

11344 COLOMA RD, GOLD RIVER, CA

# 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

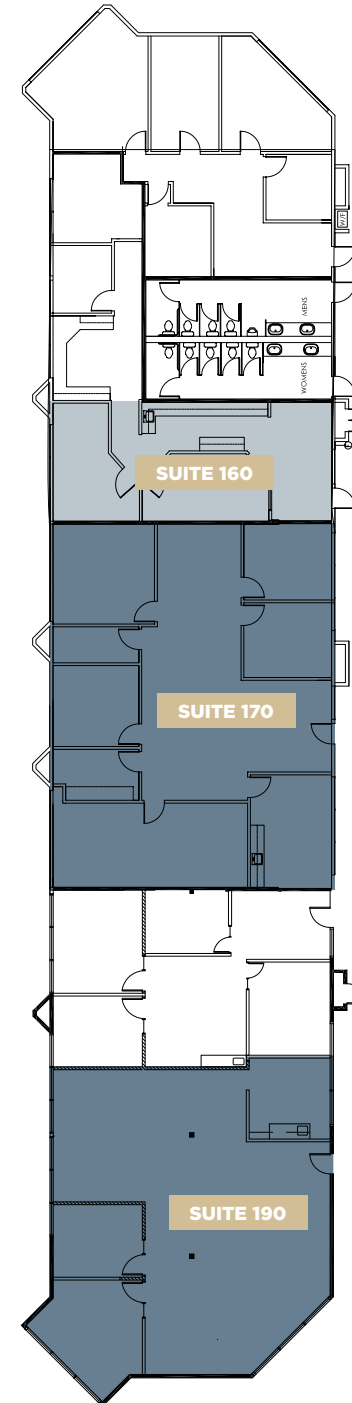
±2,119 SF

Suite 170

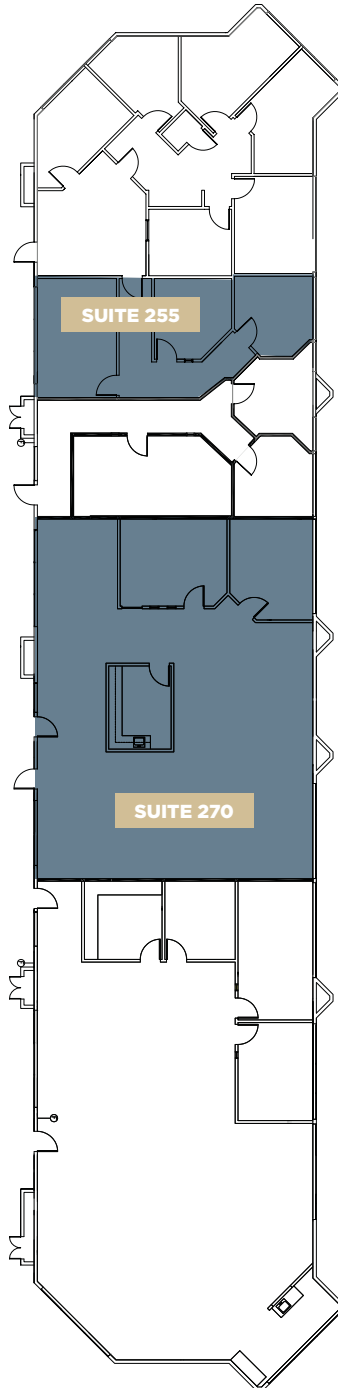
±2,511 RSF



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



