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

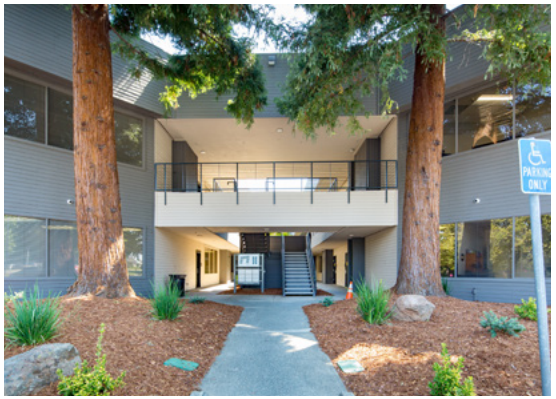
CUSHMAN & WAKEFIELD

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

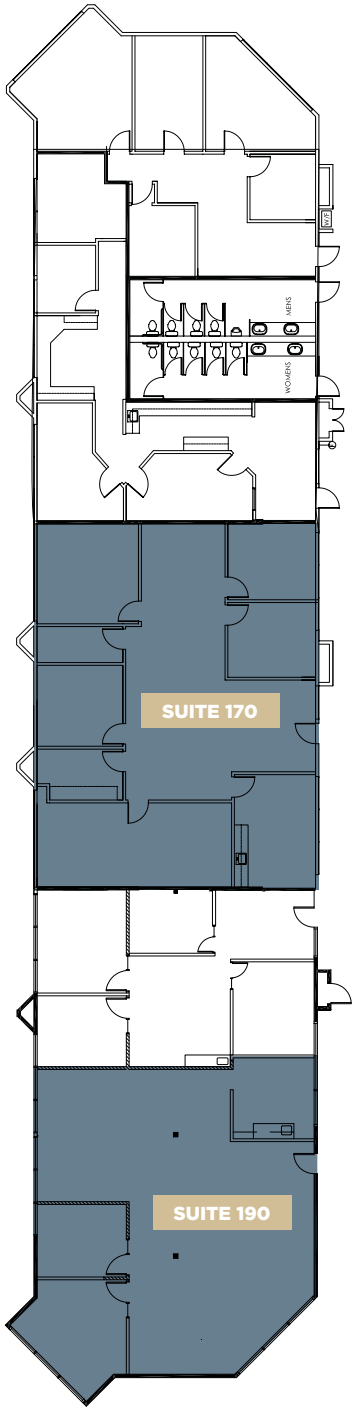
2ND FLOOR

Suite 170
±2,511 RSF

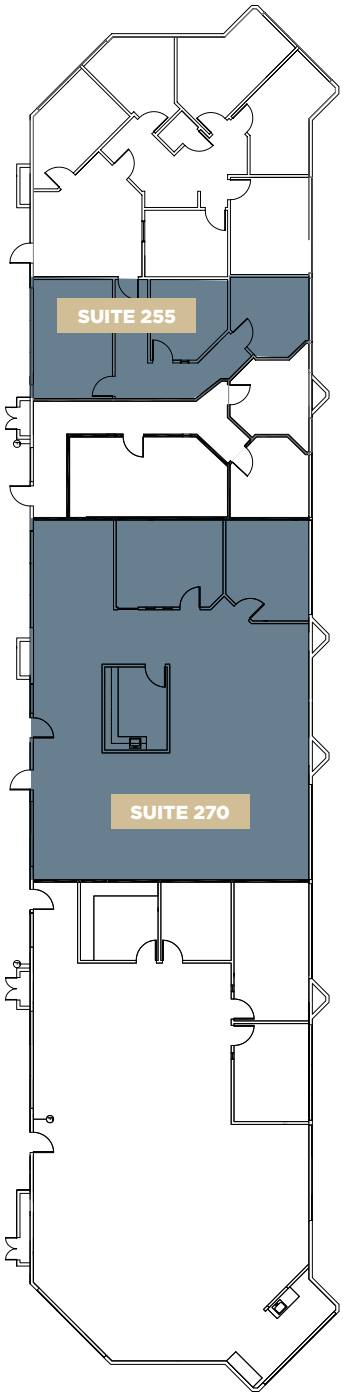
Suite 190
±2,119 SF



2ND FLOOR



2ND FLOOR



