

Regents *Park*



Move-In Ready Spaces Available with Flexible Lease Terms - \$1.55 PSF/Month Start Rent

For Lease

±140,500 SF Office Park



NATURE MEETS

Modernity

Welcome to **Regents Park** in Gold River, California! Nestled in a serene, park-like environment, this business park offers a tranquil setting that fosters productivity and well-being. With minimized touchpoints and direct suite access, your safety and convenience are our top priorities. Enjoy the ample daylight that floods each workspace, creating a bright and inviting atmosphere perfect for innovation and collaboration.





PROPERTY

Highlights



Fitness Facility



Showers



Martin's Famous Street Tacos with outdoor eating area



Indoor/Outdoor Tenant Lounge



Property Management Office



Shared Conference Room



Ample Amount of Parking



Walking Distance to American River Bike Trail



FLOOR PLAN

Building 100

1STFLOOR

Suite 110
±1,106 RSF

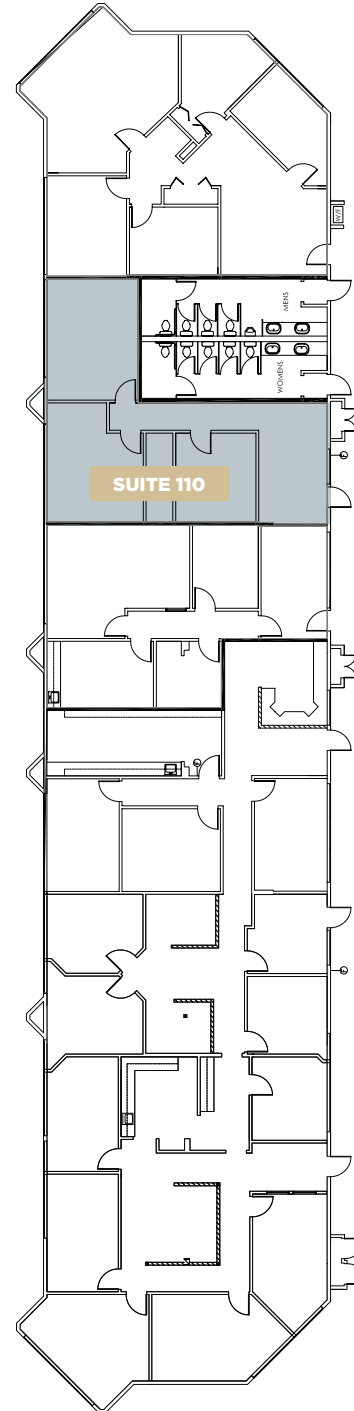
2NDFLOOR

