

11344 COLOMA RD, GOLD RIVER, CA

# Regents *Park*



*For Lease*

±140,500 SF Office Park



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

2<sup>ND</sup>FLOOR

Suite 170

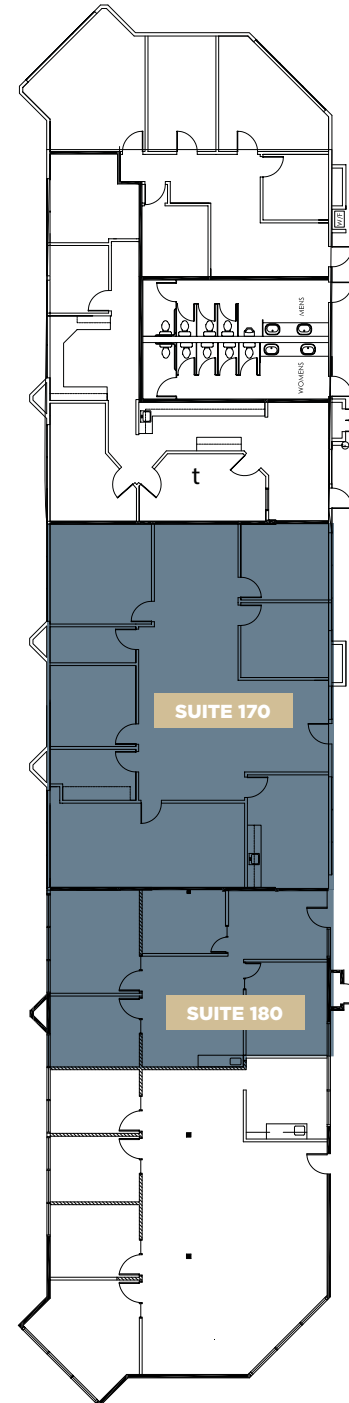
±2,511 RSF

Suite 180

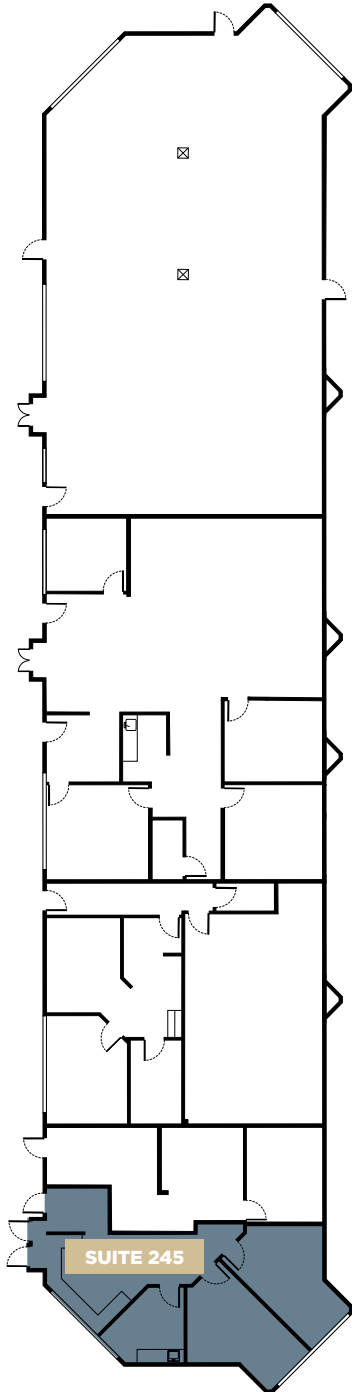
±1,207 RSF



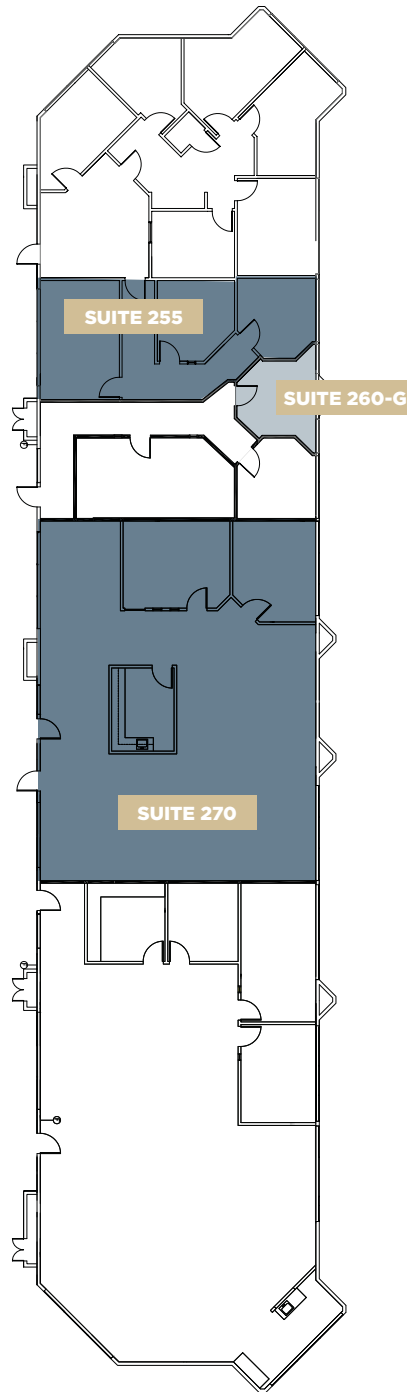
2<sup>ND</sup>FLOOR



