

# 2440 Gold River

2440 Gold River Rd, Rancho Cordova, CA 95670

Presented By:  
Capstone Realty Investments





# 2440 Gold River

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## Property Details

### Leasing Information:

#### GROSS FULL SERVICES RATE:

- 1st Floor: \$1.30-1.45/SF
- 2nd Floor: \$1.05-1.15/SF
- Storage Space: \$1.00/SF

#### TRIPLE NET LEASE RATE:

- 1st Floor: \$0.95/SF
- 2nd Floor: \$0.70/SF
- Storage: \$0.65/SF

- Leases for the whole floors or buildings are available.

The Gold River Business Park proudly presents full gross-lease options available at 2440 Gold River Road and Pyrites Way (tenants responsible only for communication utilities). The 53,320-square-foot building is currently home to a handful of tenants ranging from construction and utilities to real estate and general business professionals. The flexible floor plates can accommodate office, medical office, flex, and professional operations. Building features include a layout with reception, private offices, large conference rooms, open workspaces, breakrooms, updated restrooms, and ample on-site parking among the landscaped grounds. The full first floor is available, which is ideal for large-scale users seeking operational efficiency.

Gold River Business Park is an easy location for business travel, being convenient to the Sacramento Mather Airport (5 miles), the Sacramento McClellan Airport (10 miles), Sacramento Executive Airport (18 miles), and the Sacramento International Airport (26 miles). This Rancho Cordova location offers modern commuter access with ride-share areas, shuttle service to the nearby light rail, and easy freeway connectivity. Located just off Sunrise Boulevard with direct access to Highway 50, the site has established residential areas and commercial amenities. There is excellent access to Folsom, Fair Oaks, Carmichael, Rancho Cordova, and Downtown Sacramento.

A 1.4-acre parcel, available separately for \$475,000, is also available— ideal for future development, expansion, or auxiliary use.

Take advantage of this rare leasing opportunity in a well-maintained and strategically located office environment. Move-in-ready suites are available now. Contact us today to schedule a tour or request

Rental Rate:	\$13.20 - \$16.80 /SF/YR
Total Space Available:	46,599 SF
Max. Contiguous:	25,000.00 SF
Property Type:	Office
Building Class:	B
Rentable Building Area	53,320 SF
:	
Year Built:	2003
Cross Streets:	Pyrites Way
Walk Score ®:	49 (Car-Dependent)
Rental Rate Mo:	\$1.35 /SF/MO

additional leasing information.

**Price: \$13.20 - \$16.80 /SF/YR**

- 2440 Gold River Road and Pyrites Way, also available for sale, presents office leasing opportunities with TI support and AT&T Fiber ready.
- Benefit from excellent access to Highway 50 and visibility through prime building signage displaying over 130,000 vehicles daily.
- Exceptional opportunity to occupy Class A office space in one of Sacramento's most established and professionally managed business parks.
- Two-story building offers large and small office spaces (2,140 to 33,500 RSF), a private conference room, and a 5/1,000 parking ratio.
- Close to retail amenities, including restaurants, banks, hotels, and other supporting services.

View the full listing here: <https://www.loopnet.com/Listing/2440-Gold-River-Rd-Rancho-Cordova-CA/15106408/>

# 2440 Gold River

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## Listing spaces

### 1st Floor Ste 100

Space Available:	13,400 SF
Rental Rate:	\$16.20 /SF/YR
Contiguous Area:	25,000 SF
Date Available:	Now
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Suite 100 at 2440 Gold River Rd offers 13,400 SF of well-designed office space featuring multiple private offices and expansive open areas perfect for team workstations. Ideal for businesses seeking a flexible layout in the desirable Gold River Business Park. Enjoy professional surroundings, ample parking, and convenient access to Highway 50 and local amenities. TI support is available at the tenant's plan. Ready for immediate occupancy—schedule your tour today!

### 1st Floor Ste 110

Space Available:	4,300 SF
Rental Rate:	\$16.80 /SF/YR
Contiguous Area:	25,000 SF
Date Available:	Now
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Suite 110 at 2440 Gold River Rd features 4,300 SF of professional office space with multiple private offices and large open areas ideal for team workstations. Located in the well-maintained Gold River Business Park with easy Hwy 50 access. TI support is available to customize the space to your needs. A great fit for teams seeking a flexible, efficient layout in a prime Rancho Cordova location.