Suite 160
±745 RSF

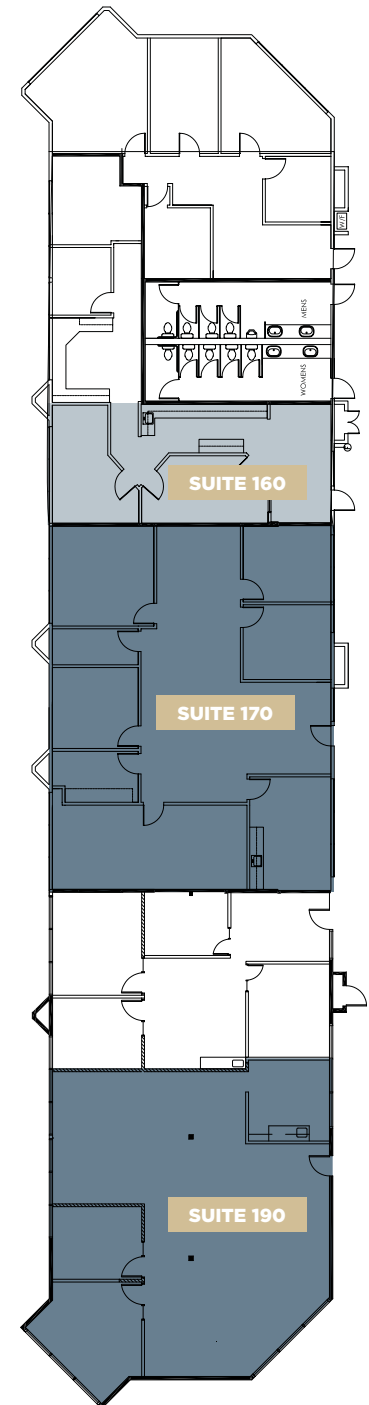
Suite 170
±2,511 RSF

Suite 190
±2,119 SF

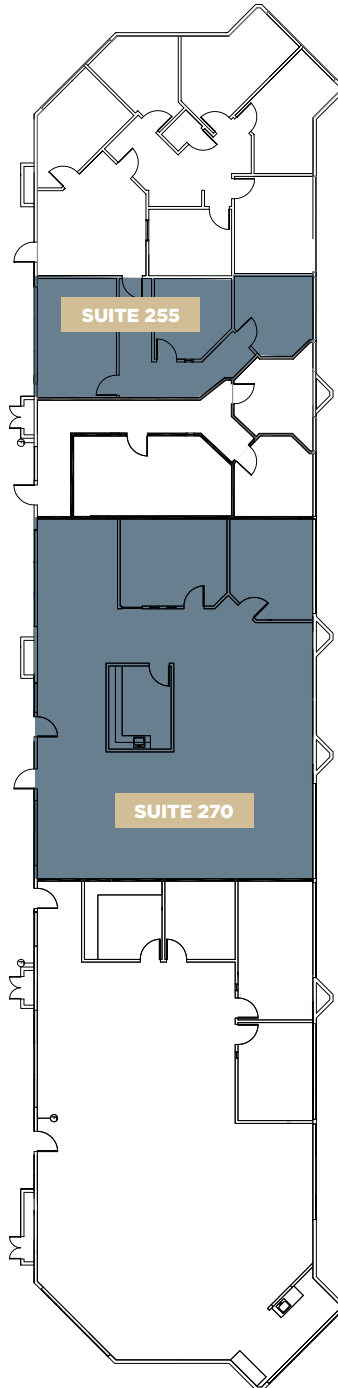
1STFLOOR



2NDFLOOR



2NDFLOOR



FLOOR PLAN

Building 200

2NDFLOOR

Suite 255
±764 RSF

Suite 270
±2,509 RSF





FLOOR PLAN

Building 300

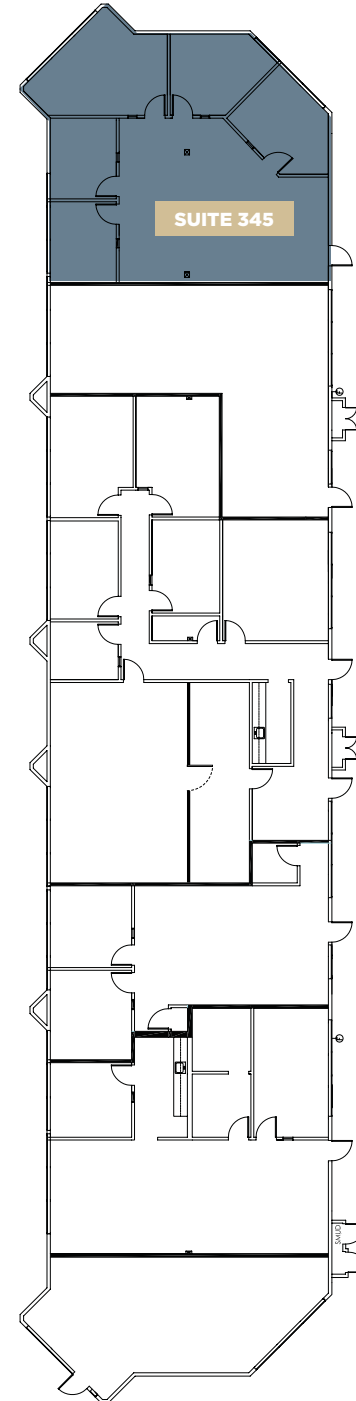
1STFLOOR

Suite 345

±1,672 RSF



1STFLOOR

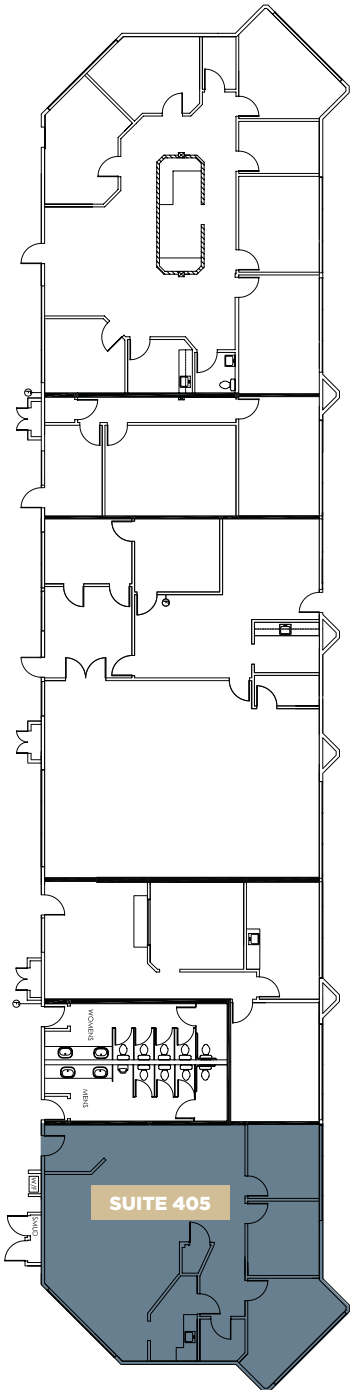




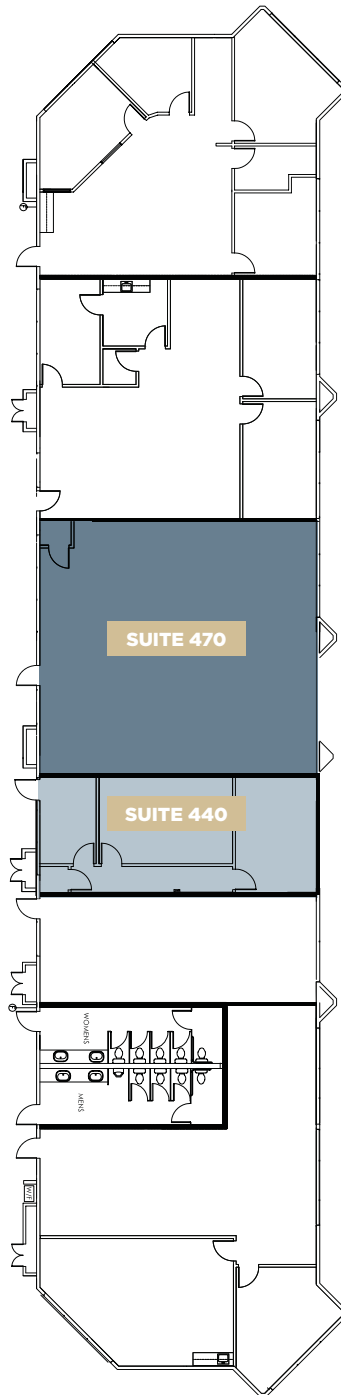
FLOOR PLAN

Building 400