FLOOR PLAN

Building 200

2ND FLOOR

Suite 255
±764 RSF

Suite 270
±2,509 RSF



FLOOR PLAN

Building 300

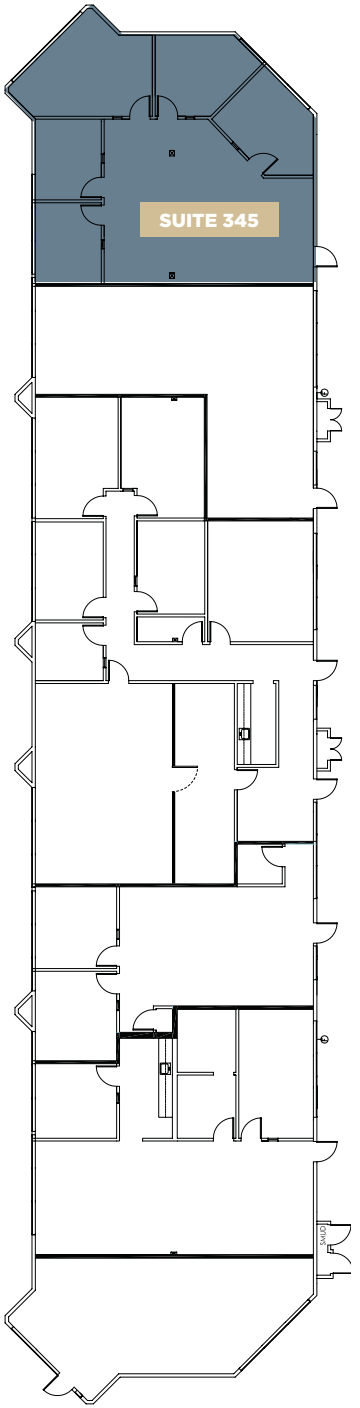
1ST FLOOR

Suite 345

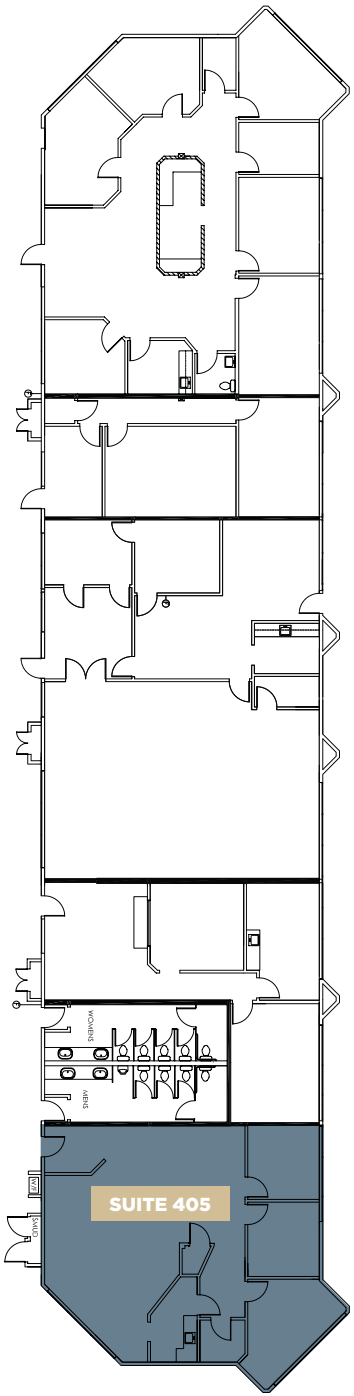
±1,672 RSF



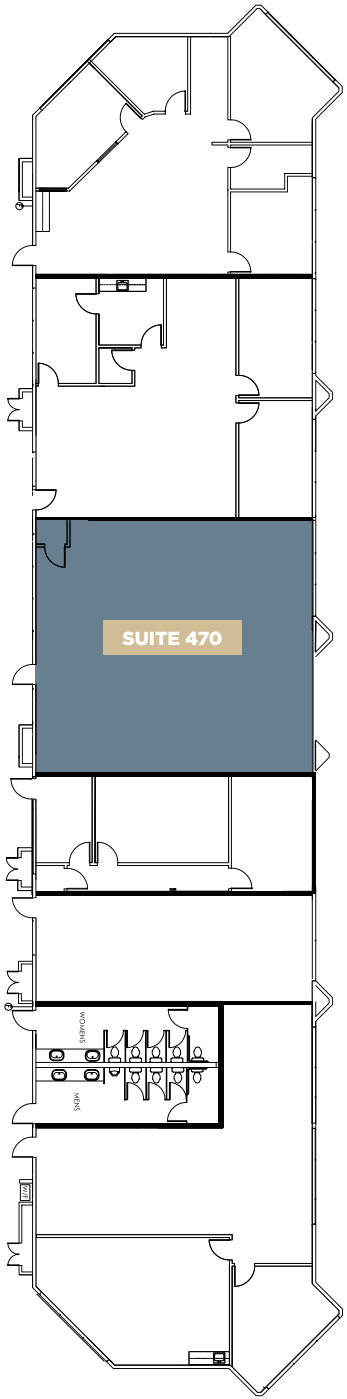
1ST FLOOR



1ST FLOOR



2ND FLOOR



FLOOR PLAN

Building 400

1ST FLOOR

