

2355 Gold Meadow Way, Suite 200  
**GOLD RIVER, CA 95670**

# TURNKEY OFFICE SPACE IN GOLD RIVER

±13,197 SF Available for Sublease



**BUSINESS CENTRAL**

The next generation of business environments

# PREMIUM OFFICE SPACE MOVE-IN READY

- Premium, barely used build-out featuring **best-in-class, Silicon Valley-quality tenant improvements**
- **±13,197 SF** of highly functional, efficient space
- Exclusive option for a private fitness center (±1,277 SF)
- Flexible 5-10-year term, with initial sublease through 5/31/29
- Fully turnkey opportunity with **immediate occupancy available**
- Opportunity for a fully furnished, plug-and-play solution (subject to deal terms)
- **Competitive full-service rate: \$2.15 FS**





# CONNECTED CONVENIENT PROFESSIONAL



## **Business Central Corporate Center**

A natural rock waterfall and landscaped courtyard create a welcoming entry with outdoor seating for work or relaxation.

Located within a prestigious office park, the property is surrounded by a strong mix of residential, retail, and commercial development in Gold River.

Restaurants, shops, and banks are within walking distance, with hotels just five minutes away. The Gold River Racquet Club is immediately adjacent.

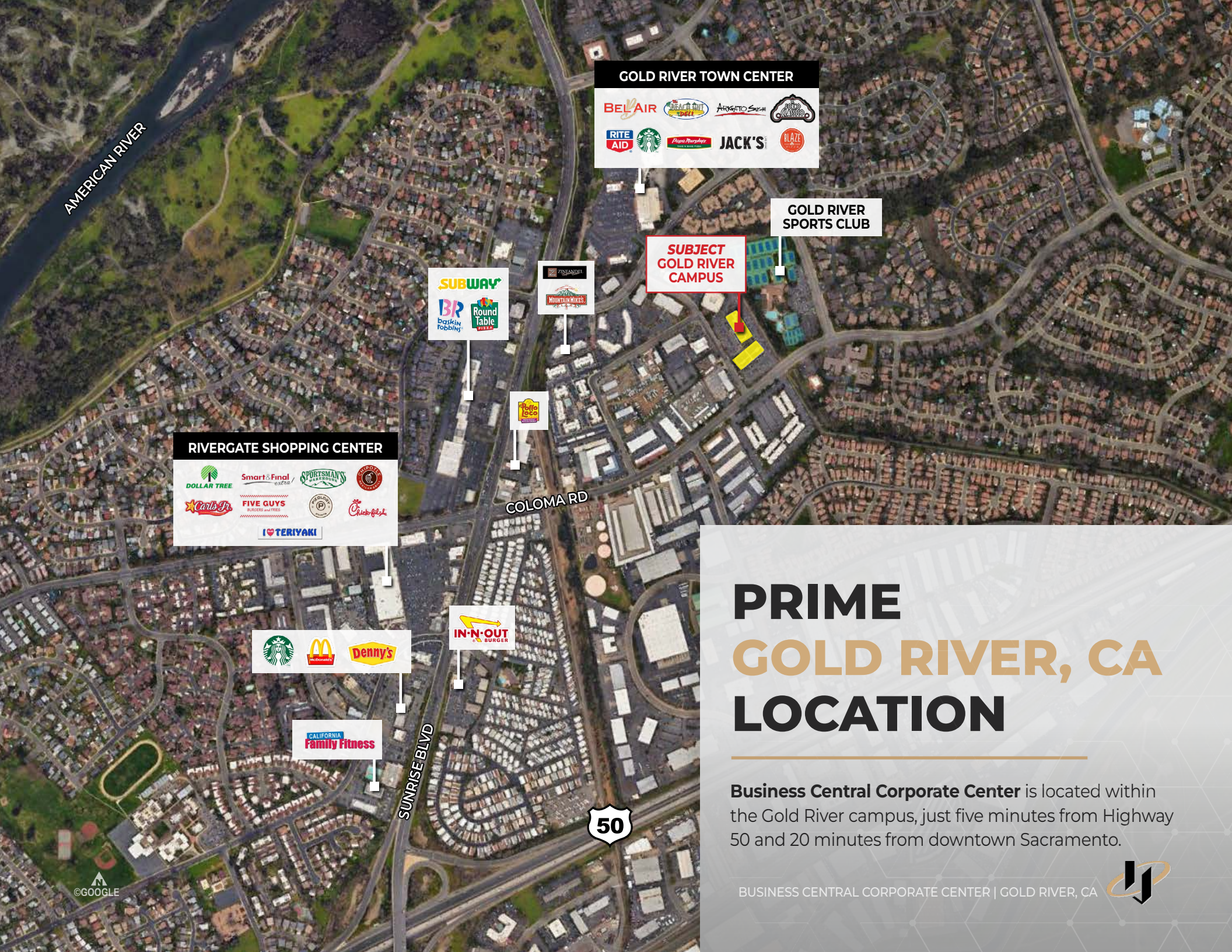


Surrounding communities of Folsom, Rancho Cordova, Fair Oaks, and Carmichael are all within a 10-minute drive.

The flexible layout accommodates companies of all sizes, allowing teams to scale efficiently. Parking is free and plentiful.

An on-site café offers breakfast and lunch with delivery to offices and meeting spaces.





**GOLD RIVER TOWN CENTER**

BEL AIR, SHERIDAN'S, ARISTO SUE, THE GOLF CLUB, RITE AID, Starbucks, Papa Murphy's, JACK'S, BLAZE

**GOLD RIVER SPORTS CLUB**

**SUBJECT GOLD RIVER CAMPUS**

SUBWAY, BR Bakery & Biscuits, Round Table

PISANINI, MOUNTAIN MIKES

Yello Loco

**RIVERGATE SHOPPING CENTER**

DOLLAR TREE, Smart & Final, SPORTSMAN'S, CARBONARA, CARBONARA, FIVE GUYS, I ♥ TERIYAKI, CRIBBIE'S

COLOMA RD

Starbucks, McDonald's, Denny's

IN-N-OUT BURGER

CALIFORNIA Family Fitness

SUNRISE BLVD



# PRIME GOLD RIVER, CA LOCATION

**Business Central Corporate Center** is located within the Gold River campus, just five minutes from Highway 50 and 20 minutes from downtown Sacramento.



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