

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.

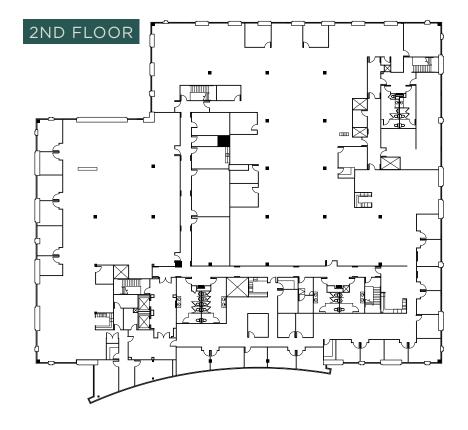
Developed between 2001 and 2003, Gold Pointe consists of five standalone Class A office buildings totaling approximately 484,000 square feet. Each building sits on its own legal parcel, offering flexibility in ownership and operations. The park is governed by an active owners' association, which maintains 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.

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

FLOOR PLANS



















FOR MORE INFORMATION, PLEASE CONTACT:

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