

11290 Pyrites Way

Gold River,
CA



LT

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FAMILY
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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
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Way

Property at a Glance

Up to ±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.

- ±4,053 – ±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

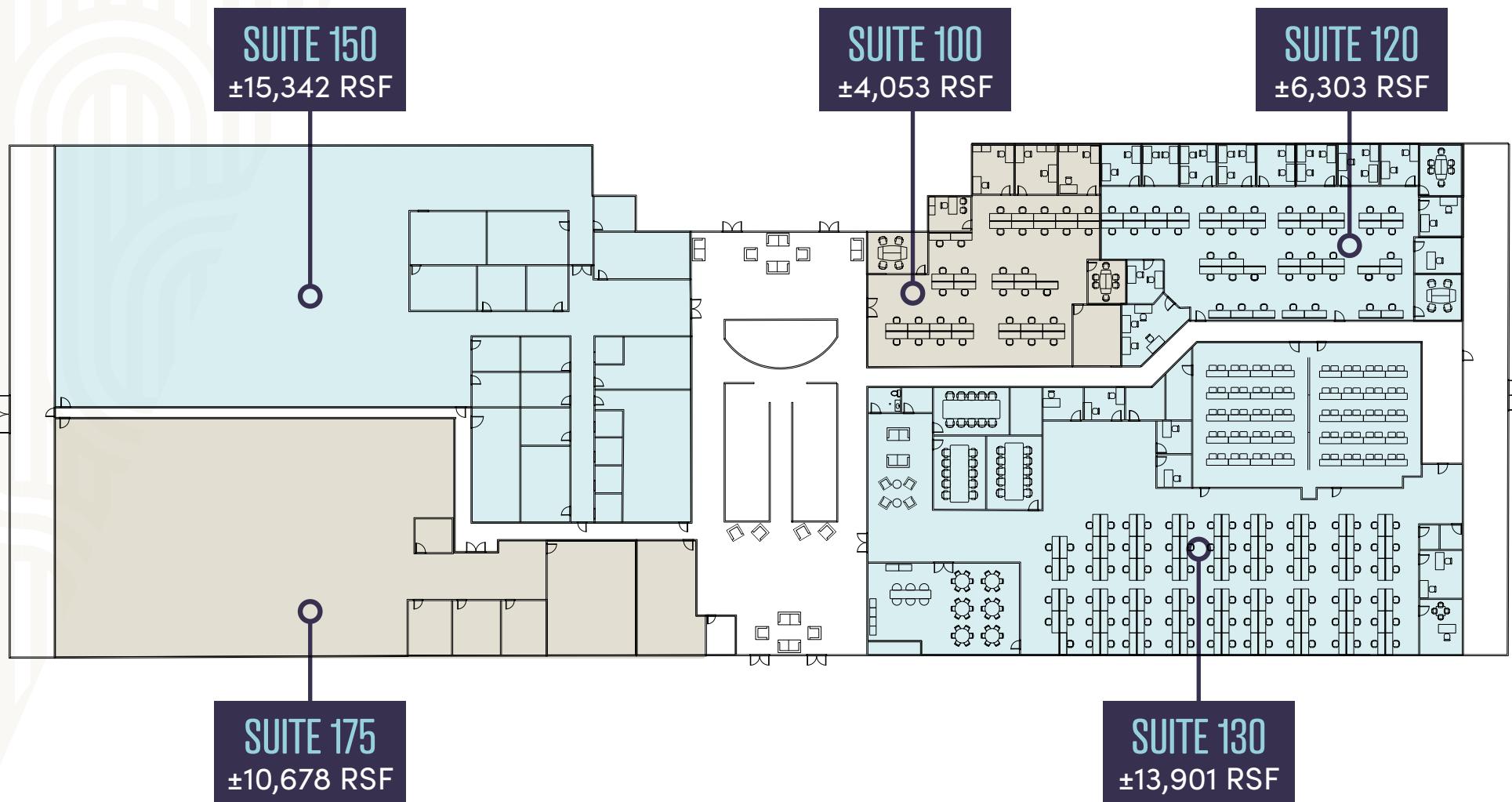
Suite 200 | Plug & play Space with New Furniture



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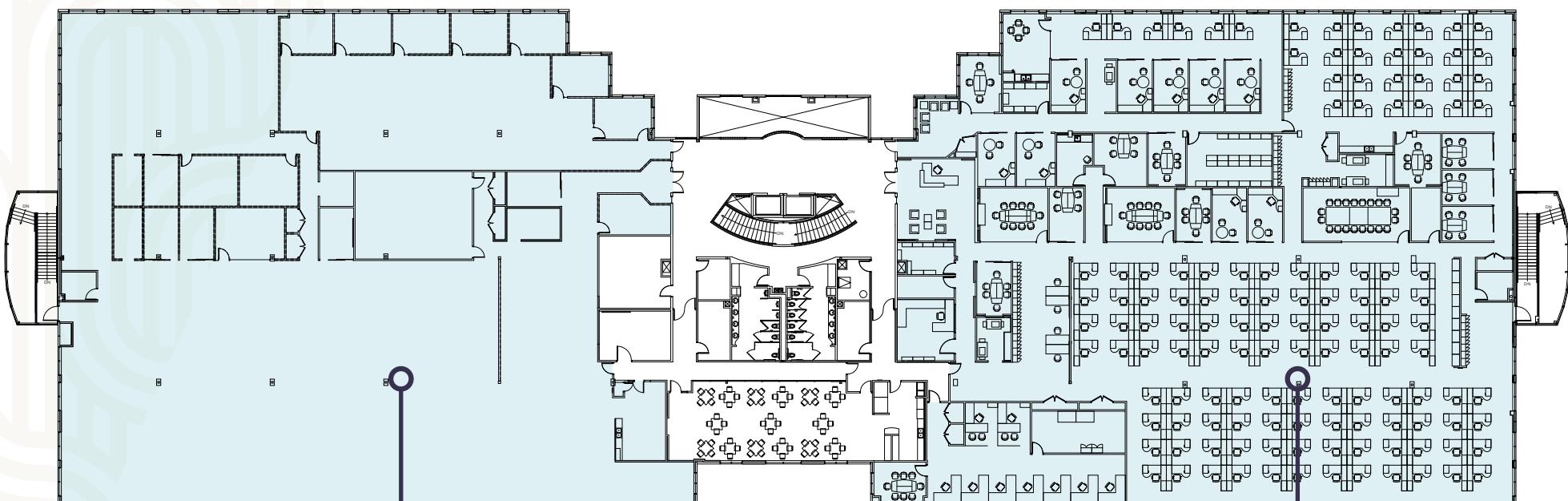
First Floor Availabilities