1st Floor Ste 120

Space Available:	7,300 SF
Rental Rate:	\$16.20 /SF/YR
Contiguous Area:	25,000 SF
Date Available:	January 01, 2026
Service Type:	Full Service
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Suite 120 at 2440 Gold River Rd offers 7,300 SF of professional office space with multiple private offices and spacious open areas ideal for team workstations. Located in the desirable Gold River Business Park with easy access to Hwy 50. TI support available to customize the space to fit your needs. Perfect for growing teams seeking flexibility and functionality in a prime Rancho Cordova location.

# 2440 Gold River

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## Listing spaces

### 2nd Floor Ste 200

Space Available:	5,799 SF
Rental Rate:	\$13.20 /SF/YR
Contiguous Area:	21,599 SF
Date Available:	January 01, 2026
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Suite 200 at 2440 Gold River Rd offers 5,799 SF of functional office space, featuring multiple private offices and large open areas ideal for team workstations. Located in the desirable Gold River Business Park with convenient access to Highway 50. This suite is perfect for businesses seeking a flexible and professional workspace in Rancho Cordova. Ample parking and a well-maintained setting enhance its appeal.

### 2nd Floor Ste 210

Space Available:	2,340 SF
Rental Rate:	\$13.80 /SF/YR
Contiguous Area:	21,599 SF
Date Available:	Now
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Suite 210 at 2440 Gold River Rd offers 2,340 SF of open-concept office space, ideal for team workstations and collaborative setups. Located in the highly sought-after Gold River Business Park with easy access to Highway 50. This suite is clean, professional, and ready for immediate move-in—perfect for growing businesses seeking convenience and flexibility in Rancho Cordova.

## 2nd Floor Ste 220

Space Available:	2,140 SF
Rental Rate:	\$13.80 /SF/YR
Contiguous Area:	21,599 SF
Date Available:	Now
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Suite 220 at 2440 Gold River Rd offers 2,140 SF of open office space, perfect for team workstations and collaborative environments. Located in the desirable Gold River Business Park with quick access to Highway 50. This professional suite is clean, efficient, and ready for immediate move-in—ideal for businesses seeking flexible space in a prime Rancho Cordova location.



# 2440 Gold River

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## Listing spaces

### 2nd Floor Ste 250

Space Available:	3,483 SF
Rental Rate:	\$13.20 /SF/YR
Contiguous Area:	21,599 SF
Date Available:	Now
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Suite 250 at 2440 Gold River Rd features 3,483 SF of office space with multiple private offices and large open areas ideal for team workstations. Located in the prestigious Gold River Business Park with convenient access to Highway 50. IT support is available, and the suite is ready for immediate move-in—perfect for businesses needing a functional and flexible workspace in a prime Rancho Cordova location.

### 2nd Floor Ste 260

Space Available:	2,918 SF
Rental Rate:	\$13.80 /SF/YR
Contiguous Area:	21,599 SF
Date Available:	Now
Service Type:	Full Service
Built Out As:	Standard Office
Space Type:	Relet
Space Use:	Office
Lease Term:	Negotiable

Suite 260 at 2440 Gold River Rd offers 2,918 SF of professional office space featuring multiple private offices and spacious open areas ideal for team workstations. Located in the desirable Gold River Business Park with easy access to Highway 50. IT support is available, and the suite is ready for immediate move-in—perfect for teams seeking a flexible and efficient workspace in Rancho Cordova.

2nd Floor Ste 290	Space Available:	4,919 SF
	Rental Rate:	\$13.20 /SF/YR
	Contiguous Area:	21,599 SF
	Date Available:	Now
	Service Type:	Full Service
	Built Out As:	Standard Office
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	Negotiable

Suite 290 at 2440 Gold River Rd offers 4,919 SF of well-designed office space with multiple private offices and large open areas ideal for team workstations. Located in the professional Gold River Business Park with quick access to Highway 50. IT support is available, and the suite is ready for immediate move-in—an excellent choice for businesses seeking a flexible and efficient workspace in Rancho Cordova.

