

# FOR SALE



## Gold River Office Park For Sale | \$3,500,000 (\$74/SF)

**2339 GOLD MEADOW WAY, GOLD RIVER, CA**

### Features

- Potential owner/ user or value add opportunity
- NEWLY RENOVATED LOBBY
- COMPLETELY REMODELED RESTROOMS
- NEW PAINT IN ALL COMMON AREAS
- Two-story, ±47,060 SF office building in high-end, master-planned office park
- Adjacent to upscale shopping, banks and other retail support services
- Easy access to Highway 50 at either Sunrise Boulevard or Hazel Avenue
- Currently 50% leased
- Tons of parking
- **Call regarding financial information**



*For information, please contact:*

### **Rich Ellsworth**

*Senior Managing Director*

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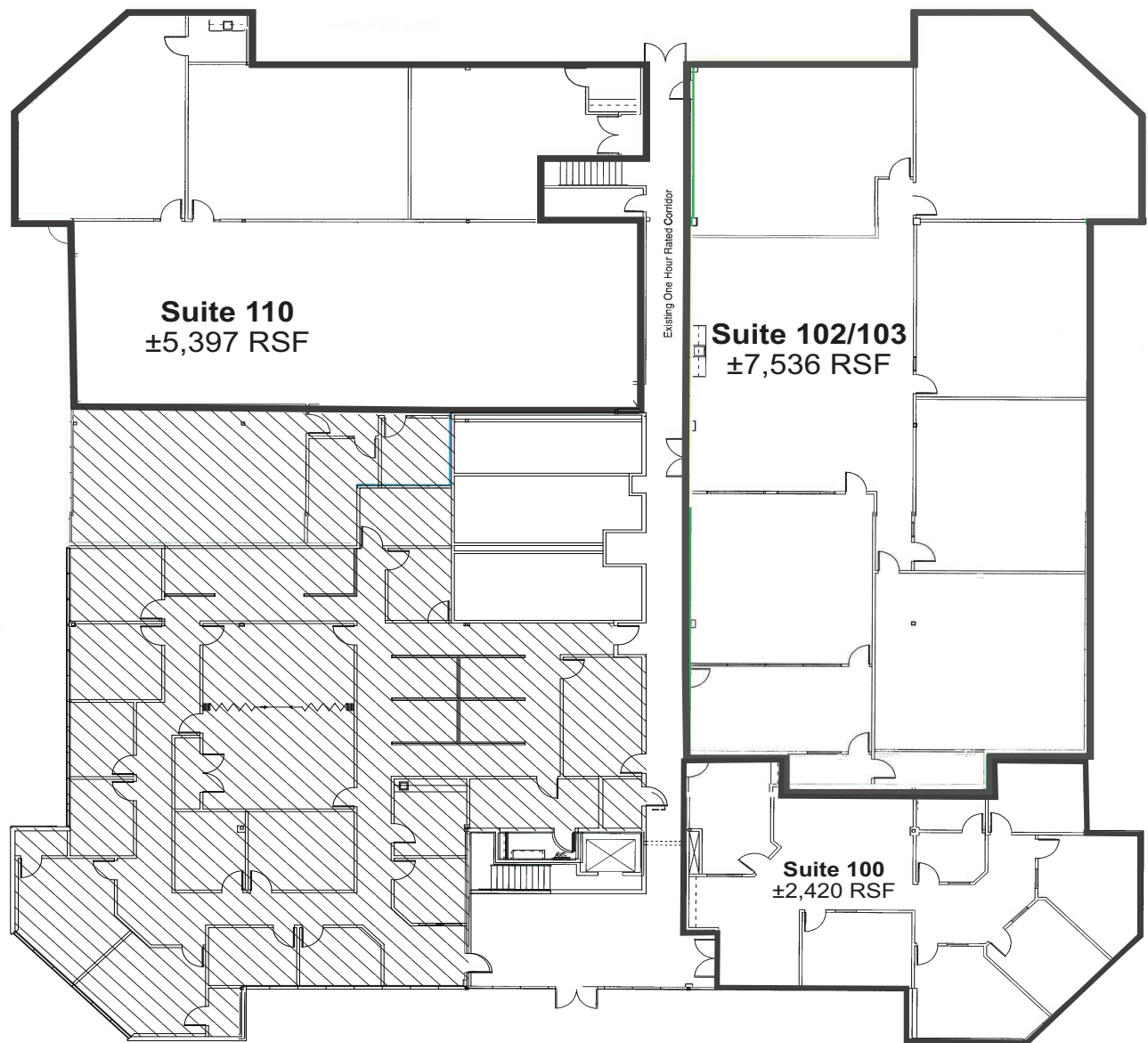
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[nmrk.com](http://nmrk.com)