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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

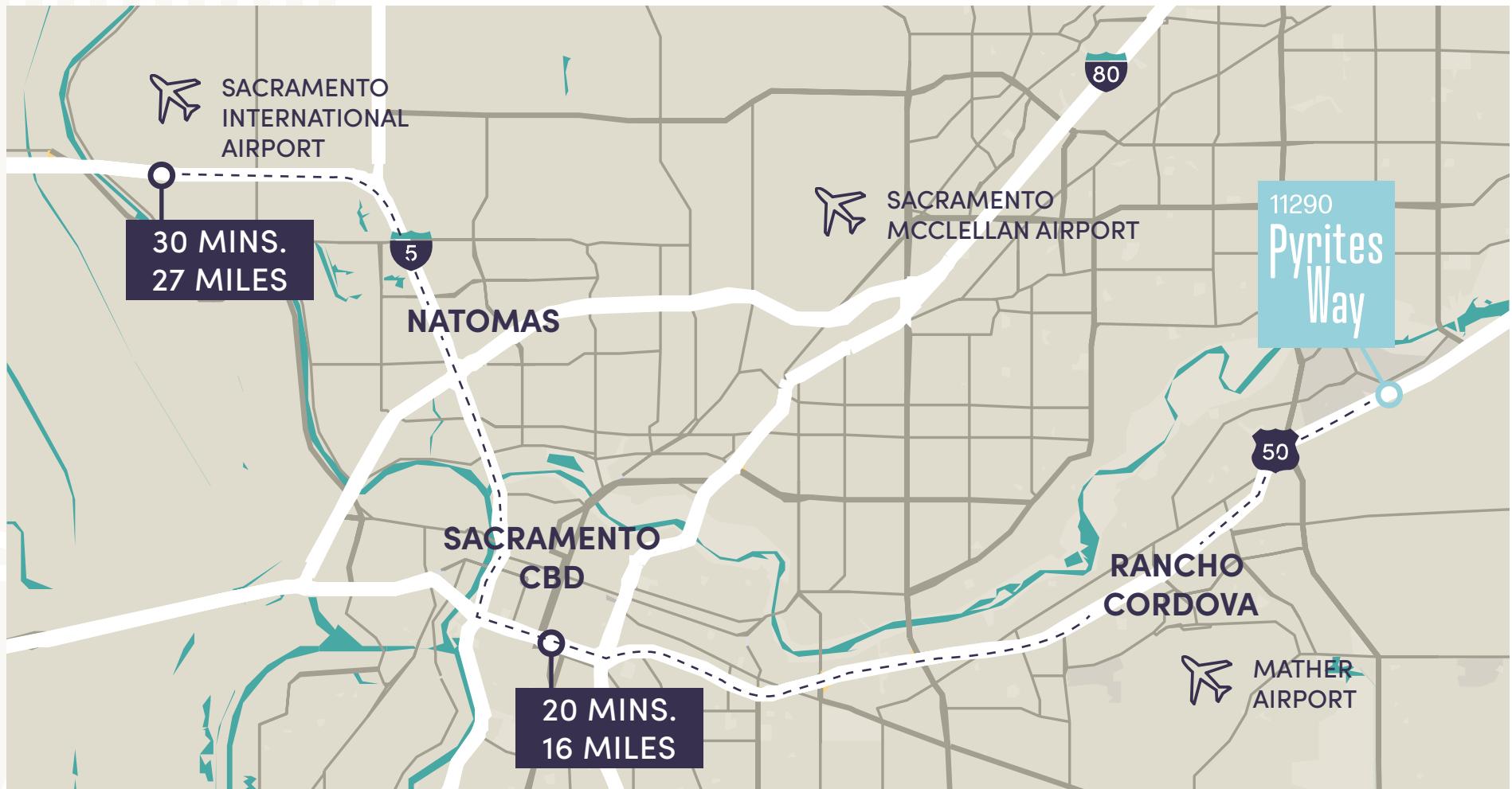


11290 Pyrites Way is surrounded by everyday essentials that make work-life balance effortless. With quick access to Highway 50, top-tier fitness, and dining and retail options just minutes away, it's perfectly positioned for commuting, client visits, and midday recharges.

1	In-N-Out	Five Guys
	7-Eleven	I Love Teriyaki
	In-Shape Fitness	Carl's Jr
	Starbucks	Grocery Outlet
	Denny's	Aiko Sushi
	McDonald's	Delish Pizza
	Chevron	Baskin-Robbins
	Chick-fil-A	Gangnam Ave.
	Chipotle	Adalberto's
2	Mountain Mike's	Il Forno Classico
	Chase Bank	Blaza Pizza
	The UPS Store	Jack's Urban Eats
	Mimosa House	Beach Hut Deli
	Bel Air	Starbucks
	Arigato Sushi	

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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