

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



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

2NDFLOOR

Suite 170

±2,511 RSF

Suite 180

±1,207 RSF

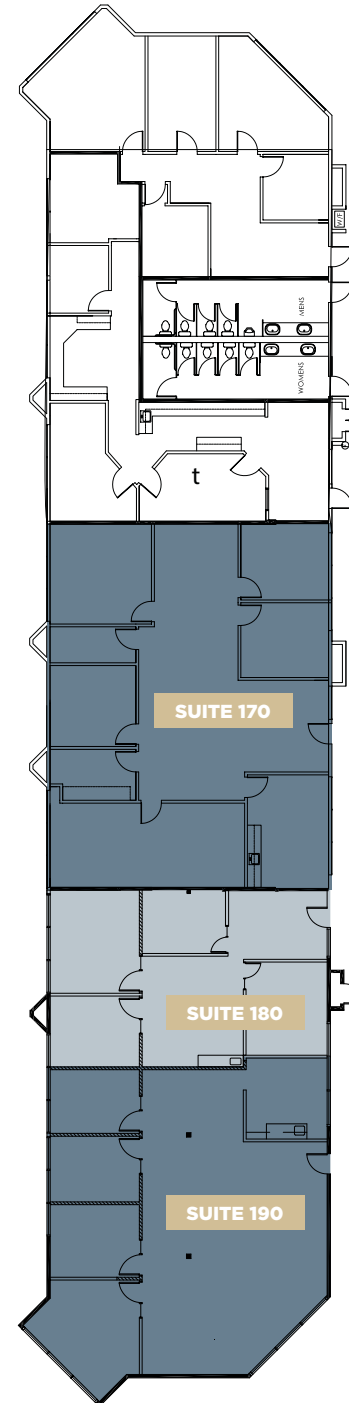
Suite 190*

±2,119 SF

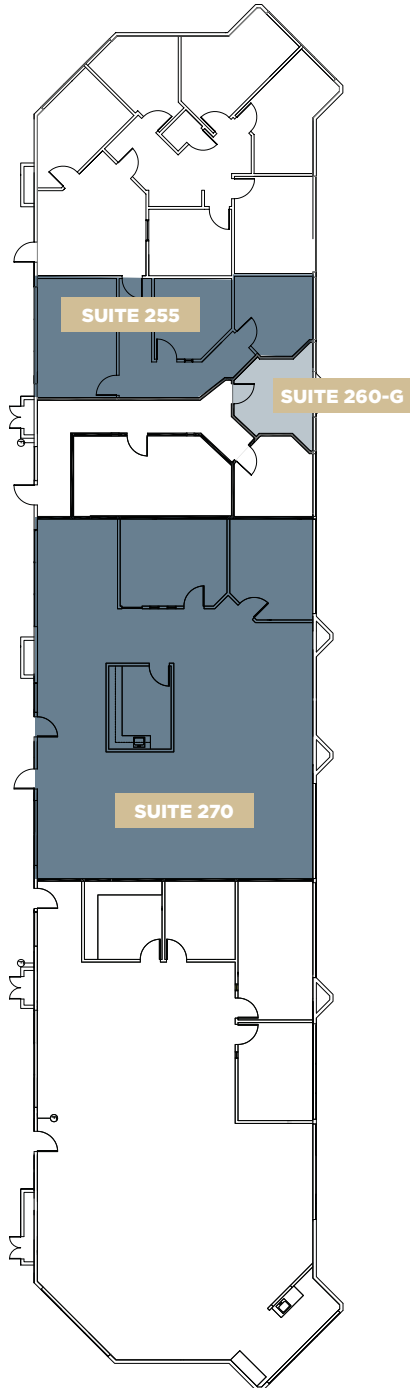
**Available 3/31/2025*



2NDFLOOR



2NDFLOOR



