

# 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

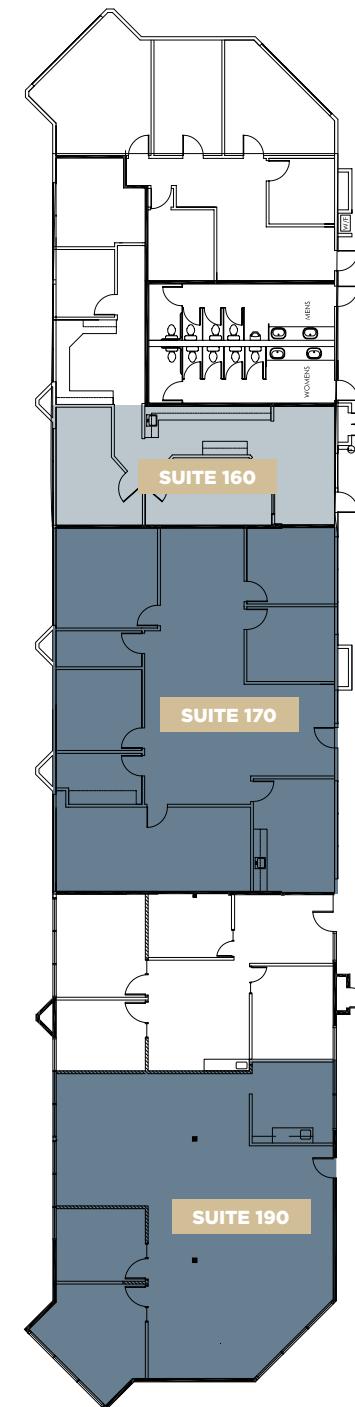
# Building 100

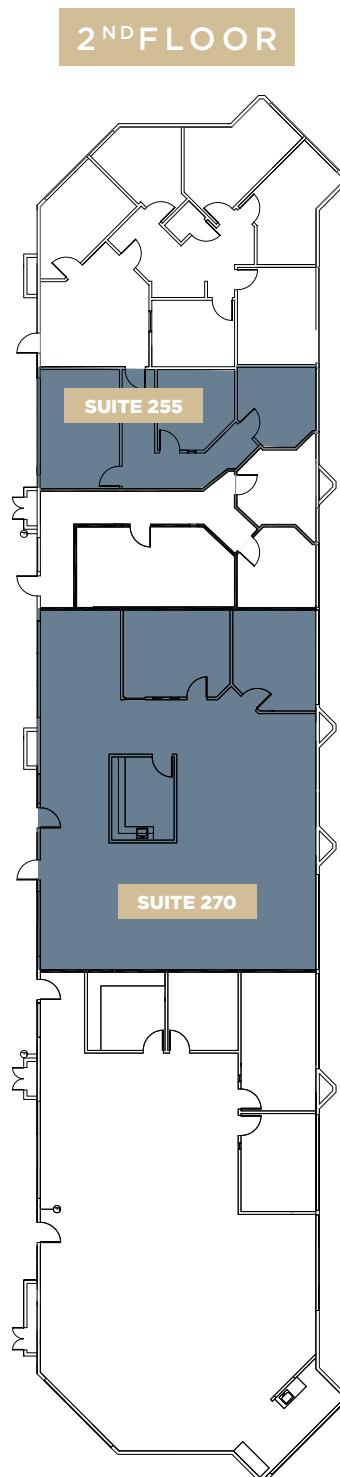
2<sup>ND</sup> FLOOR

Suite 160  
±745 RSF

Suite 190  
±2,119 SF

Suite 170  
±2,511 RSF

2<sup>ND</sup> FLOOR



FLOOR PLAN  
Building 200

2<sup>ND</sup> FLOOR