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

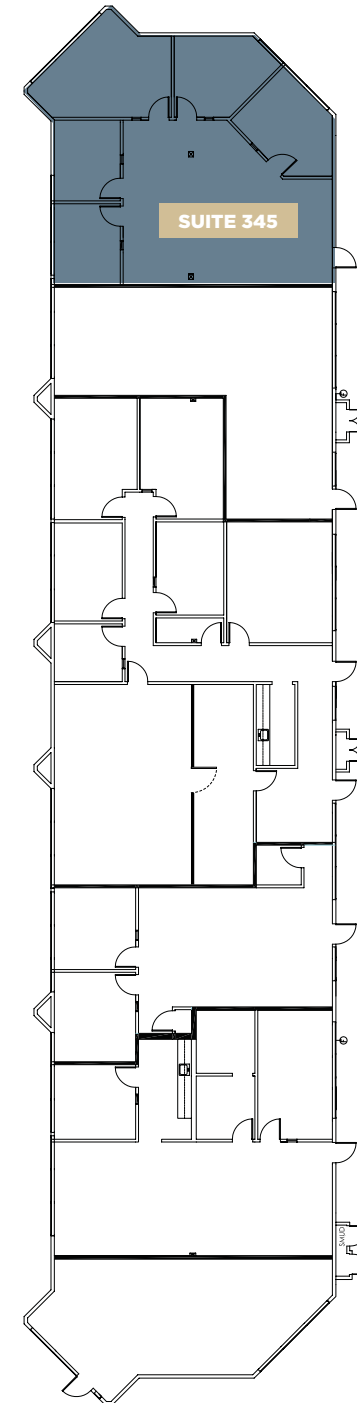
1<sup>ST</sup>FLOOR

Suite 345

±1,672 RSF

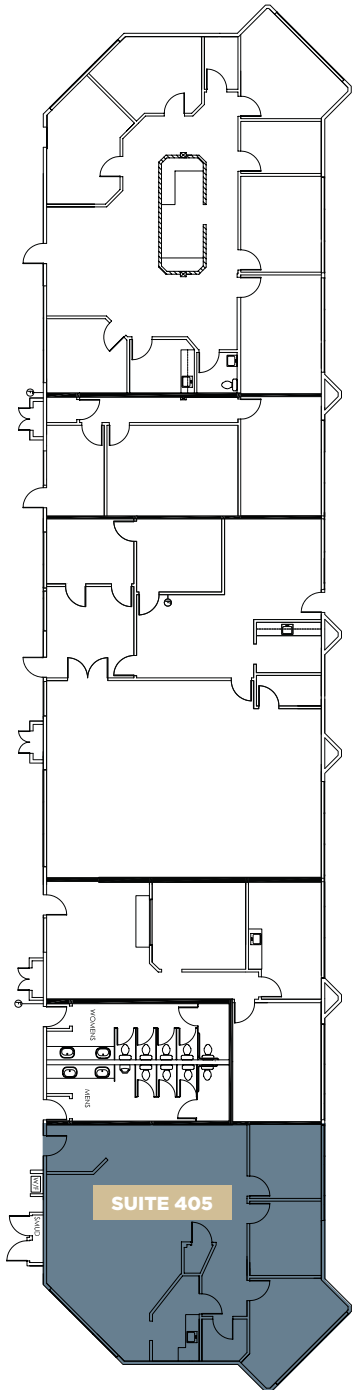


1<sup>ST</sup>FLOOR

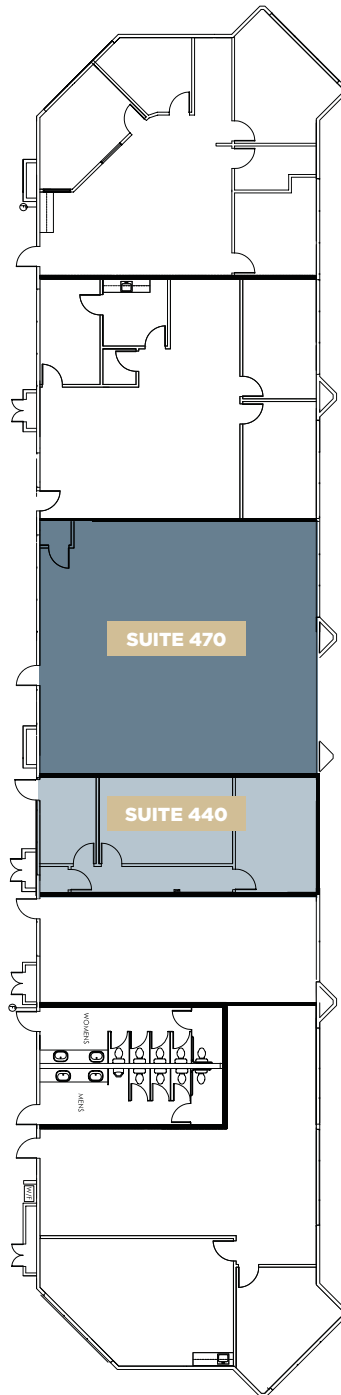




1<sup>ST</sup>FLOOR