Suite 405*

±1,596 RSF

2ND FLOOR

Suite 470

±1,639 RSF



FLOOR PLAN

Building 500

1ST FLOOR

Suite 545
±1,601 RSF

2ND FLOOR

Suite 560*
±826 RSF

Suite 570*
±1,129 RSF

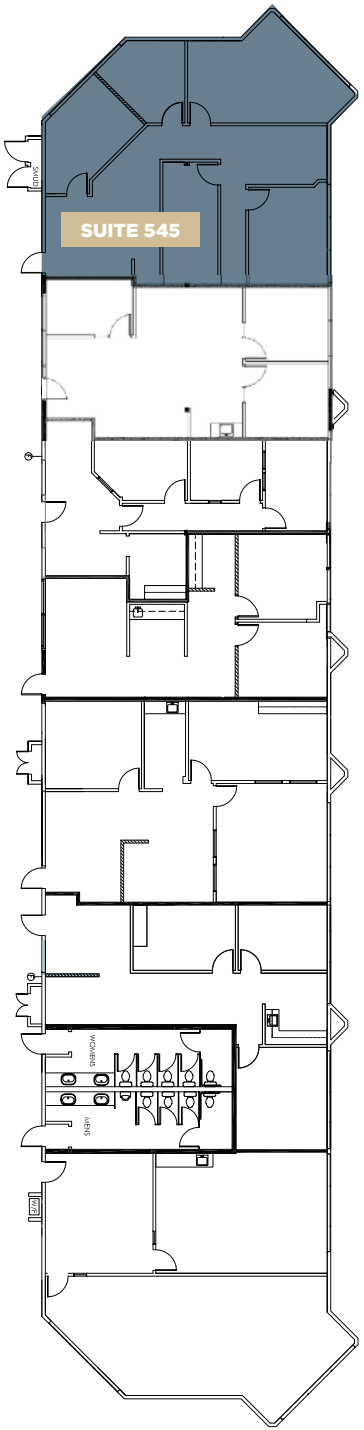
Suite 580*■
±2,293 SF



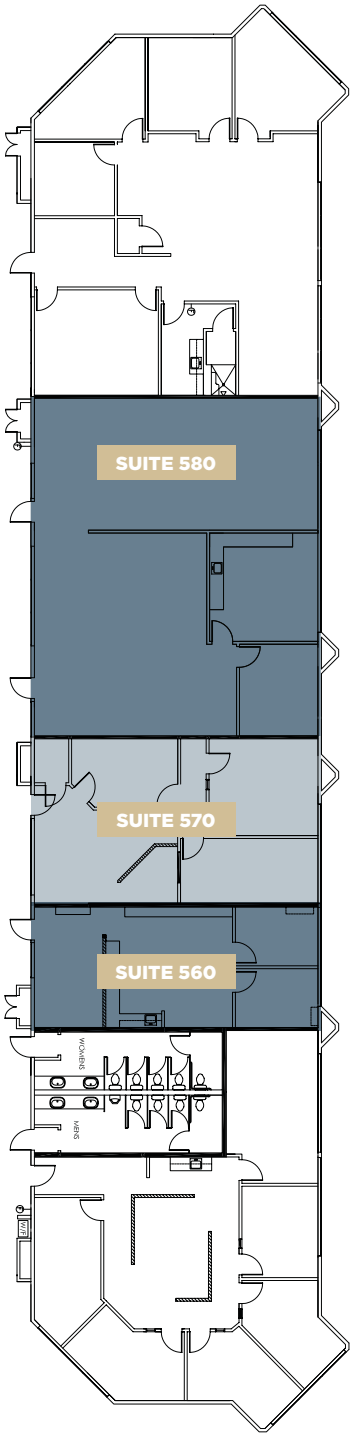
** Suite 560, 570 & 580 are contiguous to accommodate ±4,248 RSF*

