

For Lease ±140,500 SF Office Park



MATURE 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.









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

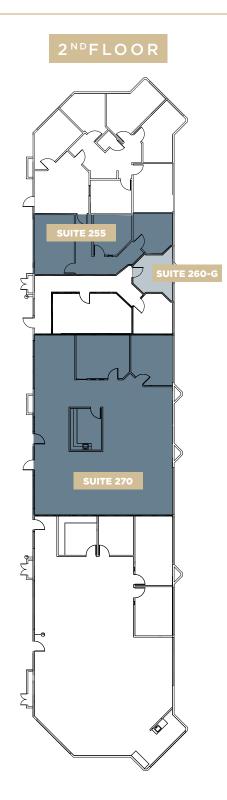


2NDFLOOR

Suite 170 ±2,511 RSF

Suite 180 ±1,207 RSF







FLOOR PLAN

Building 200

1STFLOOR

Suite 245 ±963 RSF

2NDFLOOR

Suite 255 ±764 RSF

Suite 260-G

Suite 270 ±2,509 RSF

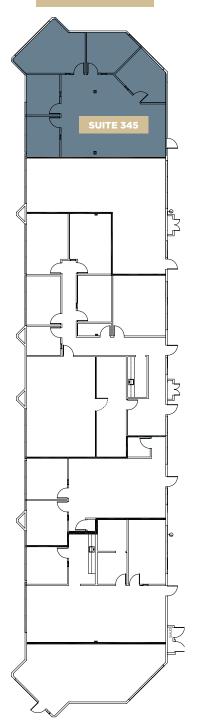


1STFLOOR

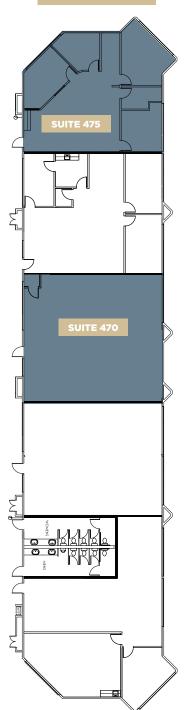
Suite 345 ±1,672 RSF



1STFLOOR



2NDFLOOR





FLOOR PLAN

Building 400

2NDFLOOR

Suite 470 ±1,640 RSF

Suite 475 ±1,619 RSF



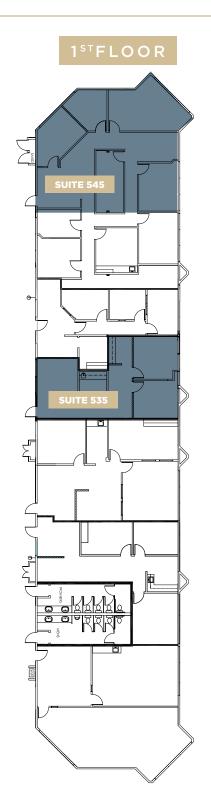


Building 500

1STFLOOR

Suite 545 ±1,601 RSF Suite 535 ±935 RSF





SUITE 635



Building 600

1STFLOOR

Suite 635 ±2,438 RSF





FLOOR PLAN

Building 700

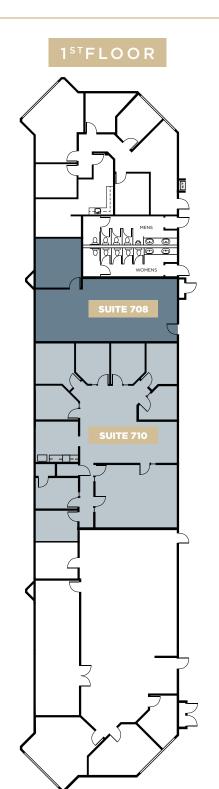
Suite 708* ±1,050 sf

Suite 740 ±1,050 sf

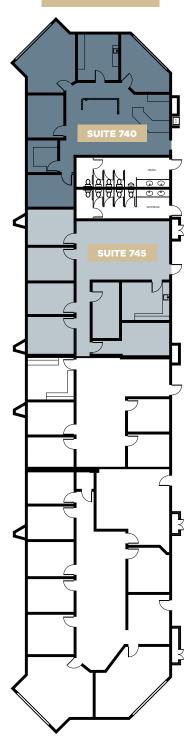
Suite 710* ±2,588 SF Suite 745** ±1,881 sf