1<sup>ST</sup>FLOOR



2<sup>ND</sup>FLOOR



FLOOR PLAN

# Building 200

1<sup>ST</sup>FLOOR

Suite 245  
±963 RSF

2<sup>ND</sup>FLOOR

Suite 255  
±764 RSF

Suite 260-G  
±120 RSF

Suite 270  
±2,509 RSF



FLOOR PLAN

# Building 300

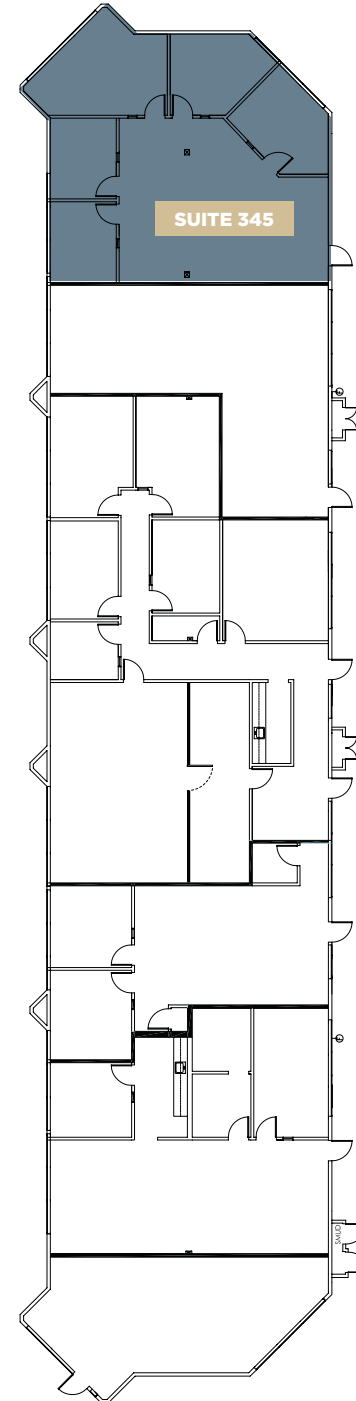
1<sup>ST</sup>FLOOR

## Suite 345

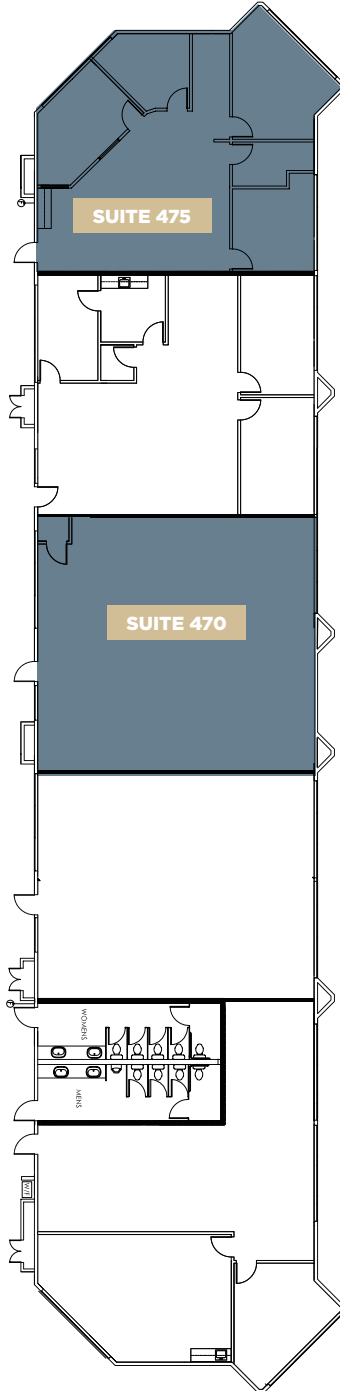
±1,672 RSF