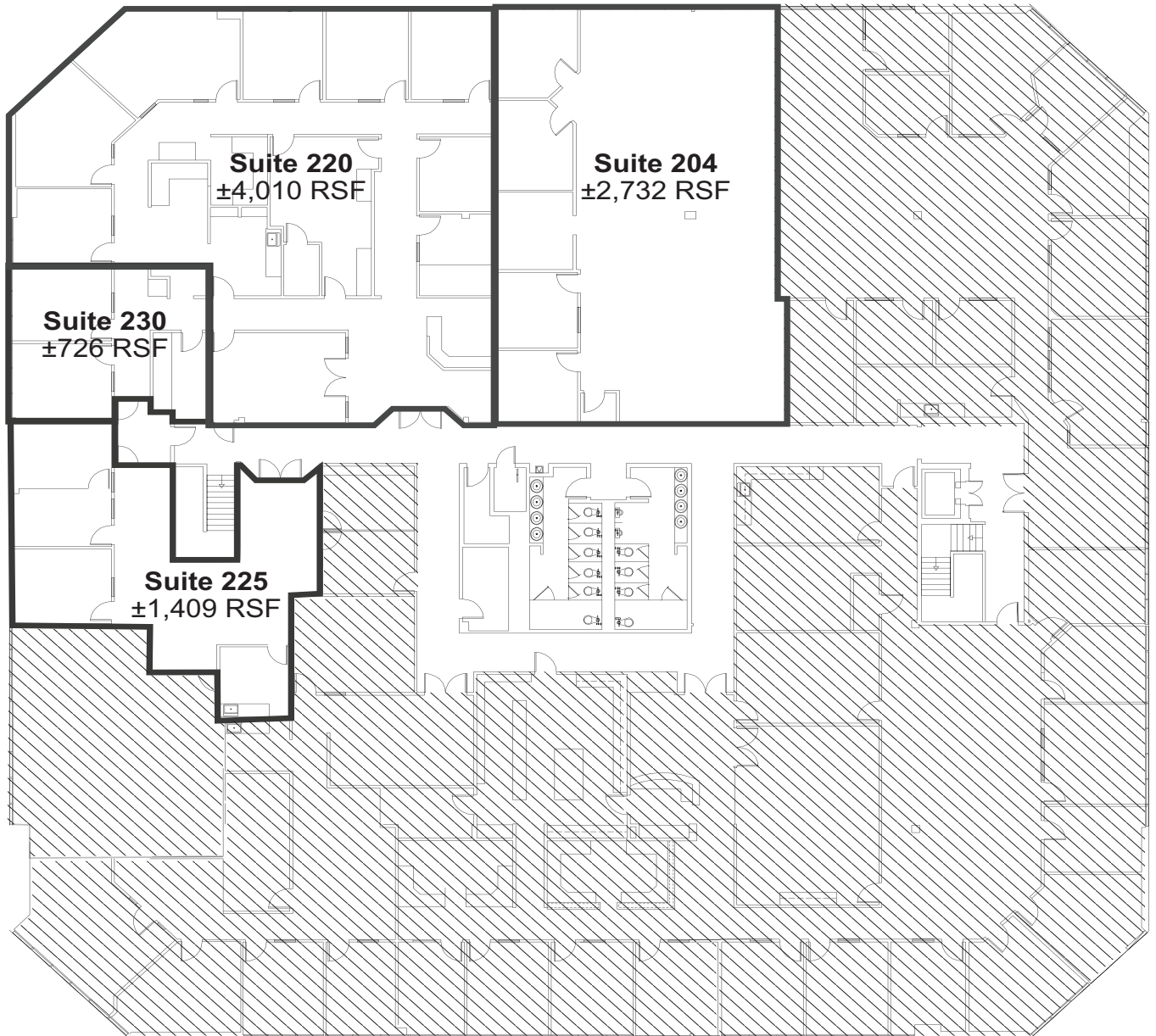
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## Floor Plan | First Floor