2<sup>ND</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

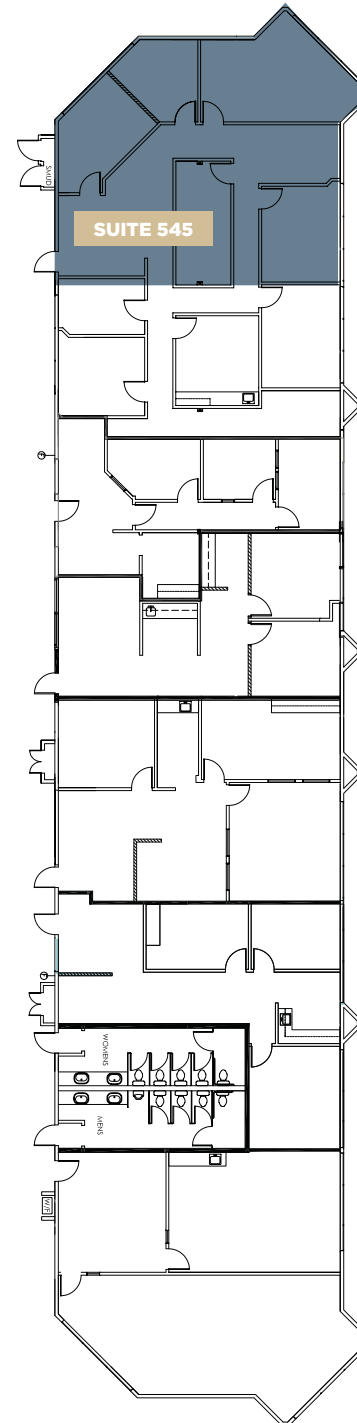
Suite 580\*\*  
±2,293 SF

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

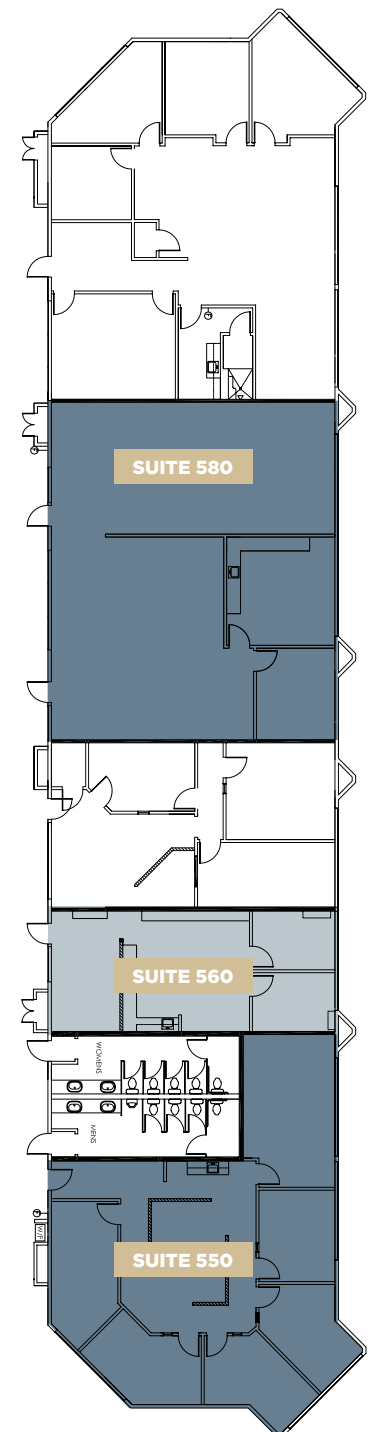
\*\*Available in 30 Days



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