1STFLOOR



2NDFLOOR



1STFLOOR

Suite 405*

±1,596 RSF

**Available Q4 - 2025*

2NDFLOOR

Suite 440

±871 RSF

Suite 470

±1,639 RSF





FLOOR PLAN

Building 500

1STFLOOR

Suite 545
±1,601 RSF

2NDFLOOR

Suite 550*
±1,891 RSF

Suite 560*
±826 RSF

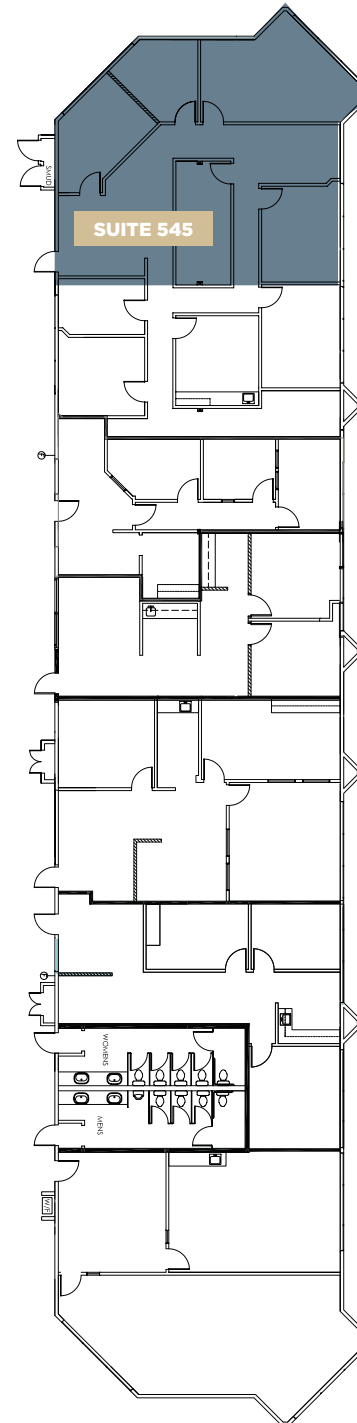
Suite 580**
±2,293 SF

* Suite 550 & 560 are contiguous to accommodate ± 2,717 RSF

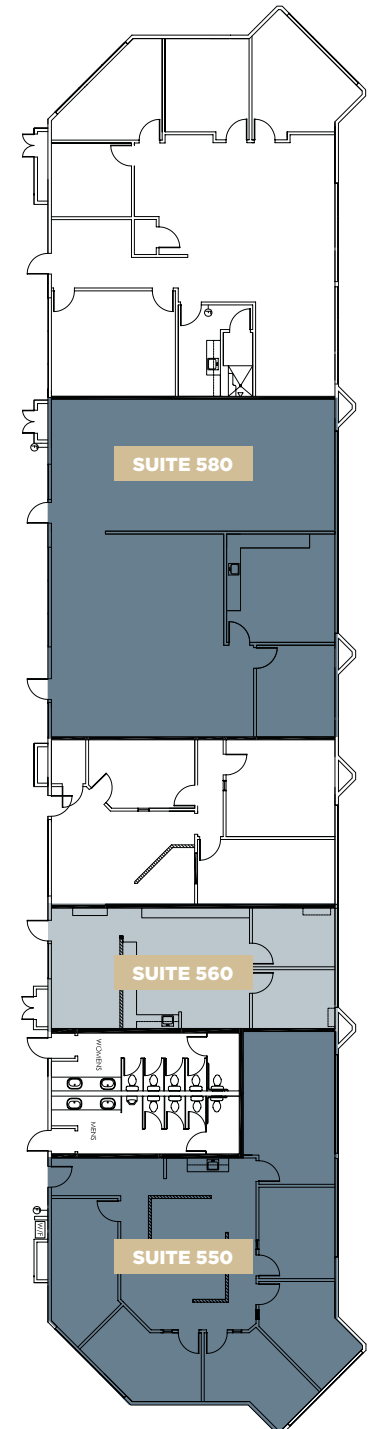
**Available in 30 Days



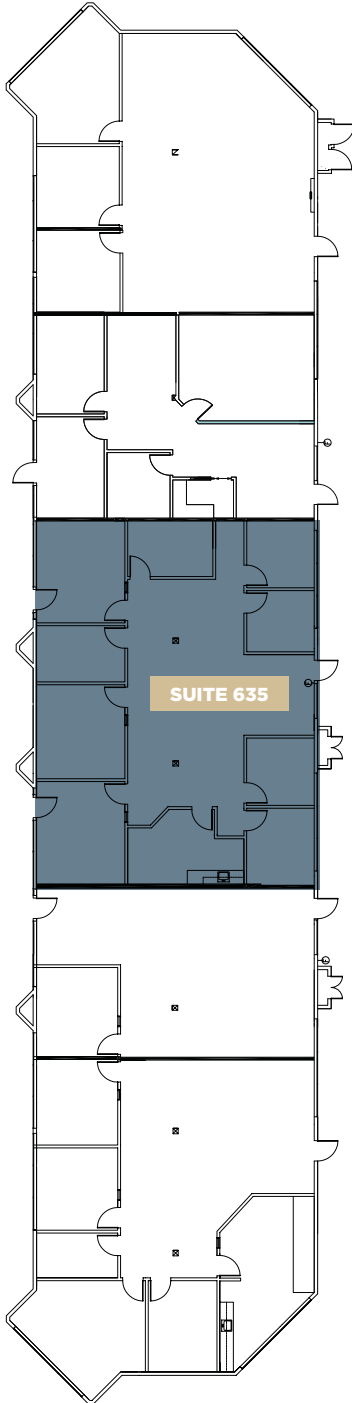
1STFLOOR