## Floor Plan | Second Floor

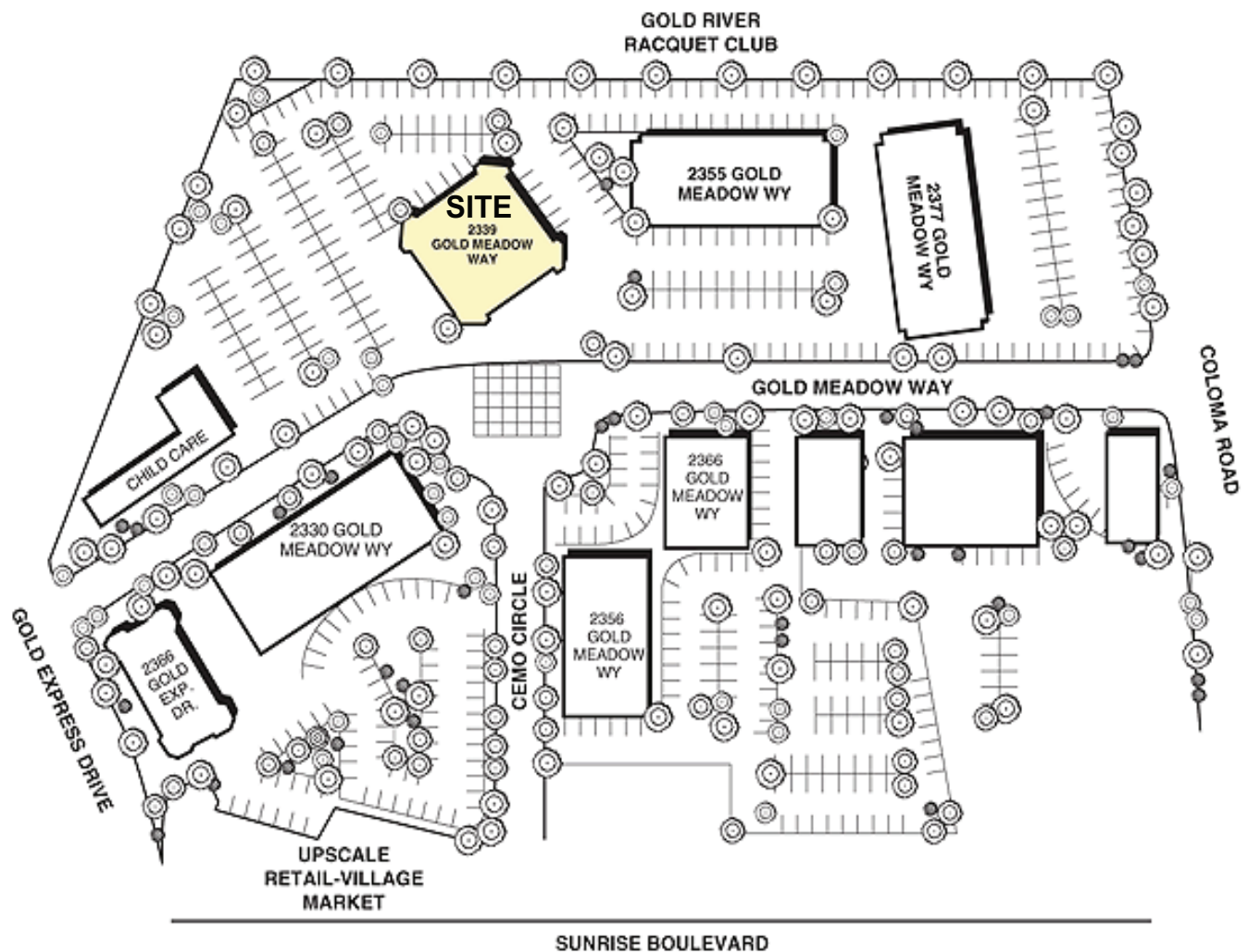




## Property Photos



## Site Plan

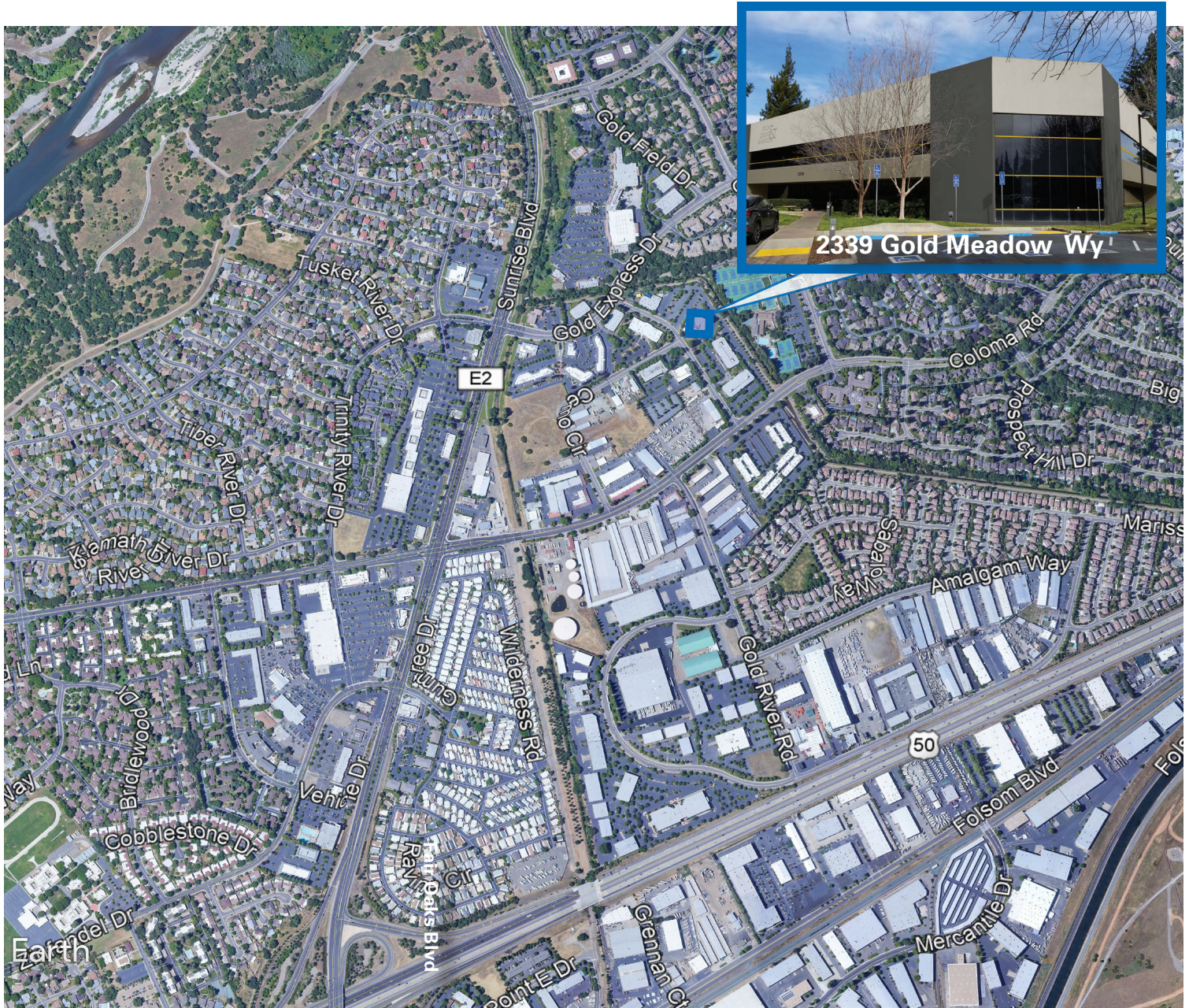


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## Aerial Map



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