FLOOR PLAN

Building 200

2NDFLOOR

Suite 255
±764 RSF

Suite 270
±2,509 RSF

Suite 260-G
±220 RSF





FLOOR PLAN

Building 300

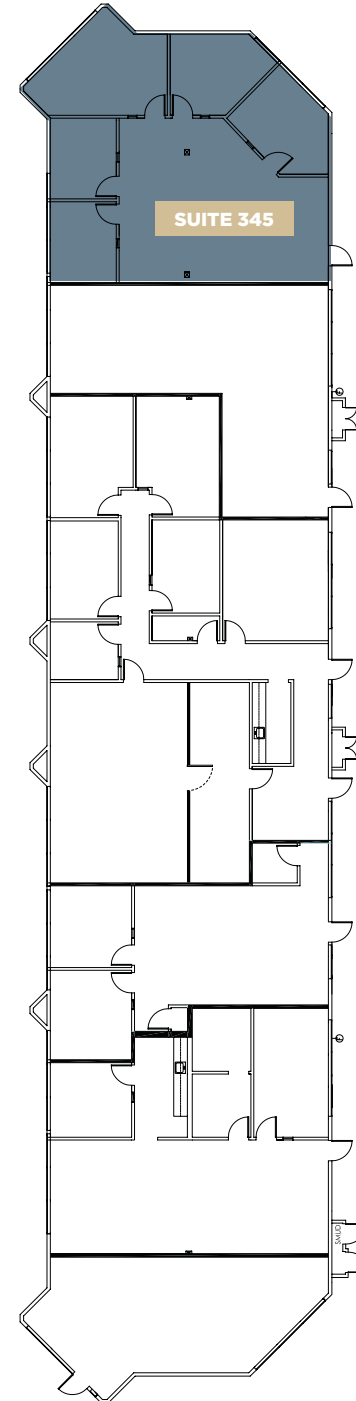
1STFLOOR

Suite 345

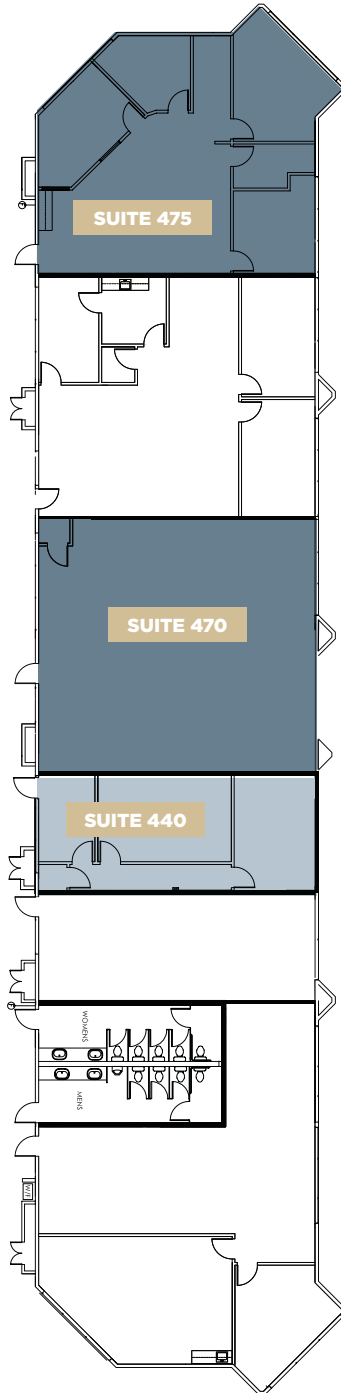
±1,672 RSF



1STFLOOR



2NDFLOOR



FLOOR PLAN

Building 400

2NDFLOOR

Suite 440
±871 RSF