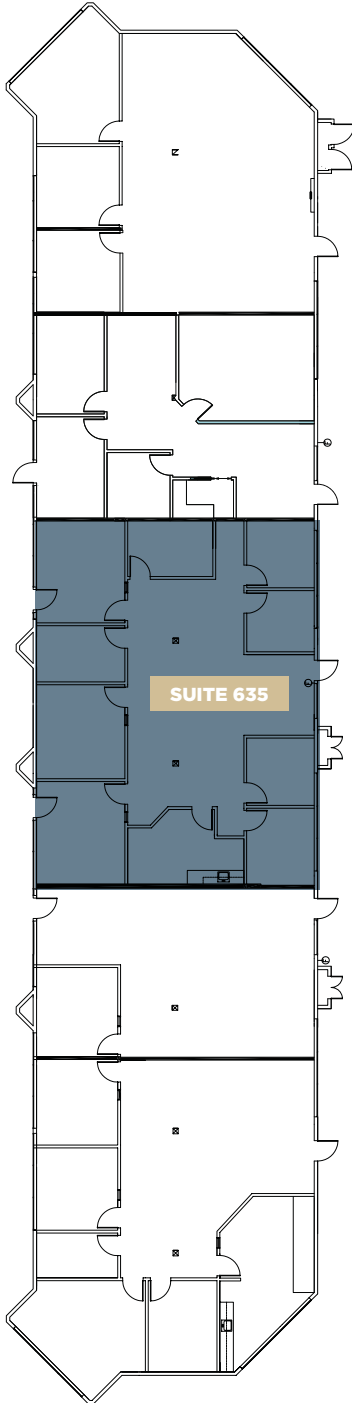


### 2<sup>ND</sup>FLOOR





1<sup>ST</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

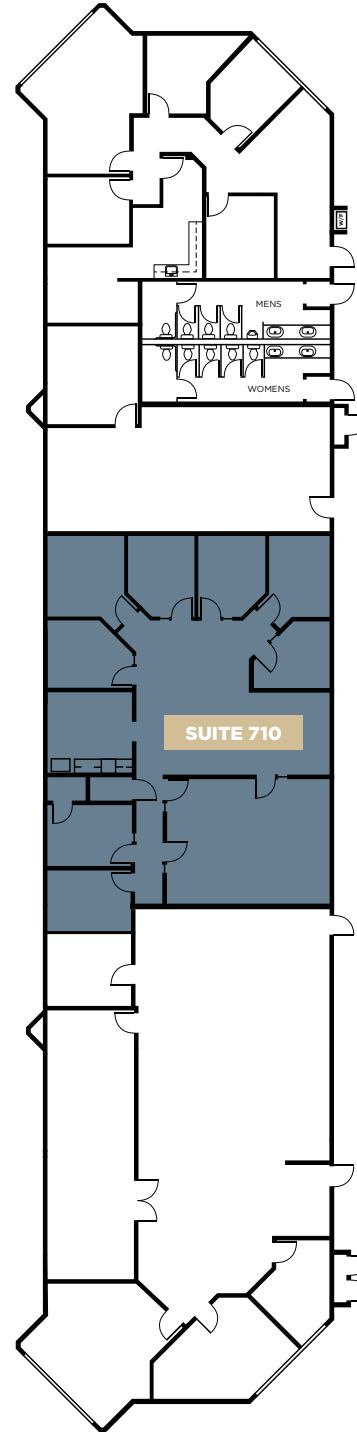
±1,821 SF

Suite 745

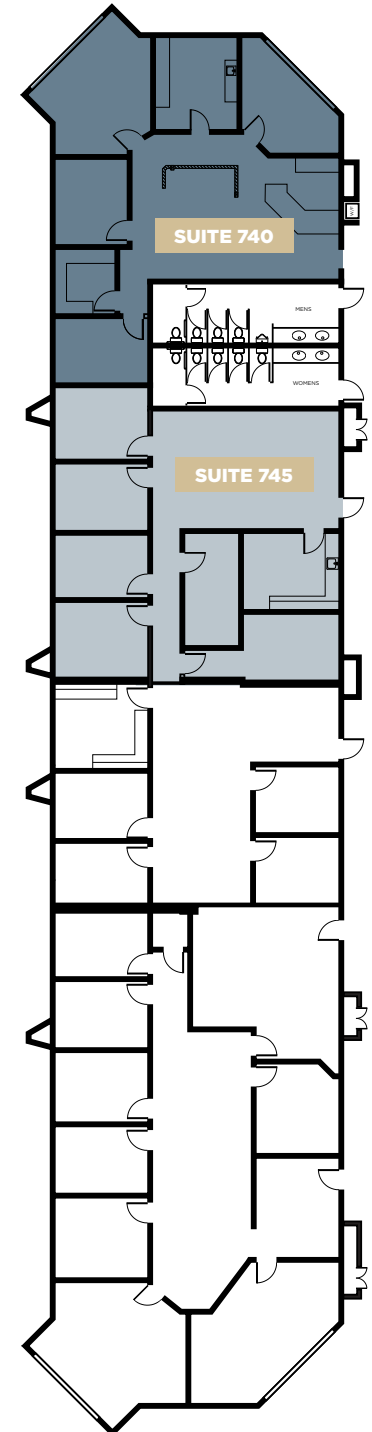
±1,881 SF