2NDFLOOR



1STFLOOR



FLOOR PLAN

Building 600

1STFLOOR

Suite 635
±2,438 RSF





FLOOR PLAN

Building 700

1STFLOOR

Suite 710
±2,588 SF

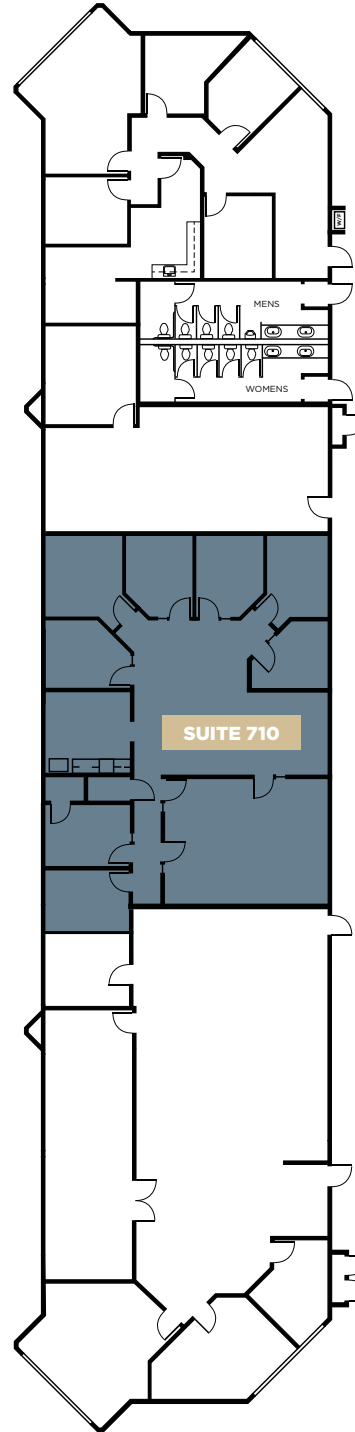
2NDFLOOR

Suite 740
±1,821 SF

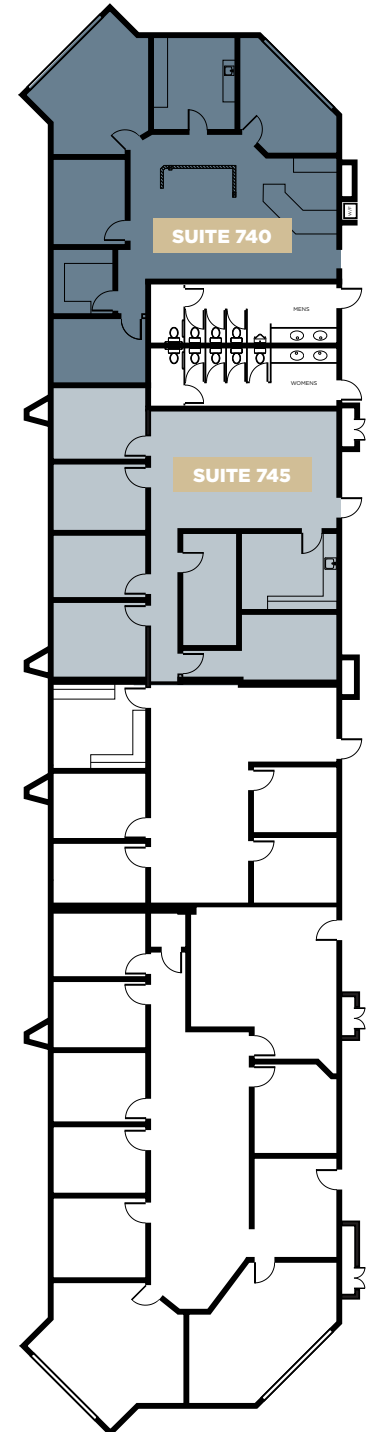
Suite 745
±1,881 SF



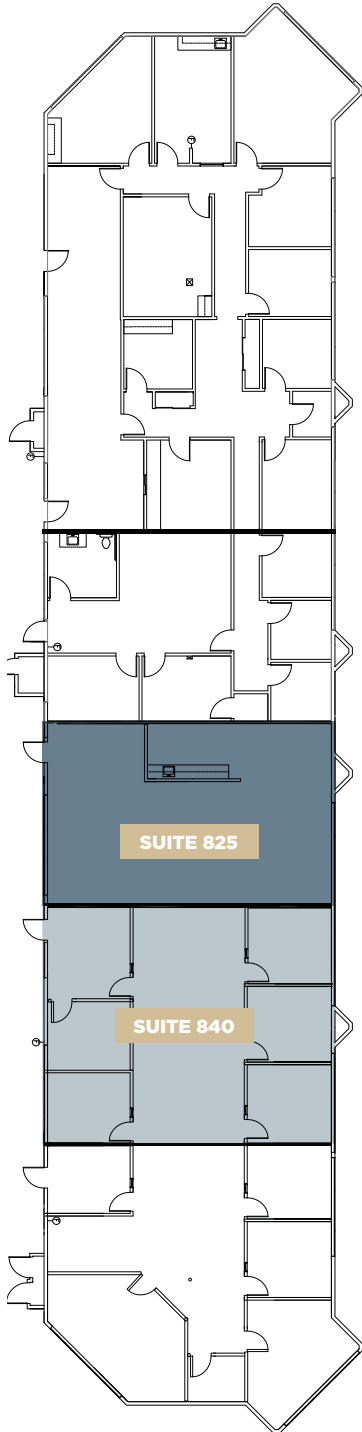
1STFLOOR



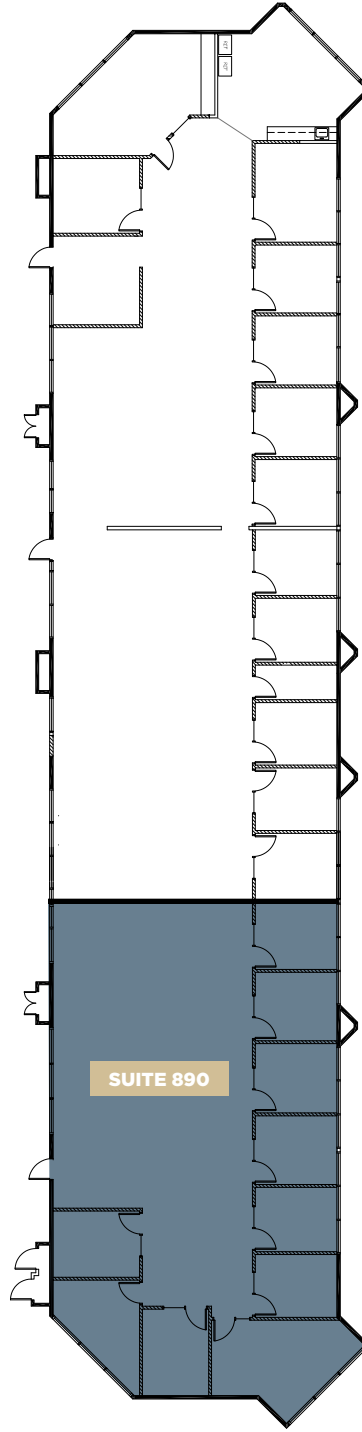
2NDFLOOR



1STFLOOR



2NDFLOOR



FLOOR PLAN

Building 800

1STFLOOR

Suite 825
±1,416 RSF

Suite 840
±1,660 RSF