■ *Available in 30 Days*

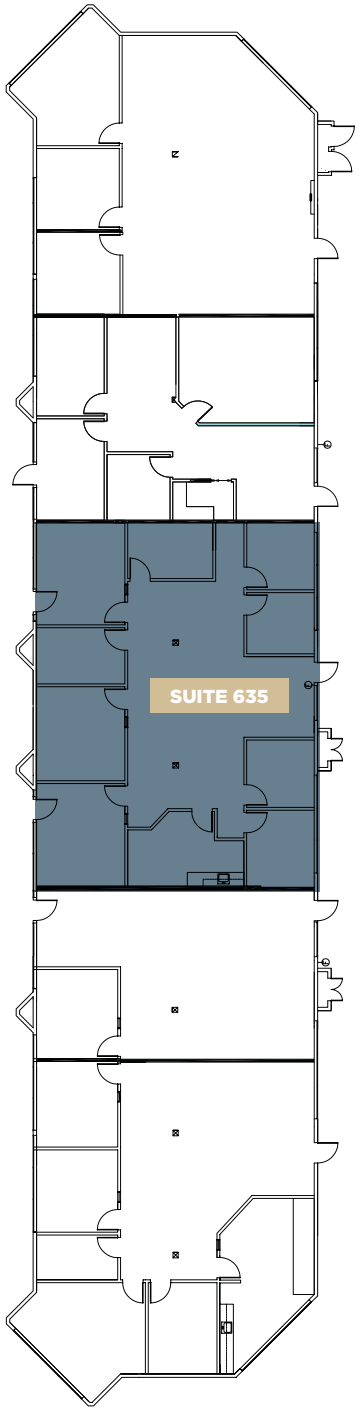
1ST FLOOR



2ND FLOOR



1ST FLOOR



FLOOR PLAN

Building 600

1ST FLOOR

Suite 635

±2,438 RSF



FLOOR PLAN

Building 700

2ND FLOOR

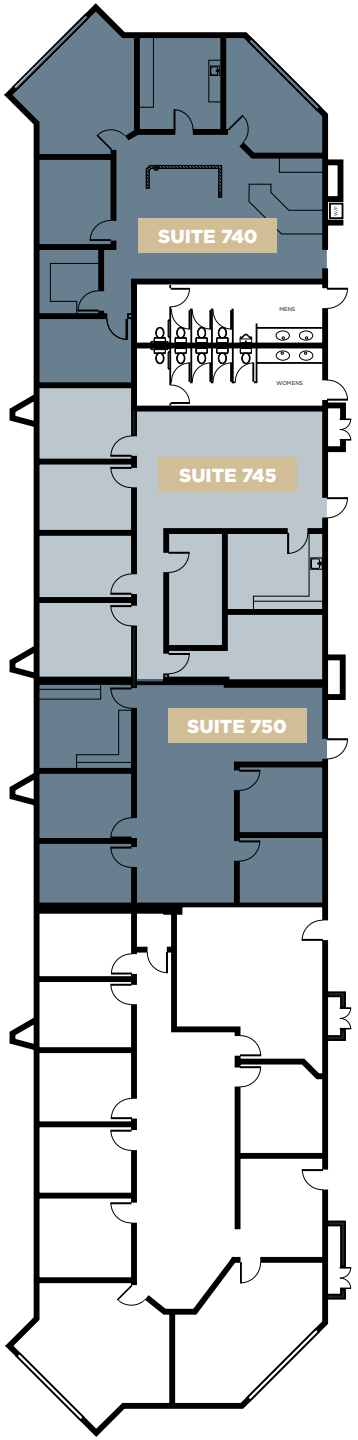
Suite 740
±1,821 SF

Suite 750