Suite 470
±1,639 RSF

Suite 475
±1,619 RSF





FLOOR PLAN

Building 500

1STFLOOR

Suite 545
±1,601 RSF

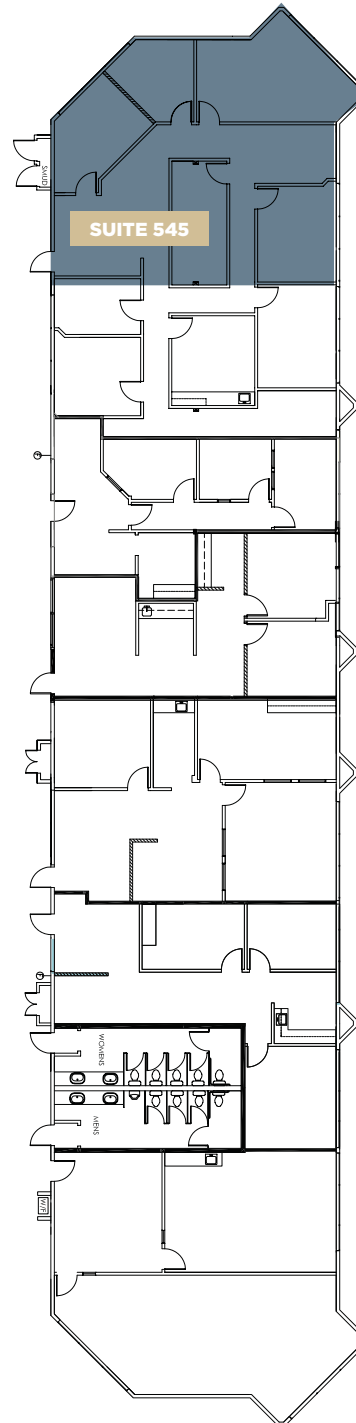
2NDFLOOR

Suite 580*
±2,293 SF

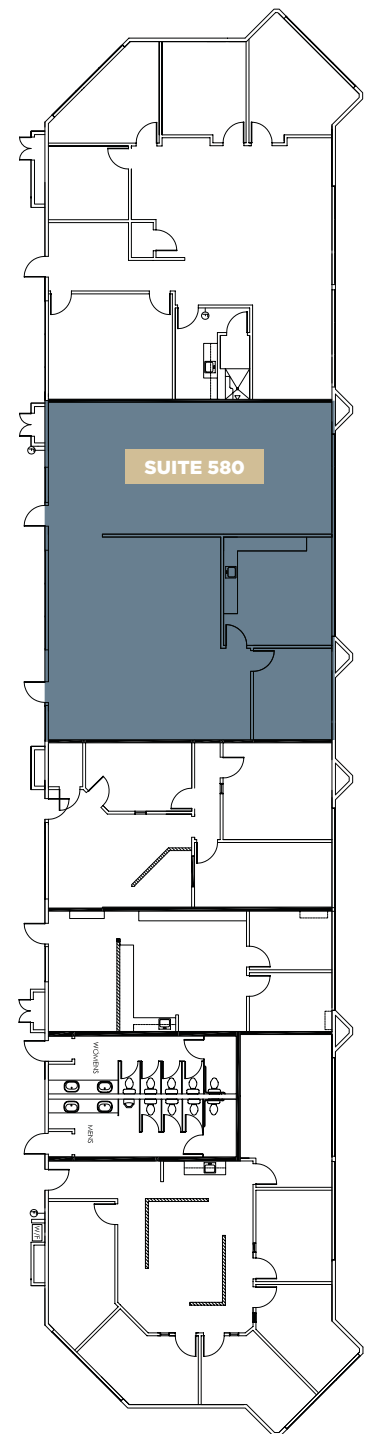
**Available in 30 Days*



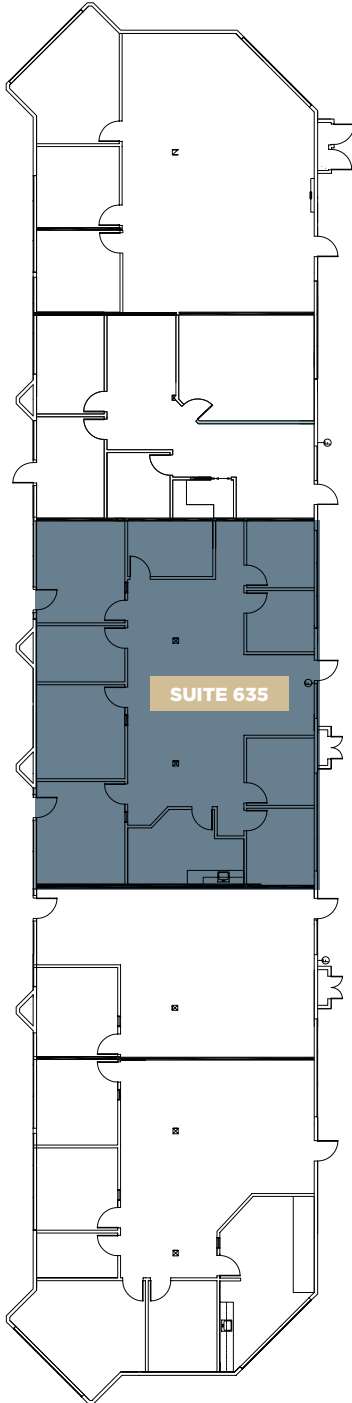
1STFLOOR



2NDFLOOR



1STFLOOR