2NDFLOOR

Suite 890*
±3,327 RSF

**Available in 30 Days*



FIND YOUR

Favorite

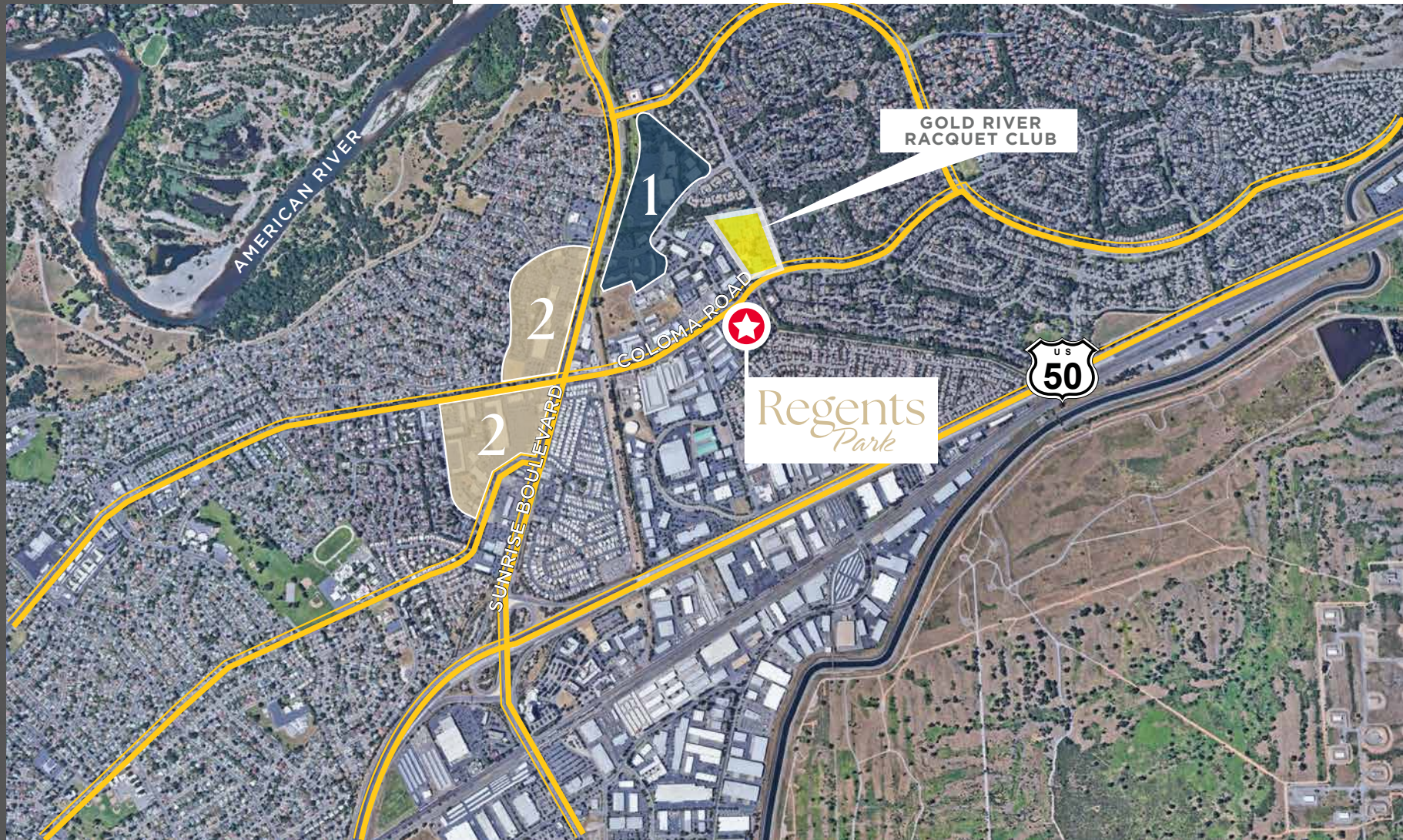
SPOT

1

- APPLE BEES GRILL + BAR
- IL FORNO CLASSICO
- BANK AMERICA
- BELAIR
- WELLSFARGO
- CHASE BANK
- MOUNTAIN MIKE'S PIZZA
- STARBUCKS
- OUTBACK STEAKHOUSE
- WELLS FARGO
- JACK'S URBAN EATS
- RITE AID
- UPS STORE
- ZINFANDEL CALIFORNIA CUISINE

2

- CARL'S JR
- DOMINIO'S PIZZA
- SUBWAY
- INDIAN SPICE
- CHINA STAR
- CHICK-FIL-A
- SPORTMAN'S WAREHOUSE
- DICKEY'S BBQ PIT
- IN-N-OUT
- CALIFORNIA FITNESS
- AVIS/BUDGET CAR RENTAL
- 24 FITNESS
- IHOP
- MEN'S WAREHOUSE
- BASKIN ROBBINS
- SKY SUSHI
- CARL'S JR
- DENNY'S
- THAI SMILE
- PIZZA GUYS
- MCDONALD'S
- STARBUCKS



Regents *Park*

For more information, please contact:

SEAN MULLEN

Managing Director
sean.mullen@cushwake.com
LIC #01845406

KEVIN PARTINGTON

Executive Managing Director
kevin.partington@cushwake.com
LIC #01193241

SPENCER NIELSEN

Director
spencer.nielsen@cushwake.com
LIC #01964163

