

FOR LEASE OR SALE

GOLD RIVER OFFICE PARK

2356 & 2366 Gold Meadow, Gold River, CA



CUSHMAN &
WAKEFIELD



OFFICE CONDO OPPORTUNITY WITH UPDATED LOBBY (2366 Ground Floor)

CHRIS SCHWARZE

Executive Director
+1 916 288 4803
chris.schwarze@cushwake.com
LIC #01291261

ZACH MOSLE, ccim

Senior Associate
+1 916 329 1543
zach.mosle@cushwake.com
LIC #01924595

400 Capitol Mall, Suite 1800
Sacramento, California 95814
main +1 916 288 4800
cushmanwakefield.com

Cushman & Wakefield Copyright 2017. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE OR SALE

GOLD RIVER OFFICE PARK

2356 & 2366 Gold Meadow, Gold River, CA



BUILDING HIGHLIGHTS

- Plug and play suites available
- 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

LEASE / SALE TERMS

LEASE RATES	\$1.55 - \$1.75 per RSF, Full Service Gross
TENANT IMPROVEMENTS	Negotiable on a suite by suite basis
PARKING	Free, 4.1/1000 SF
BUILDING SIZE	±34,599 RSF



CHRIS SCHWARZE

Executive Director
+1 916 288 4803
chris.schwarze@cushwake.com
LIC #01291261

ZACH MOSLE, CCIM

Senior Associate
+1 916 329 1543
zach.mosle@cushwake.com
LIC #01924595

400 Capitol Mall, Suite 1800
Sacramento, California 95814
main +1 916 288 4800
cushmanwakefield.com

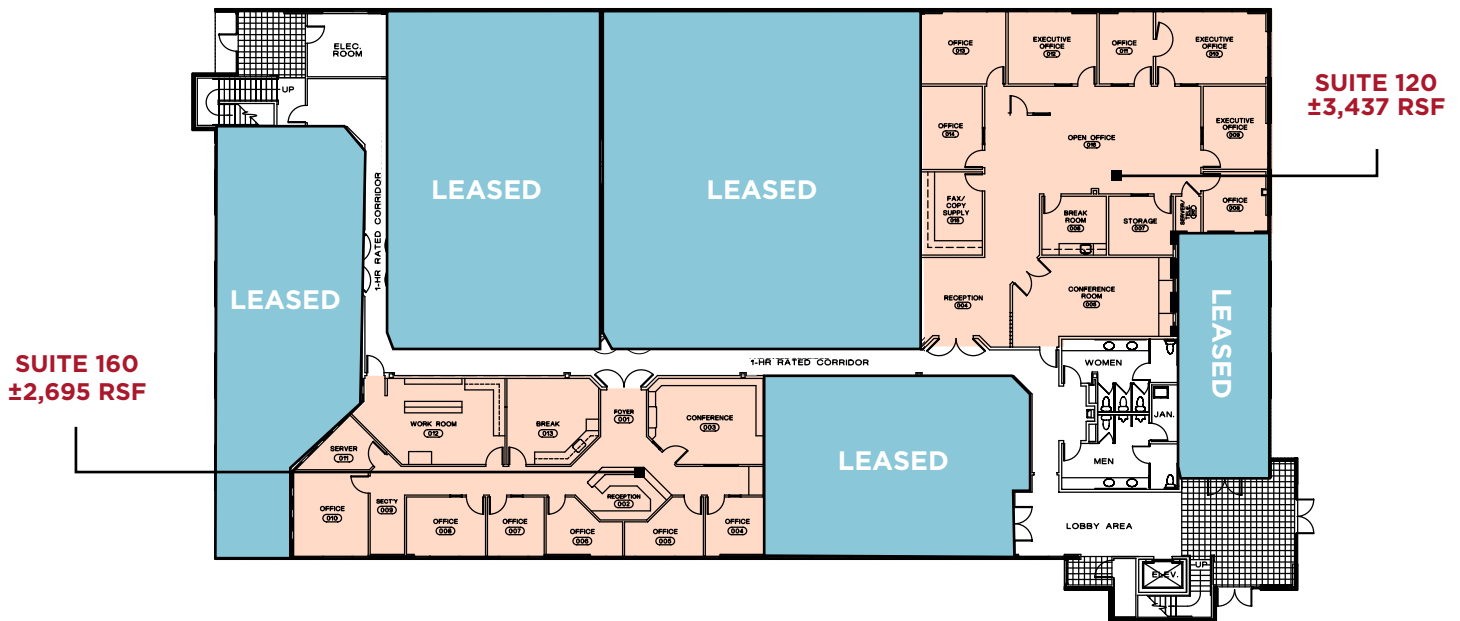
FOR LEASE OR SALE

GOLD RIVER OFFICE PARK

2356 & 2366 Gold Meadow, Gold River, CA



2356 GOLD MEADOW | SUITE 120 & 160