Suite 255  
±764 RSF

Suite 270  
±2,509 RSF





FLOOR PLAN

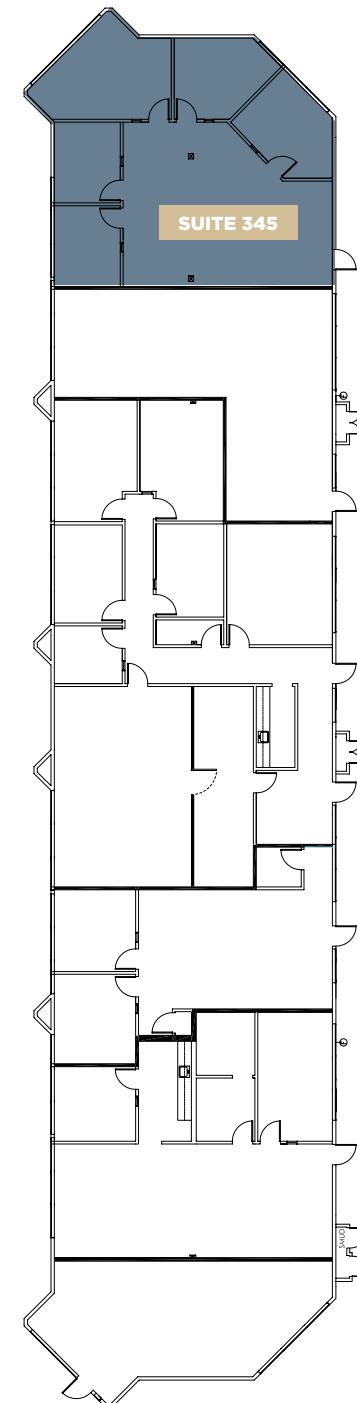
# Building 300

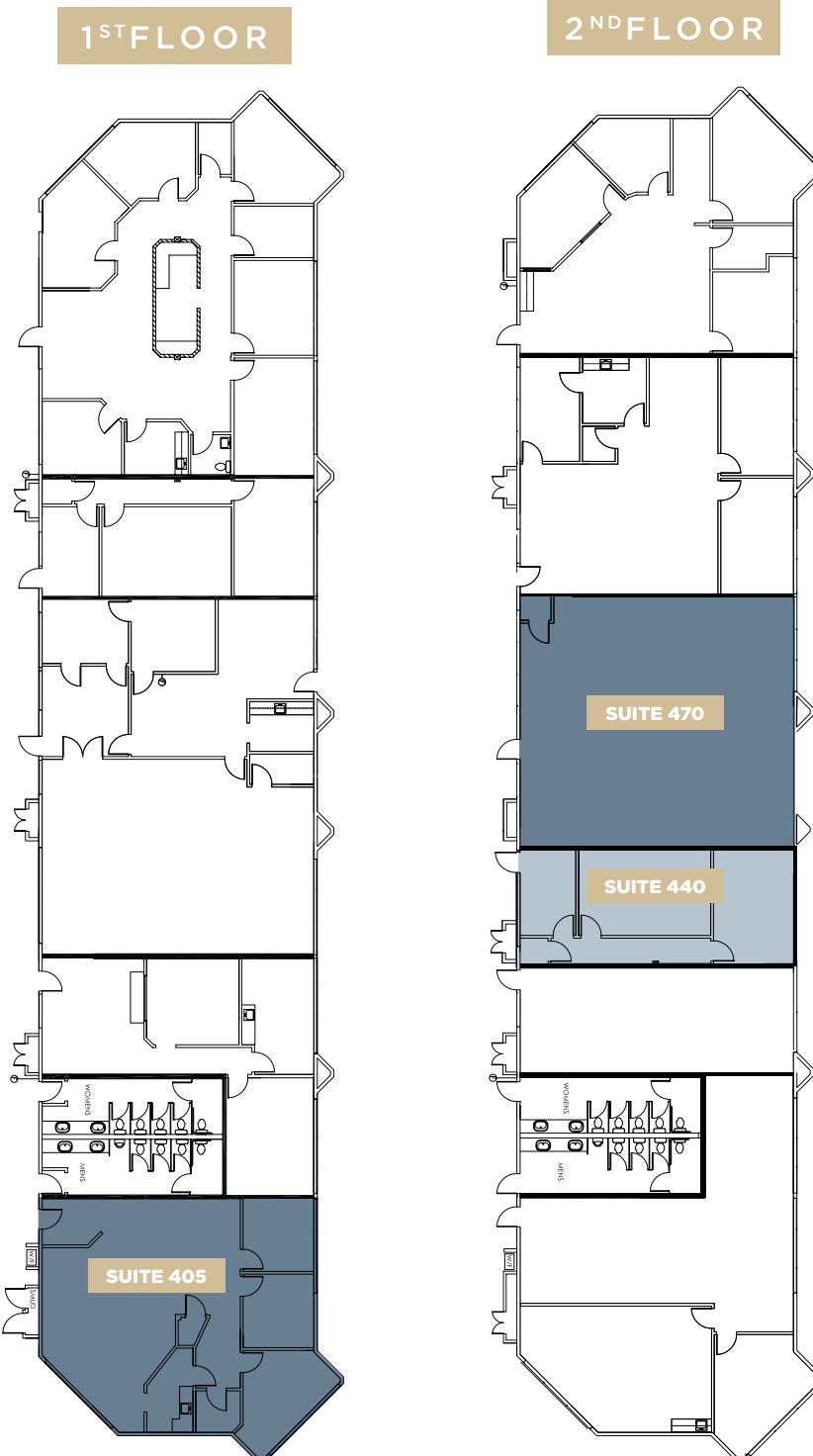
1<sup>ST</sup> FLOOR

Suite 345  
±1,672 RSF



1<sup>ST</sup> FLOOR





# FLOOR PLAN Building 400

1<sup>ST</sup> FLOOR

**Suite 405\***  
±1,596 RSF

