

11290 Pyrites Way

Gold River,
CA



Lincoln



Class A Office/Medical Space

Welcome to 11290 Pyrites Way

11290 Pyrites Way offers $\pm 25,000$ to $\pm 54,857$ SF of high-quality space in Sacramento's Highway 50 Corridor. The property features a double-door entry off the main lobby, upgraded finishes, and excellent access to major freeways.

With 5.0/1,000 USF parking (538 stalls), strong tenant signage opportunities, and exceptional freeway visibility, this location is ideal for brand-conscious companies looking to make a statement.

Located near a wide range of retail amenities and surrounded by growing residential neighborhoods, 11290 Pyrites Way delivers convenience, connectivity, and visibility all in one.

Plug-and-Play, Fully Furnished Suites Available: 100, 120, 130 & 200



11290
Pyrites
Way

Property at a Glance

Up to $\pm 105,135$ SF of high-quality Office/Medical space available with freeway visibility, modern plug & play options, and strong signage opportunities with excellent freeway visibility.

- $\pm 4,053$ – $\pm 105,135$ SF of prime office/medical space available
- 5.00/1,000 USF parking ratio (538 stalls)
- Plug & play space with new furniture
- Owner/user opportunity
- Close proximity to retail amenities
- Double-door entries off the main lobby
- High-quality building construction



Take a Look Around

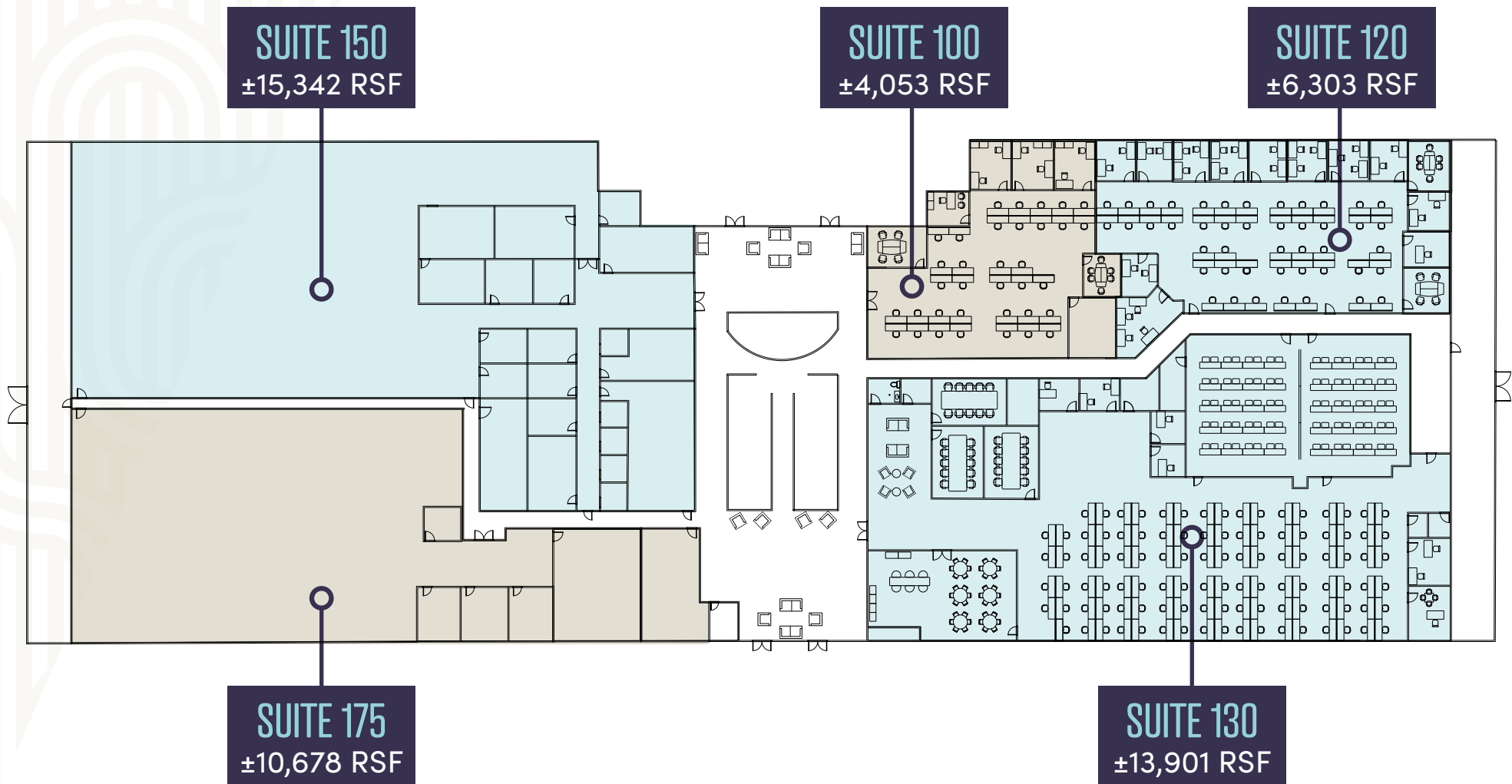
Suite 200 | Plug & play Space with New Furniture