±1,520 RSF

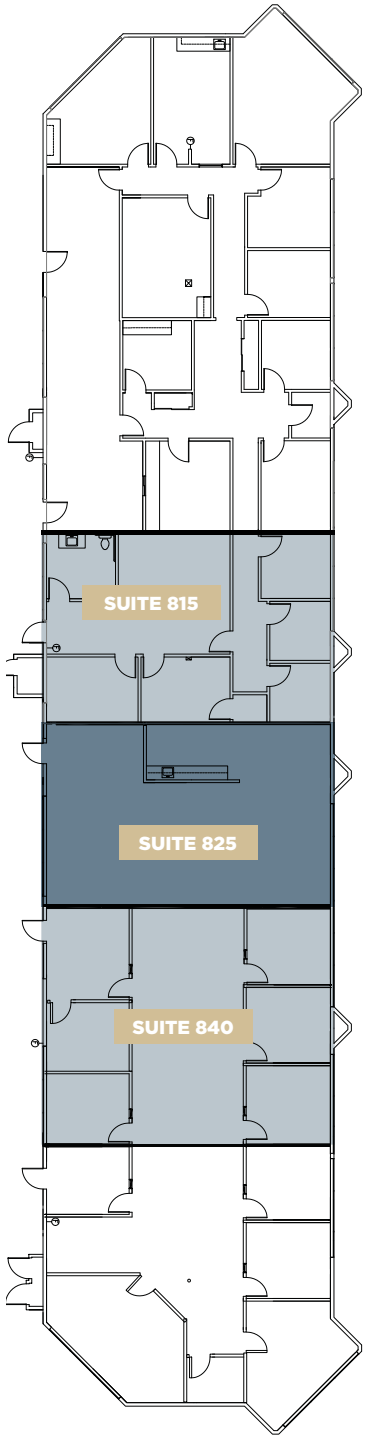
Suite 745
±1,881 SF



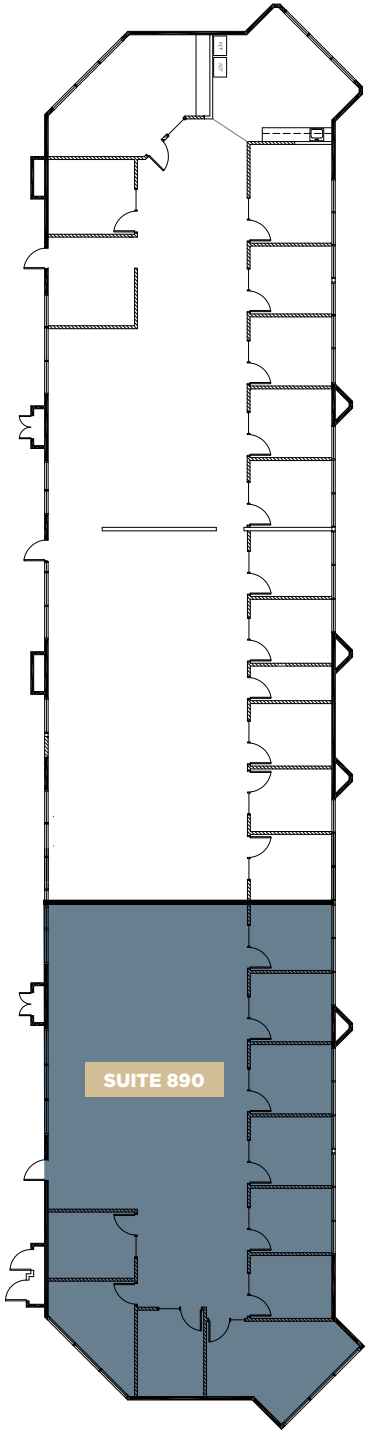
2ND FLOOR



1ST FLOOR



2ND FLOOR



FLOOR PLAN

Building 800

1ST FLOOR

Suite 815*
±1,400 RSF

Suite 825
±1,416 RSF

Suite 840
±1,660 RSF

2ND FLOOR

Suite 890*