1<sup>ST</sup>FLOOR



2<sup>ND</sup>FLOOR



FLOOR PLAN

# Building 400

2<sup>ND</sup>FLOOR

Suite 470

±1,640 RSF

Suite 475

±1,619 RSF





FLOOR PLAN

# Building 500

1<sup>ST</sup>FLOOR

## Suite 545

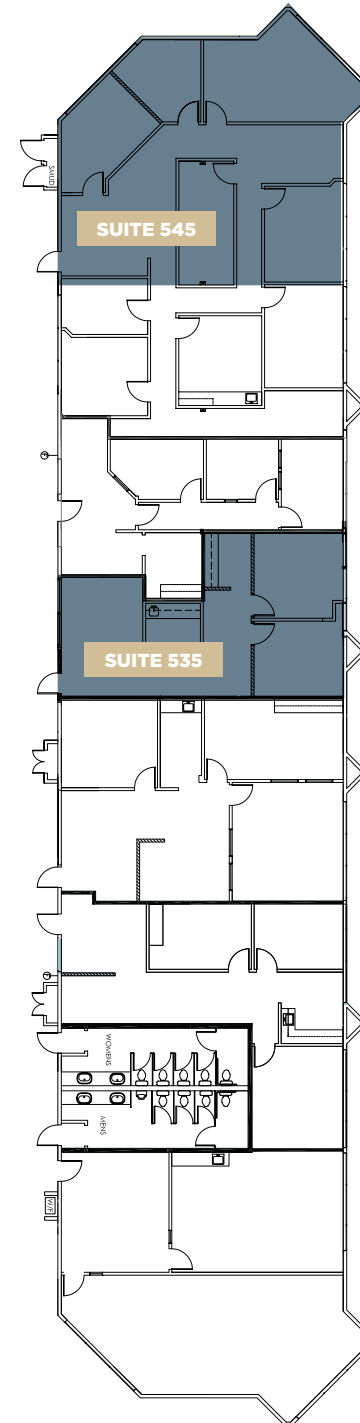
±1,601 RSF

## Suite 535

±935 RSF

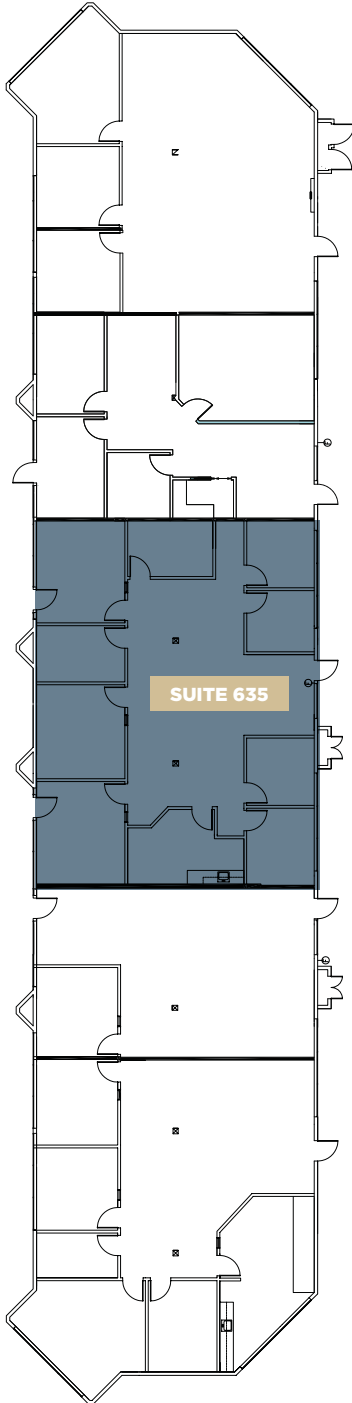


1<sup>ST</sup>FLOOR