2356 GOLD MEADOW | SUITE 200 & 240



CHRIS SCHWARZE

Executive Director
+1 916 288 4803
chris.schwarze@cushwake.com
LIC #01291261

ZACH MOSLE, CCIM

Senior Associate
+1 916 329 1543
zach.mosle@cushwake.com
LIC #01924595

400 Capitol Mall, Suite 1800
Sacramento, California 95814
main +1 916 288 4800
cushmanwakefield.com

FOR LEASE OR SALE

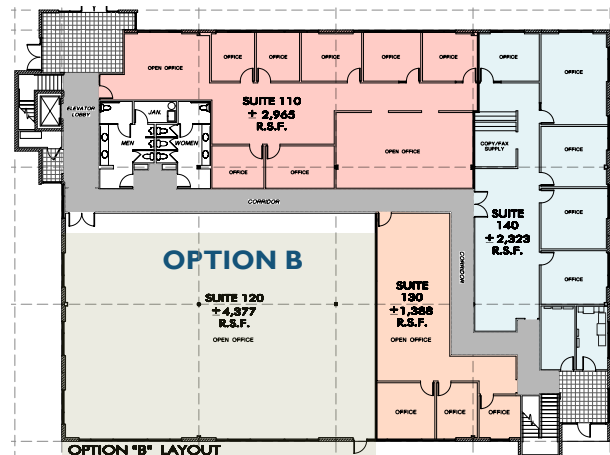
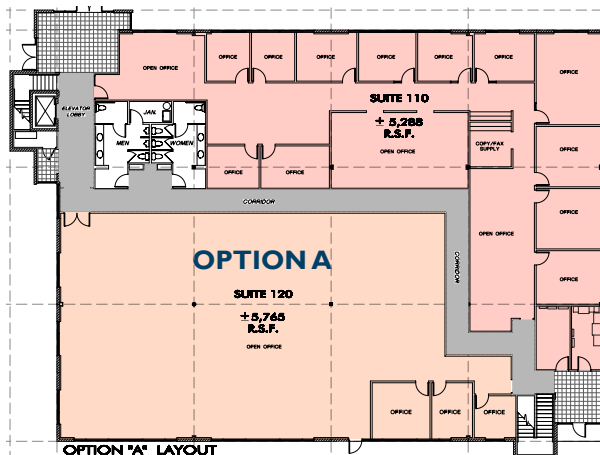
GOLD RIVER OFFICE PARK

2356 & 2366 Gold Meadow, Gold River, CA



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

First Floor Condor For Sale - Call For Sale Price



CHRIS SCHWARZE

Executive Director
+1 916 288 4803
chris.schwarze@cushwake.com
LIC #01291261

ZACH MOSLE, ccim

Senior Associate
+1 916 329 1543
zach.mosle@cushwake.com
LIC #01924595

400 Capitol Mall, Suite 1800
Sacramento, California 95814
main +1 916 288 4800
cushmanwakefield.com



FOR LEASE OR SALE

GOLD RIVER OFFICE PARK

2356 & 2366 Gold Meadow, Gold River, CA



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

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

CHRIS SCHWARZE
Executive Director
+1 916 288 4803
chris.schwarze@cushwake.com
LIC #01291261

ZACH MOSLE, CCIM
Senior Associate
+1 916 329 1543
zach.mosle@cushwake.com
LIC #01924595

400 Capitol Mall, Suite 1800
Sacramento, California 95814
main +1 916 288 4800
cushmanwakefield.com