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





2NDFLOOR







FLOOR PLAN

Building 800

1STFLOOR

Suite 825 ±1,300 RSF

2NDFLOOR

Suite 890 ±3,327 RSF

(Available in 30 Days Notice)



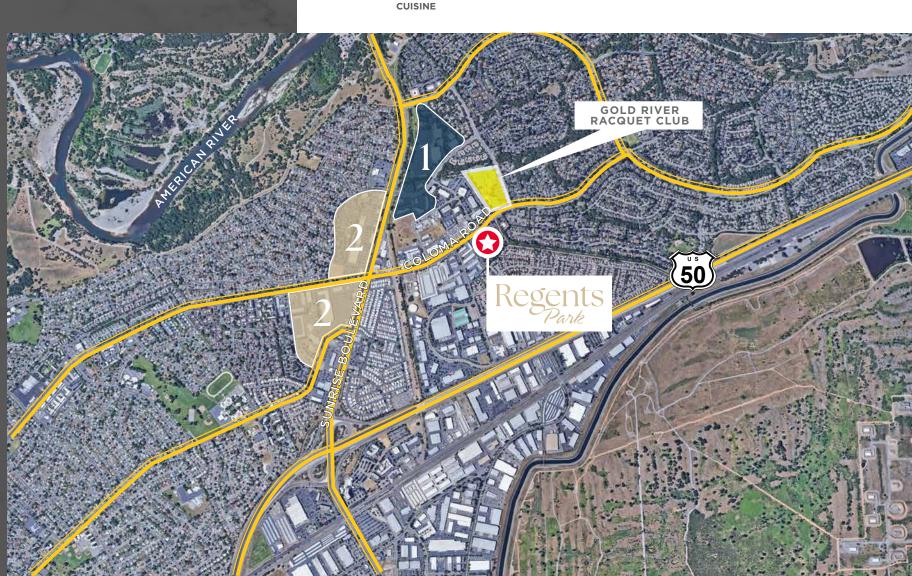
FIND YOUR

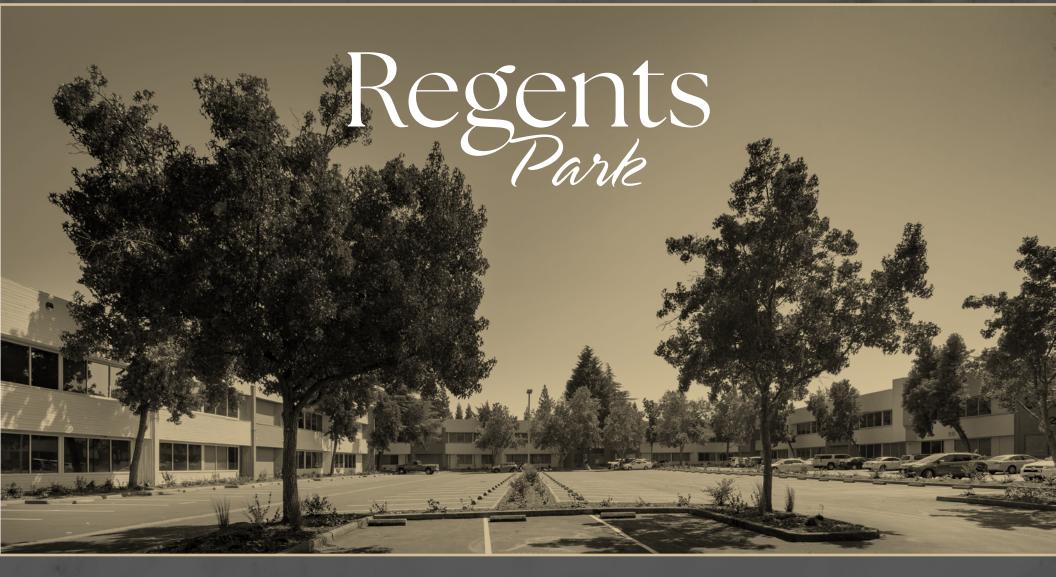
Favorite

- 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
 CUISINF

- · 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
- HODOITALD 5
- STARBUCKS





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 I IC #01964163



©2024 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-12.16.2024