1<sup>ST</sup>FLOOR



FLOOR PLAN

# Building 600

1<sup>ST</sup>FLOOR

Suite 635  
±2,438 RSF





FLOOR PLAN

# Building 700

Suite 708\*  
±1,050 SF

Suite 740  
±1,050 SF

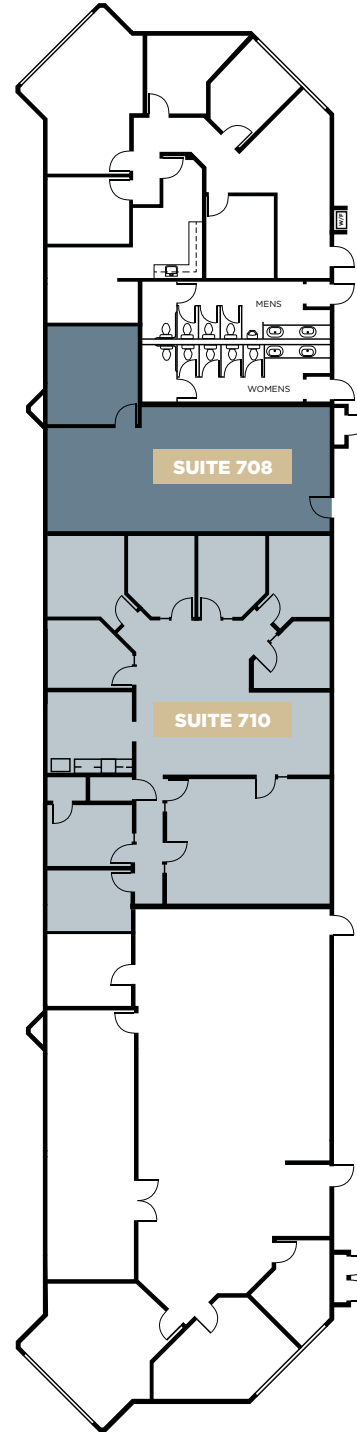
Suite 710\*  
±2,588 SF

Suite 745\*\*  
±1,881 SF

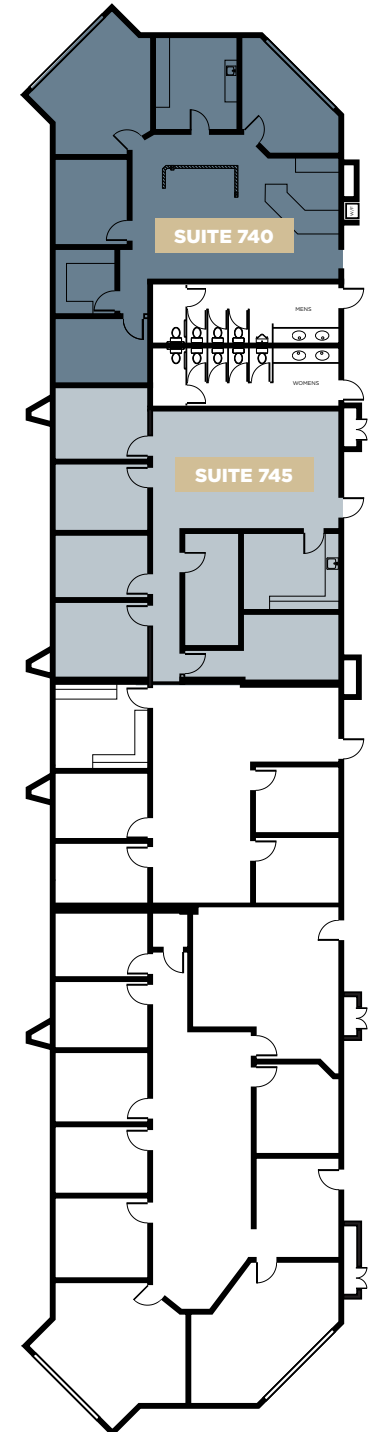
\*Can be combined for ±3,638 SF  
\*\*Available 4/1/2025



