



# GOLD POINTE CORPORATE CENTER

Gold Pointe Corporate Center is one of the Sacramento region's premier Class A business parks, offering a master-planned, campus-like setting with excellent regional accessibility and professional corporate image. The park is in the heart of Gold River, an affluent, master-planned community situated just east of Sacramento along Highway 50.

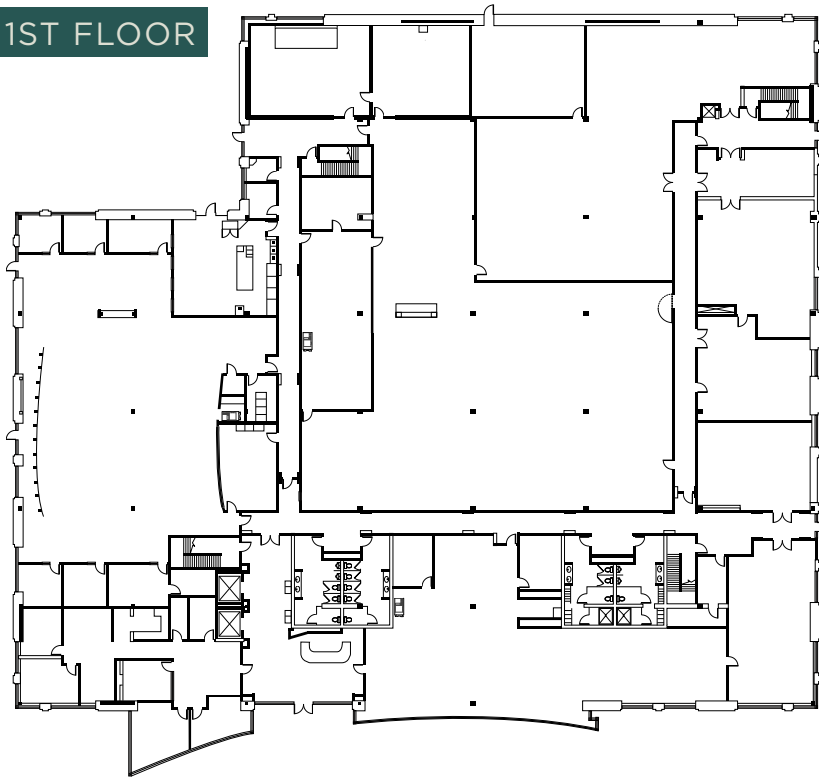
Developed between 2001 and 2003, Gold Pointe consists of five standalone Class A office buildings totaling approximately 484,000 square feet. Each building sits on its own legal parcel, offering flexibility in ownership and operations. The park is governed by an active owners' association, which maintains shared infrastructure such as landscaping, parking areas, and common amenities—ensuring a consistent, high-quality environment across the campus.

Gold Pointe features modern construction with attractive architectural design, extensive glass lines, and well-maintained building systems. On-site amenities include a fitness center, bike lockers, and shower facilities (located in Building C). The park is bordered by the Folsom South Canal and enjoys immediate proximity to major residential neighborhoods, retail centers, and light rail access.

<b>PROPERTY NAME:</b>	12033 Foundation Place
<b>LOCATION:</b>	Gold River, CA (Highway 50 Corridor)
<b>SUBMARKET:</b>	Highway 50 / Gold River
<b>BUILDING SIZE:</b>	±81,719 square feet
<b>STORIES:</b>	2
<b>YEAR BUILT:</b>	1995
<b>PARCEL SIZE:</b>	±5.08 acres
<b>ZONING:</b>	MP (Industrial-Office Park)
<b>CONSTRUCTION:</b>	Steel-frame with reinforced concrete foundation
<b>CONDITION:</b>	Good – functional layout, well-maintained
<b>OCCUPANCY:</b>	100% vacant
<b>FLOOR PLATE</b>	Size: ±40,860 SF (typical)
<b>PARKING RATIO:</b>	4 spaces per 1,000 SF (gated surface lot)
<b>ACCESS:</b>	Gated entry with secure perimeter
<b>SIGNAGE:</b>	Excellent freeway visibility and signage potential
<b>SUBDIVISION POTENTIAL:</b>	Yes – suitable for single or multi-tenant configuration
<b>OWNERSHIP STRUCTURE:</b>	Fee simple

# FLOOR PLANS

1ST FLOOR



2ND FLOOR











**FOR MORE INFORMATION, PLEASE CONTACT:**

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