FLOOR PLAN

Building 600

1STFLOOR

Suite 635
±2,438 RSF





FLOOR PLAN

Building 700

1STFLOOR

Suite 708*
±1,050 SF

Suite 710*
±2,588 SF

2NDFLOOR

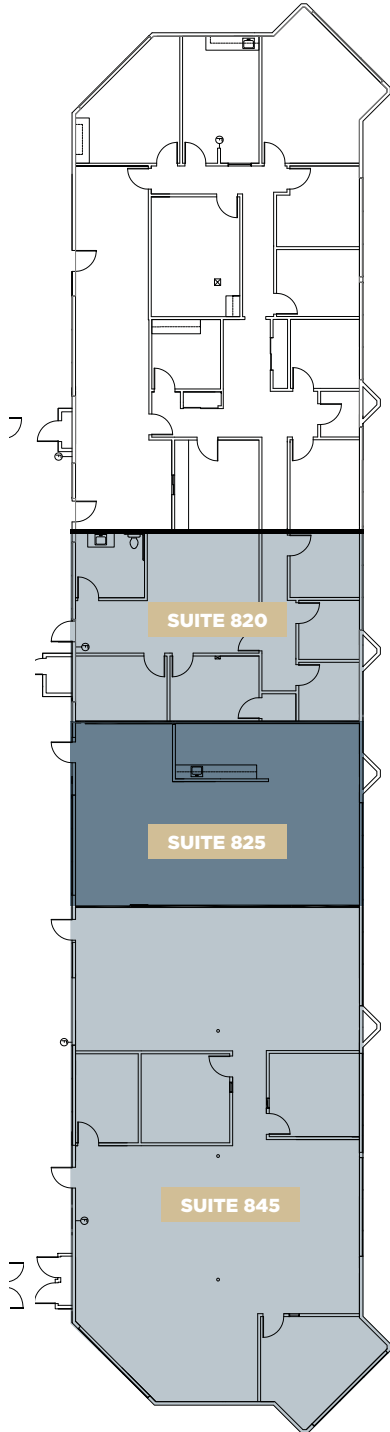
Suite 740
±1,821 SF

Suite 745**
±1,881 SF

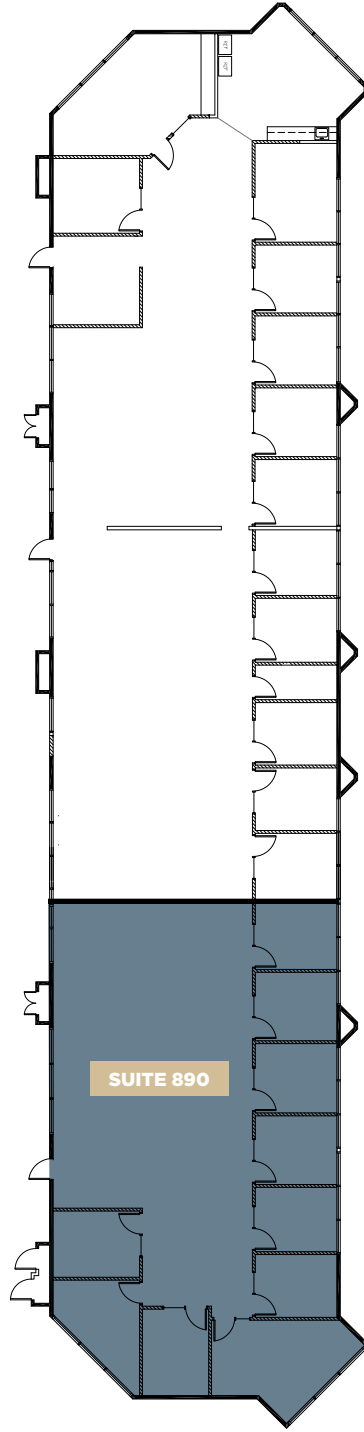
*Can be combined for ±3,638 SF
**Available 3/31/25