\*Available Q4 - 2025

2<sup>ND</sup> FLOOR

**Suite 440**  
±871 RSF

**Suite 470**  
±1,639 RSF





FLOOR PLAN

# Building 500

1<sup>ST</sup> FLOOR

**Suite 545**  
±1,601 RSF

2<sup>ND</sup> FLOOR

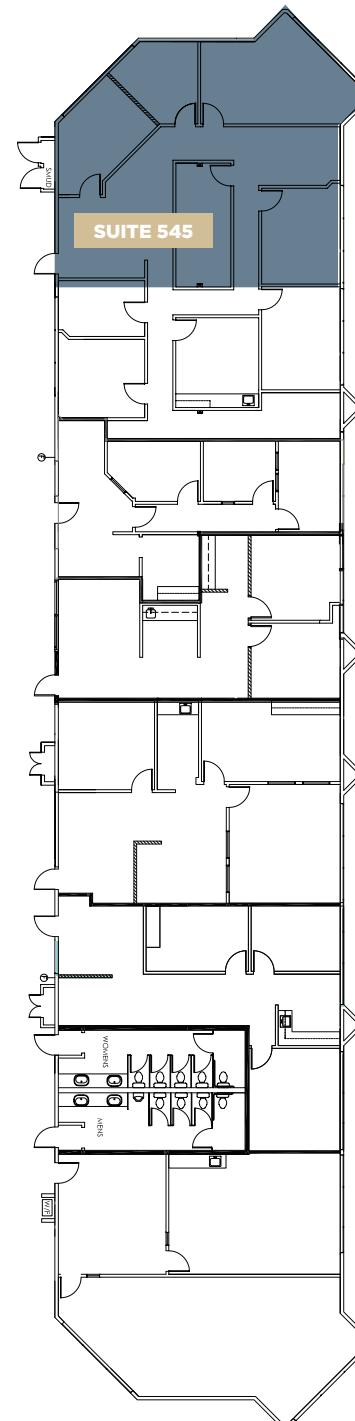
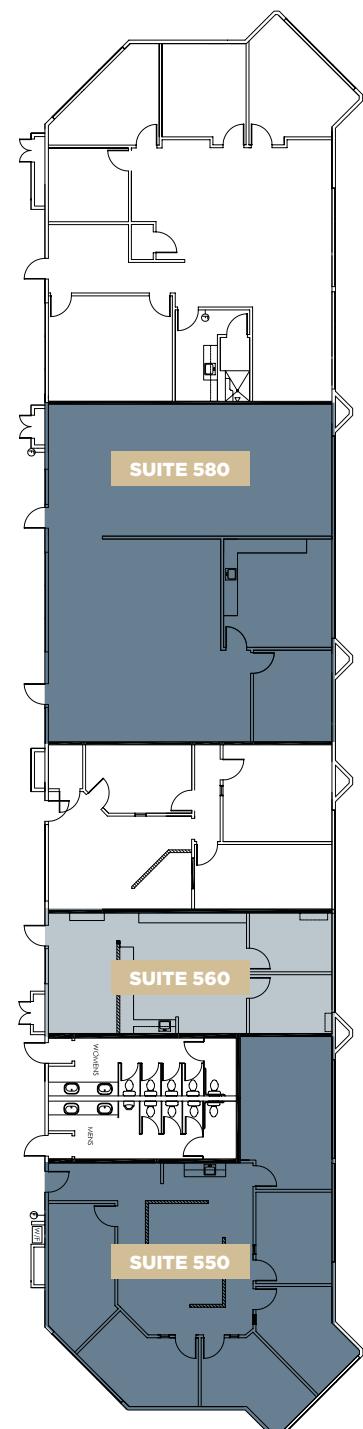
**Suite 550\***  
±1,891 RSF