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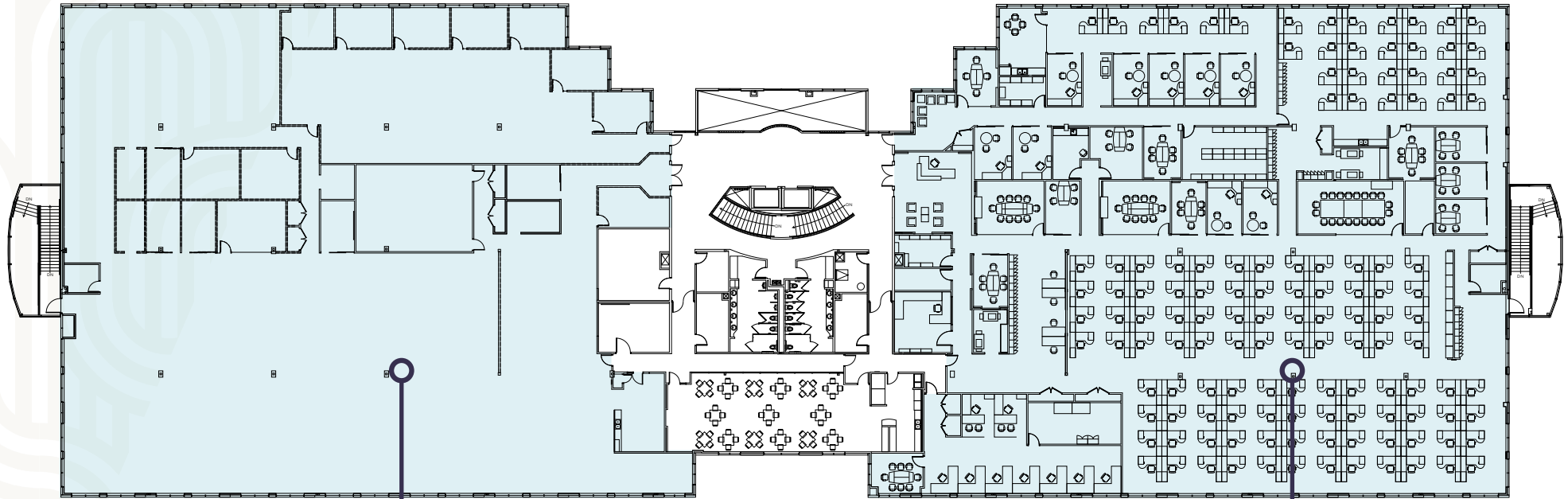
First Floor Availabilities

