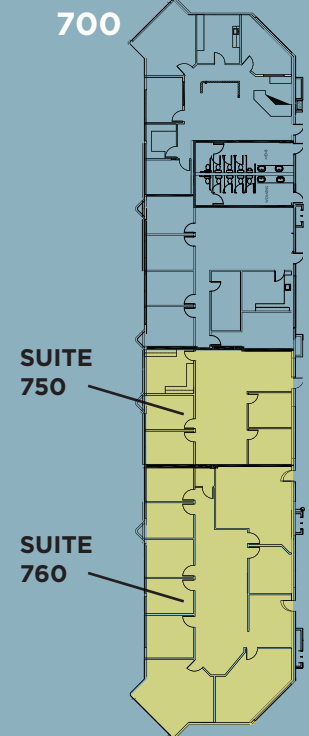
BUILDING 100



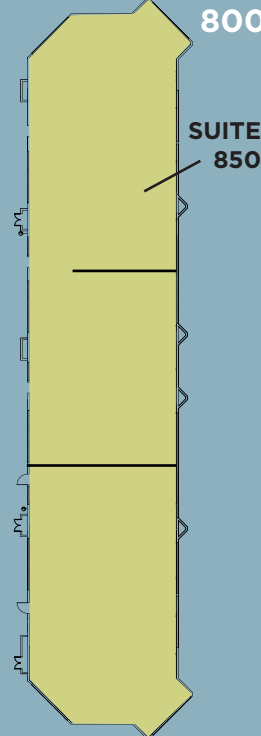
BUILDING 200



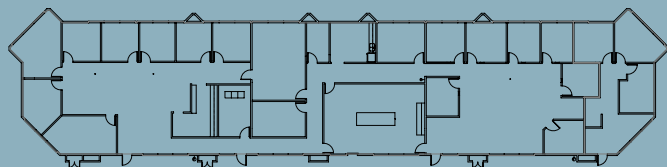
BUILDING 700



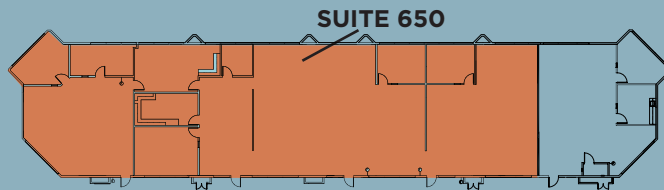
BUILDING 800



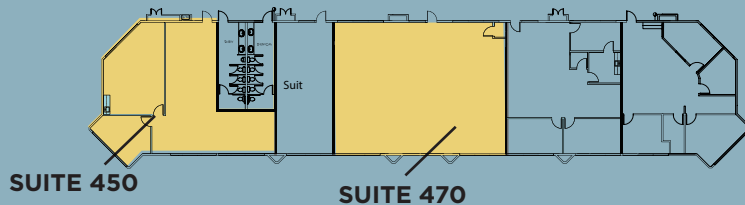
BUILDING 300



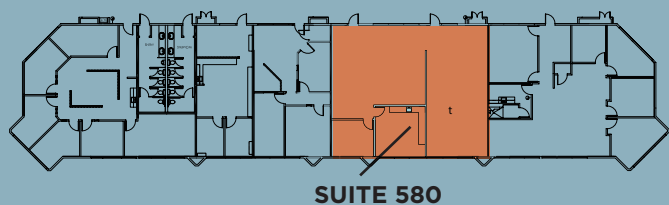
BUILDING 600



BUILDING 400



BUILDING 500



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

## BLOCK 100 & 200

SUITE #	AREA	SUITE #	AREA
160	±1,167 RSF	190	±2,119 RSF
180	±1,207 RSF	270	±2,509 RSF

## BLOCK 300 & 400

SUITE #	AREA	SUITE #	AREA
450	±2,914 RSF	470	±2,510 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		

# AVAILABILITIES



11344 GOLD RIVER, CA

REGENTS PARK

# GALLERY



11344 COLOMA ROAD  
GOLD RIVER, CA

ADJACENT TO  
THE AMERICAN RIVER BIKE TRAIL

REGENTS PARK

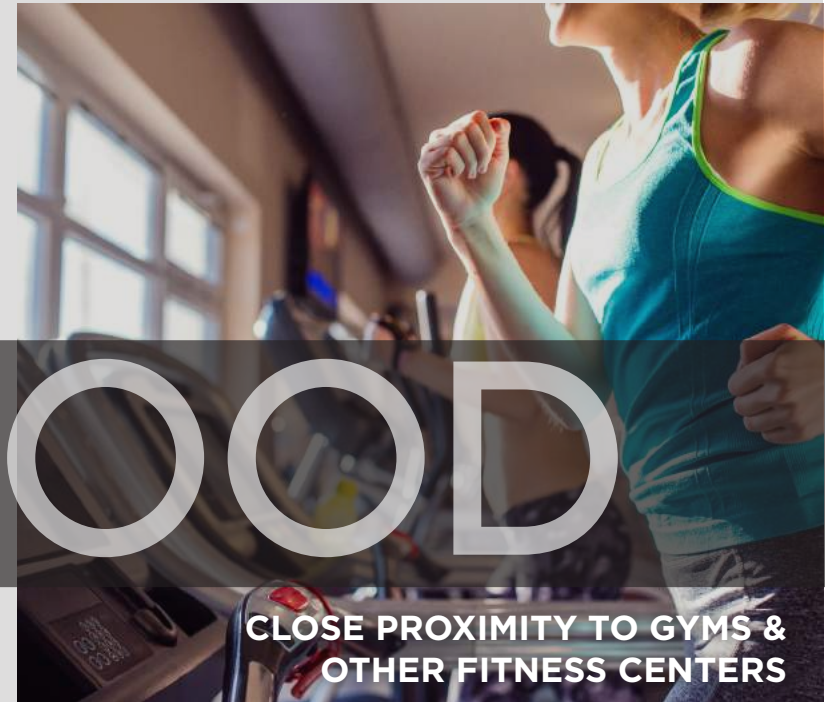
# NEIGHBORHOOD



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

## CONTACT

### SEAN MULLEN

Associate Director

+1 916 288 4811

sean.mullen@cushwake.com

LIC #01845406

### KEVIN PARTINGTON

Executive Director

+1 916 288 4807

kevin.partington@cushwake.com

LIC #01193241

### SPENCER NIELSEN

Associate

+1 916 288 4531

spencer.nielsen@cushwake.com

LIC #01964163



**CUSHMAN & WAKEFIELD**

400 Capitol Mall, Suite 1800

Sacramento, CA 95814

[cushmanwakefield.com](http://cushmanwakefield.com)

**+1 916 288 4800**