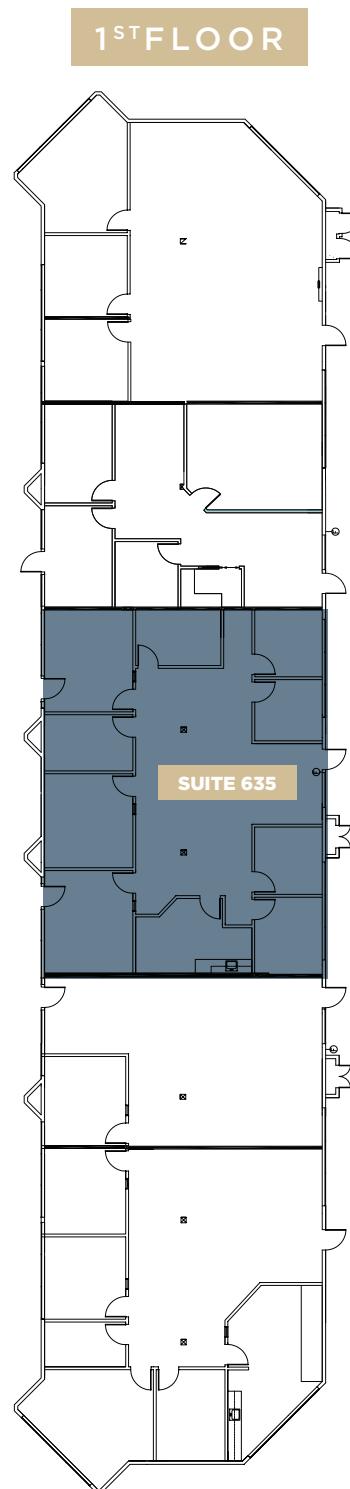
**Suite 560\***  
±826 RSF

**Suite 580\*\***  
±2,293 SF

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

*\*\*Available in 30 Days*

1<sup>ST</sup> FLOOR2<sup>ND</sup> FLOOR