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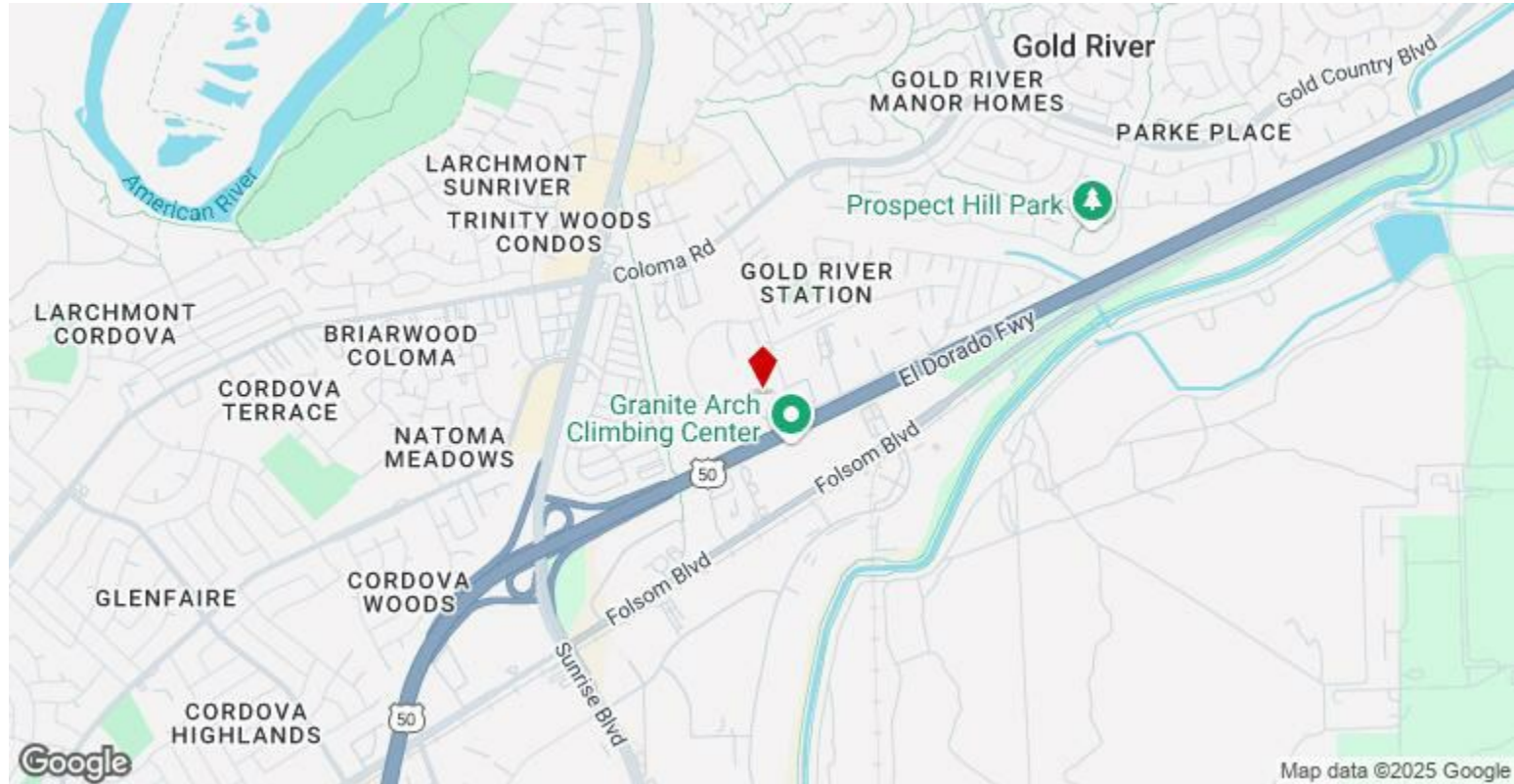
### Major Tenant Information

Tenant	SF Occupied	Lease Expired
K-Designers	-	
Private Label Supplement	-	
S&G Discount Outlet Inc	-	December 2026
Semper Solaris	-	

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## Location





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## Property Photos



2440 Gold River Rd



Overview of the Gold River Business Park



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## Property Photos



Alternate Building View



Entrance



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## Property Photos



Loading Capabilities



Picnic Area



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## Property Photos



Lobby



Lobby



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## Property Photos



Hallway



Hallway

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## Property Photos



Hallway



Elevator-Served



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## Property Photos



Hallway



Office Space

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## Property Photos



Kitchen/ Pantry



Office Space



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## Property Photos



Office Space



Office Interior Overview

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## Property Photos



Office Interior Overview



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## Property Photos



Office Interior Overview



Office Interior Overview



# 2440 Gold River

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## Property Photos



Conference Room



Suite Reception

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## Property Photos



Private Office Space



Office Interior Overview



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## Property Photos



Office Interior Overview



Office Interior Overview

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## Property Photos



Office Interior Overview



Second-Floor with Natural Light



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## Property Photos



Aerial Overview of Gold River Business Park, Rancho Cordova, CA



Aerial Overview of Gold River Business Park, Rancho Cordova, CA



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