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

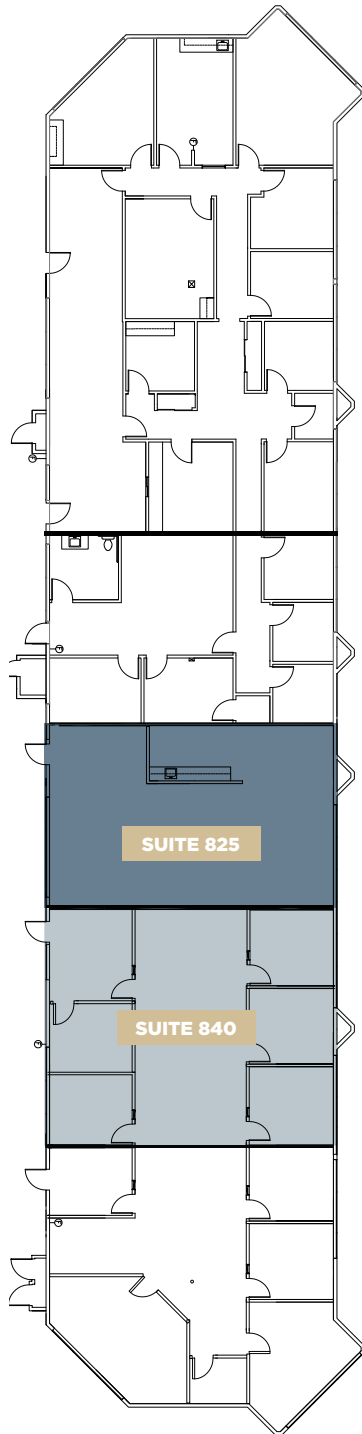


### 2<sup>ND</sup>FLOOR

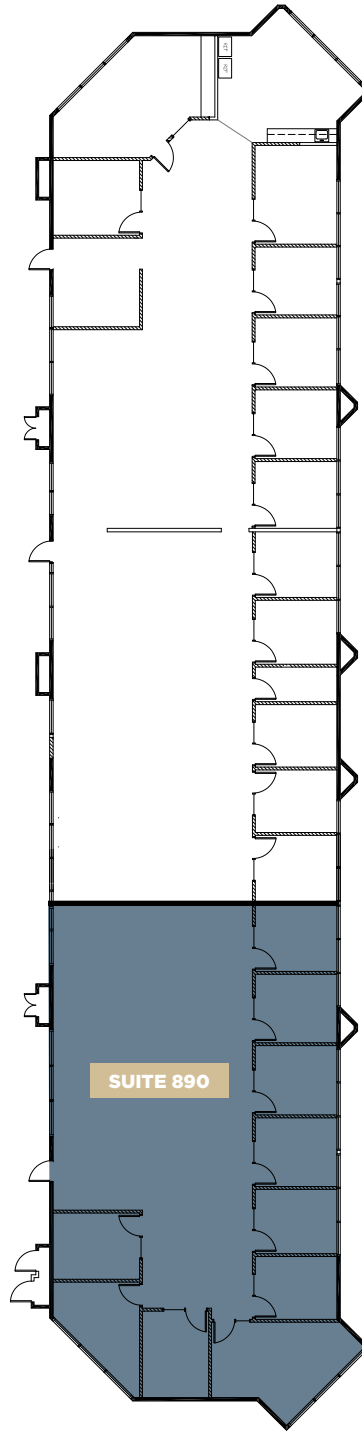




1<sup>ST</sup>FLOOR



2<sup>ND</sup>FLOOR



FLOOR PLAN

# Building 800

1<sup>ST</sup>FLOOR

Suite 825  
±1,416 RSF