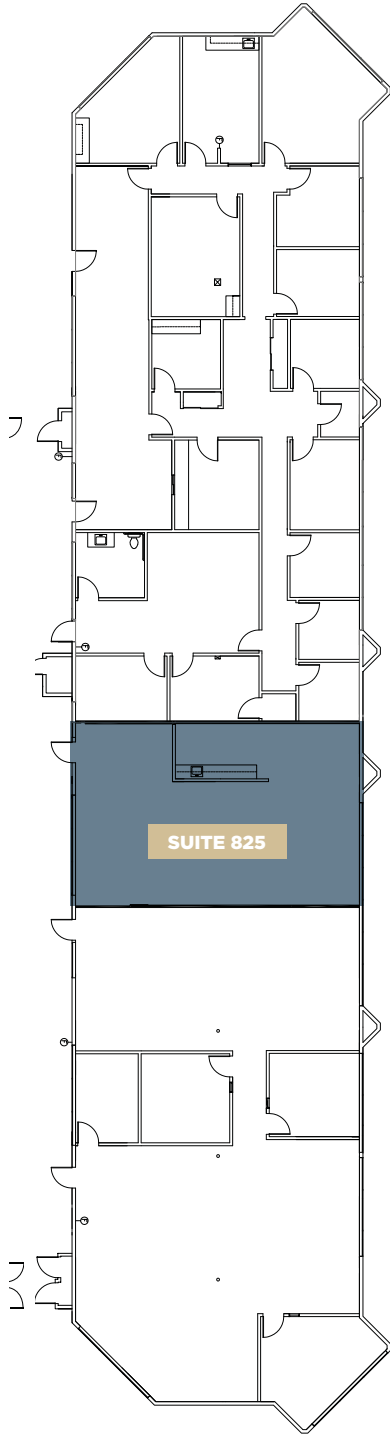
1<sup>ST</sup>FLOOR



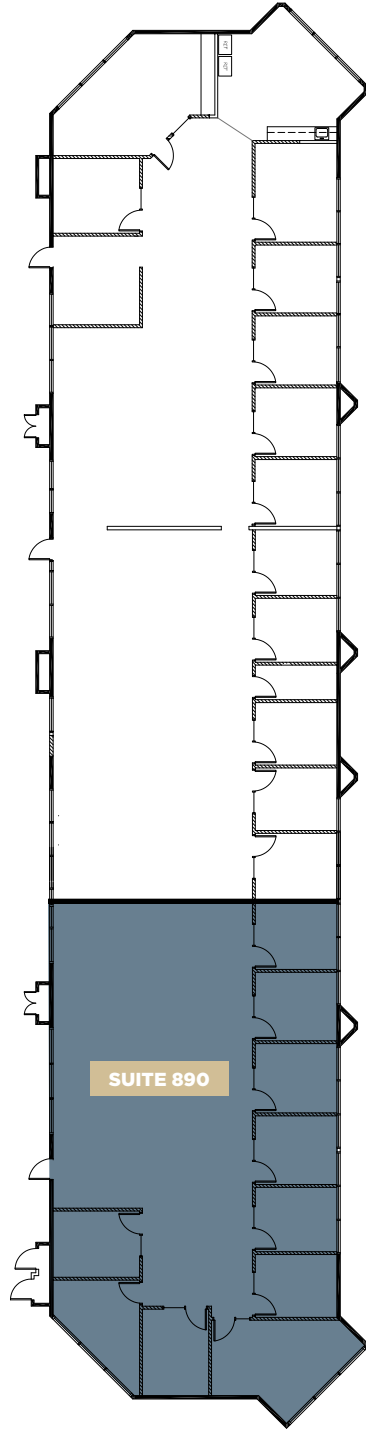
2<sup>ND</sup>FLOOR



1<sup>ST</sup>FLOOR



2<sup>ND</sup>FLOOR



FLOOR PLAN

# Building 800

1<sup>ST</sup>FLOOR

Suite 825  
±1,300 RSF

2<sup>ND</sup>FLOOR

Suite 890  
±3,327 RSF  
*(Available in 30 Days Notice)*



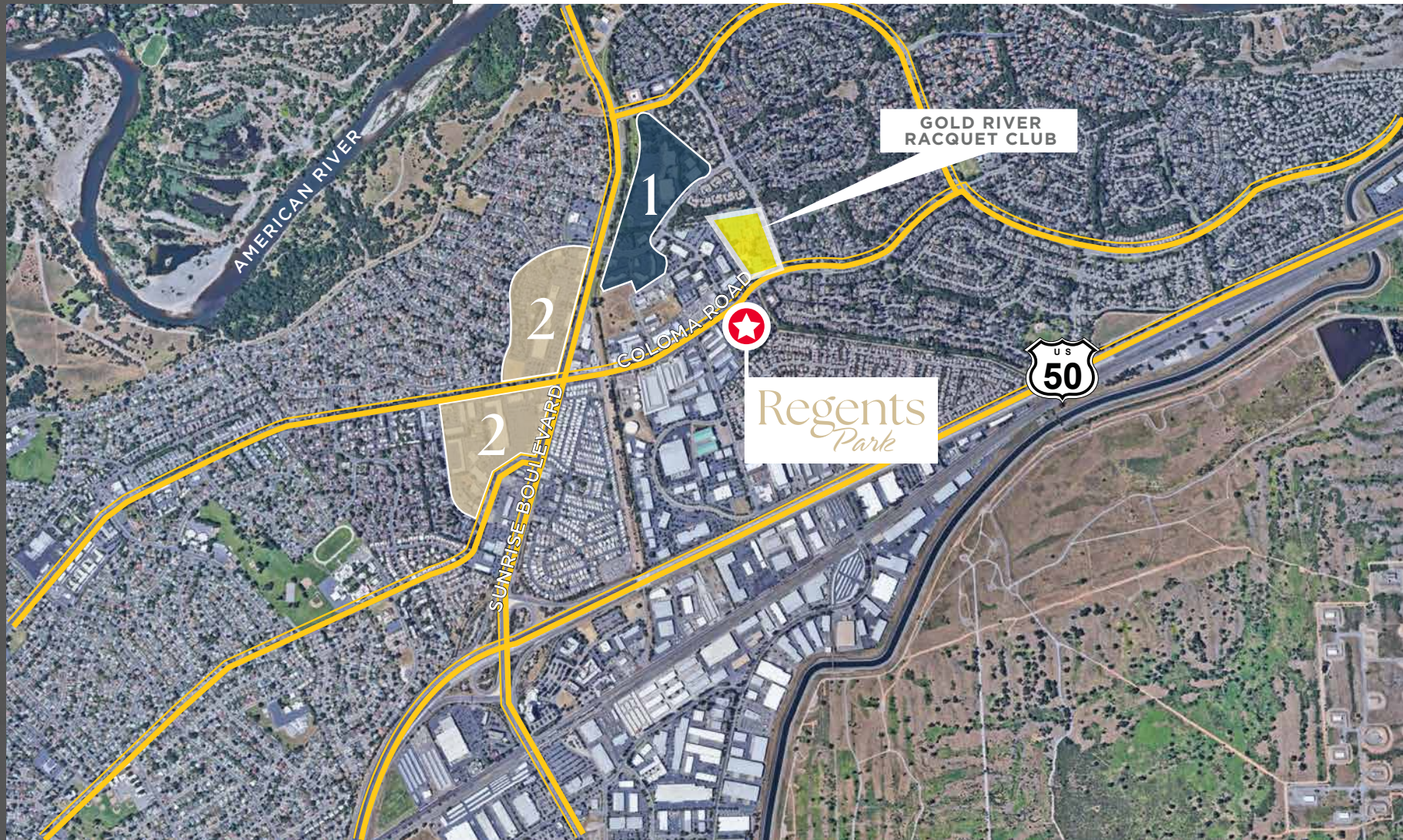
# FIND YOUR Favorite SPOT

# 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*



For more information, please contact:

**SEAN MULLEN**

Managing Director  
sean.mullen@cushwake.com  
LIC #01845406

**KEVIN PARTINGTON**

Executive Managing Director  
kevin.partington@cushwake.com  
LIC #01193241

**SPENCER NIELSEN**

Director  
spencer.nielsen@cushwake.com  
LIC #01964163