±3,327 RSF

*Available in 30 Days



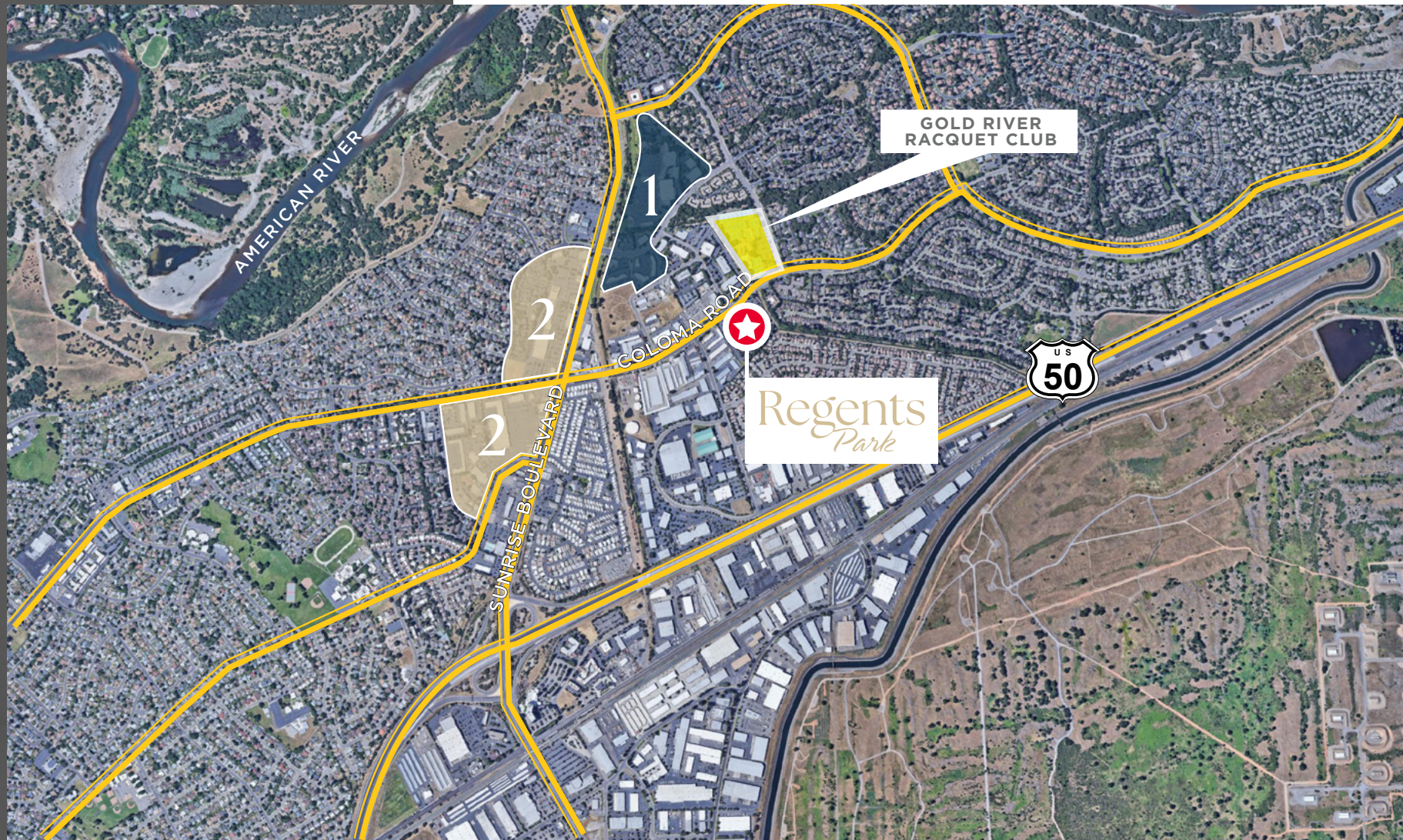
FIND YOUR Favorite SPOT

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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CUSHMAN & WAKEFIELD

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