FLOOR PLAN  
Building 600

1<sup>ST</sup> FLOOR

Suite 635  
±2,438 RSF





FLOOR PLAN

# Building 700

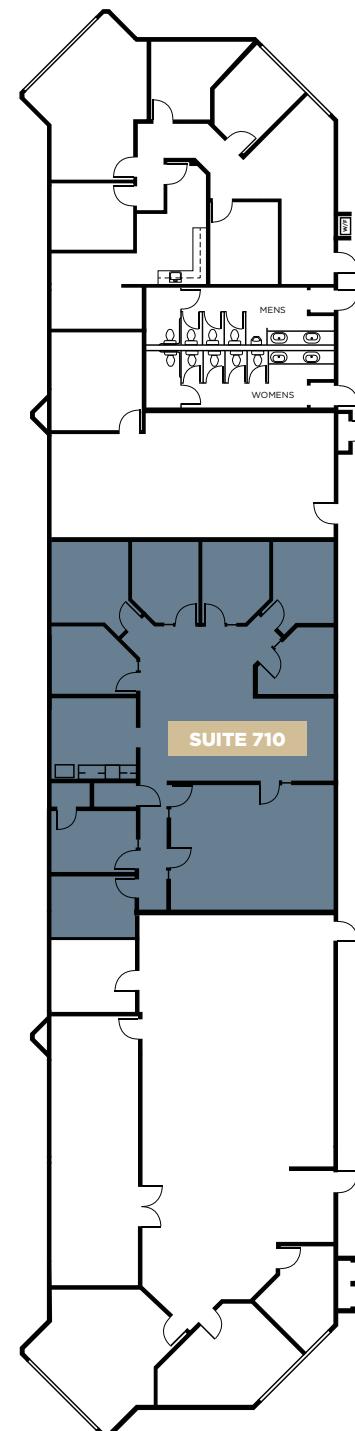
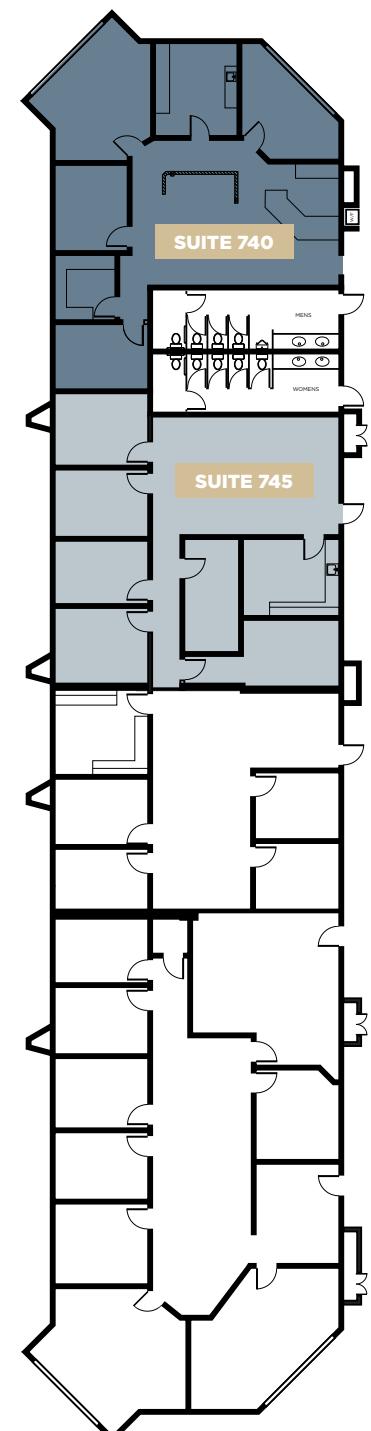
1<sup>ST</sup> FLOOR