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Second Floor Availabilities

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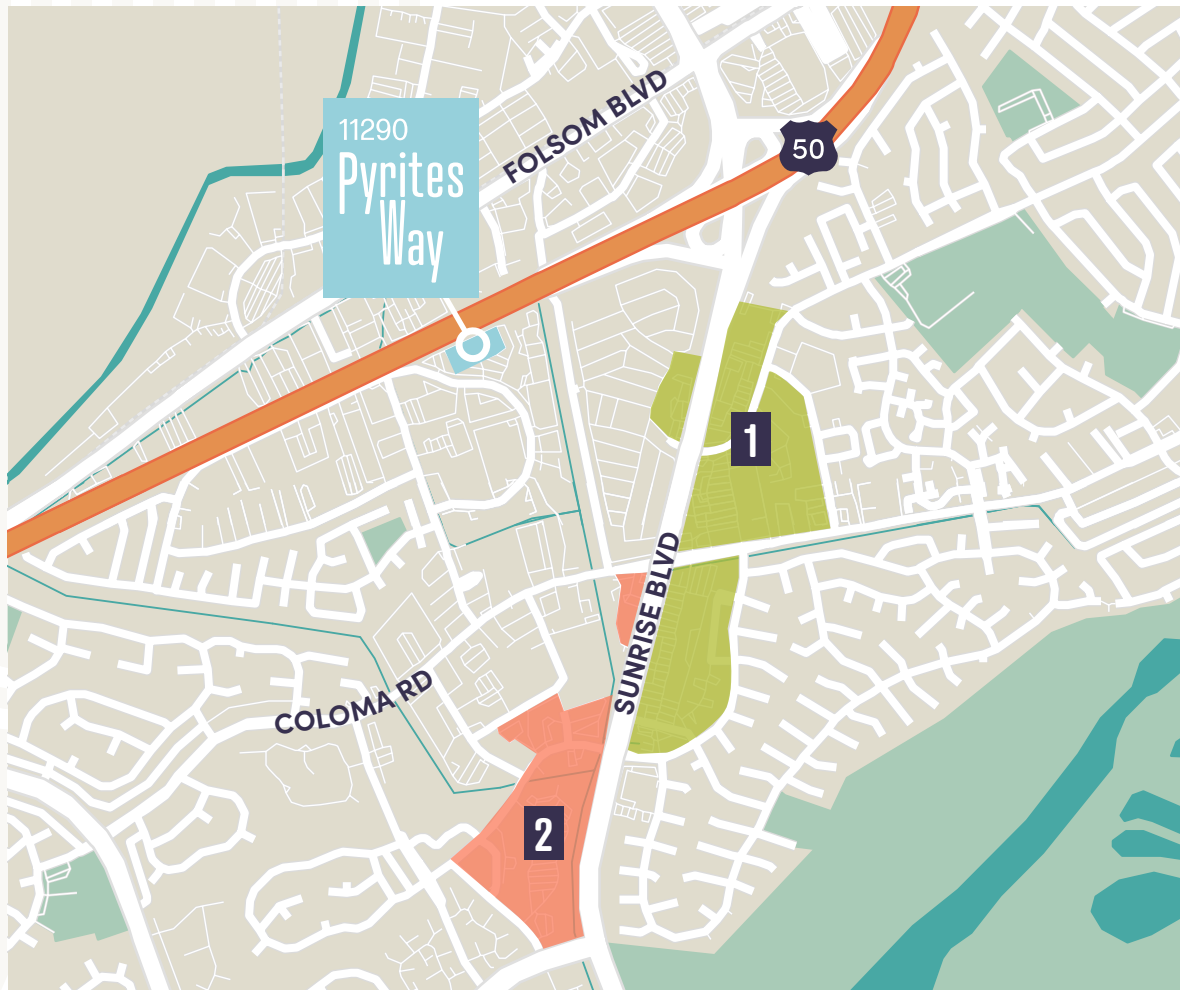


SUITE 250
±27,429 RSF

SUITE 200
±27,429 RSF
Plug-and-Play Ready
High-End Furniture
Cabling Installed

Surrounded by Convenience

11290 Pyrites Way is surrounded by everyday essentials that make work-life balance effortless. With quick access to Highway 50, top-tier fitness, and dining and retail options just minutes away, it's perfectly positioned for commuting, client visits, and midday recharges.



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In-N-Out

7-Eleven

In-Shape Fitness

Starbucks

Denny's

McDonald's

Chevron

Chick-fil-A

Chipotle

Five Guys

I Love Teriyaki

Carl's Jr

Grocery Outlet

Aiko Sushi

Delish Pizza

Baskin-Robbins

Gangnam Ave.

Adalberto's

2

Mountain Mike's

Chase Bank

The UPS Store

Mimosa House

Bel Air

Arigato Sushi

Il Forno Classico

Blaza Pizza

Jack's Urban Eats

Beach Hut Deli

Starbucks

Connected from Every Direction

The Highway 50 submarket provides a desirable economic alternative to Folsom, Roseville and El Dorado Hills. Properties located within the submarket offer high quality, large blocks of contiguous space, proximity to growing residential neighborhoods, convenient access to major freeways, competitive rents and abundant free surface parking.



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