2<sup>ND</sup>FLOOR

Suite 890\*  
±3,327 RSF

*\*Available in 30 Days*

Suite 840  
±1,660 RSF





FIND YOUR

# Favorite SPOT

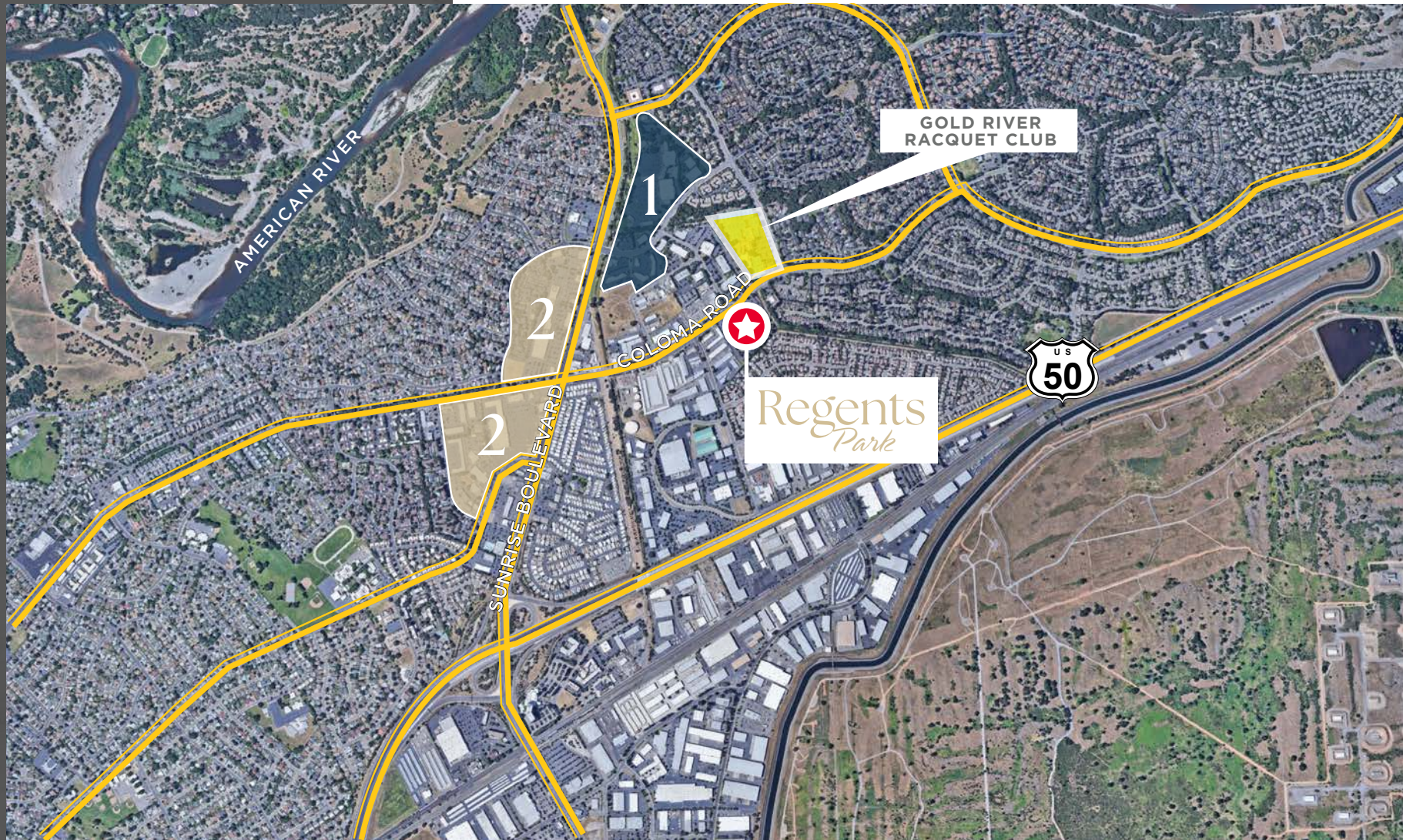
1

- 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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