1STFLOOR



2NDFLOOR



FLOOR PLAN

Building 800

1STFLOOR

Suite 820
±1,400 RSF

Suite 825
±1,416 RSF

Suite 845*
±3,260 RSF

2NDFLOOR

Suite 890**
±3,327 RSF

**Available 5/31/25*
***Available in 30 Days*



FIND YOUR

Favorite

SPOT

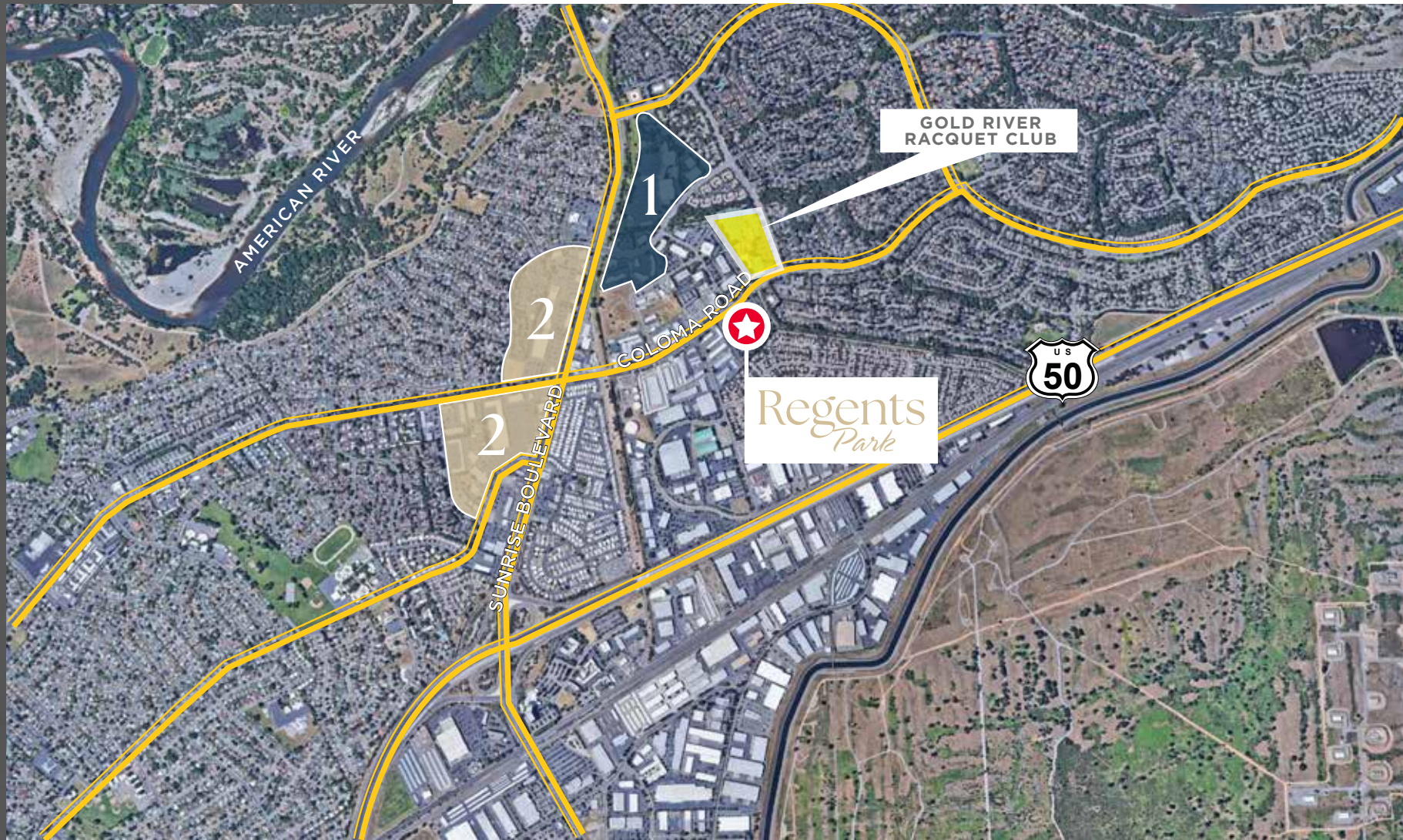
1

- 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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