Suite 710  
±2,588 SF

2<sup>ND</sup> FLOOR

Suite 740  
±1,821 SF

Suite 745  
±1,881 SF

1<sup>ST</sup> FLOOR2<sup>ND</sup> FLOOR



FLOOR PLAN

# Building 800

1<sup>ST</sup> FLOOR

**Suite 825**  
±1,416 RSF

**Suite 840**  
±1,660 RSF

2<sup>ND</sup> FLOOR

**Suite 890\***  
±3,327 RSF

*\*Available in 30 Days*



FIND YOUR  
**Favorite**  
SPOT

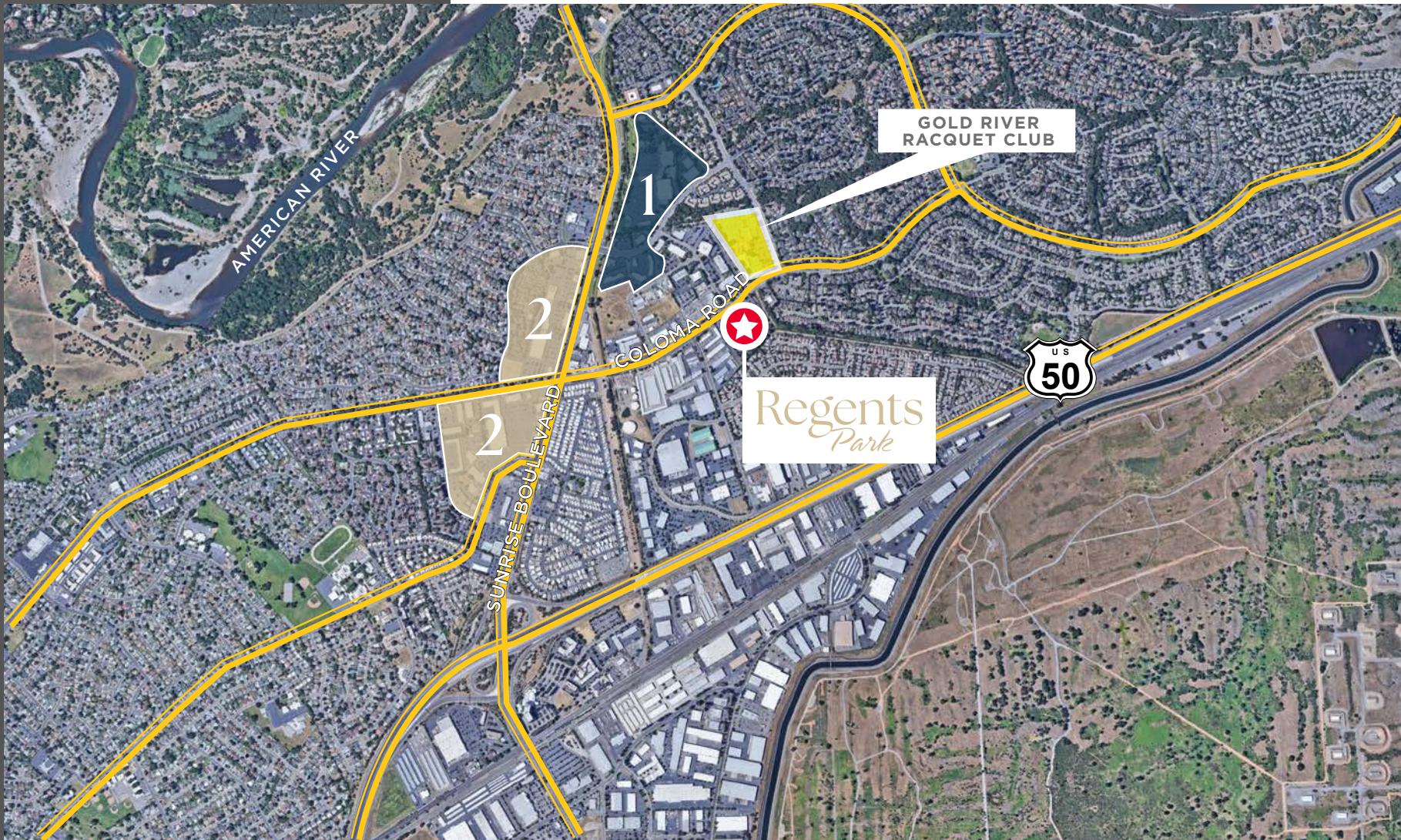
1

- 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



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