

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

TURNKEY OFFICE SPACE IN GOLD RIVER

±13,065 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**
- **±13,065 SF** of highly functional, efficient space
- Divisible down to 4,210 RSF
- 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**



BUSINESS CENTRAL CORPORATE CENTER | GOLD RIVER, CA



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.

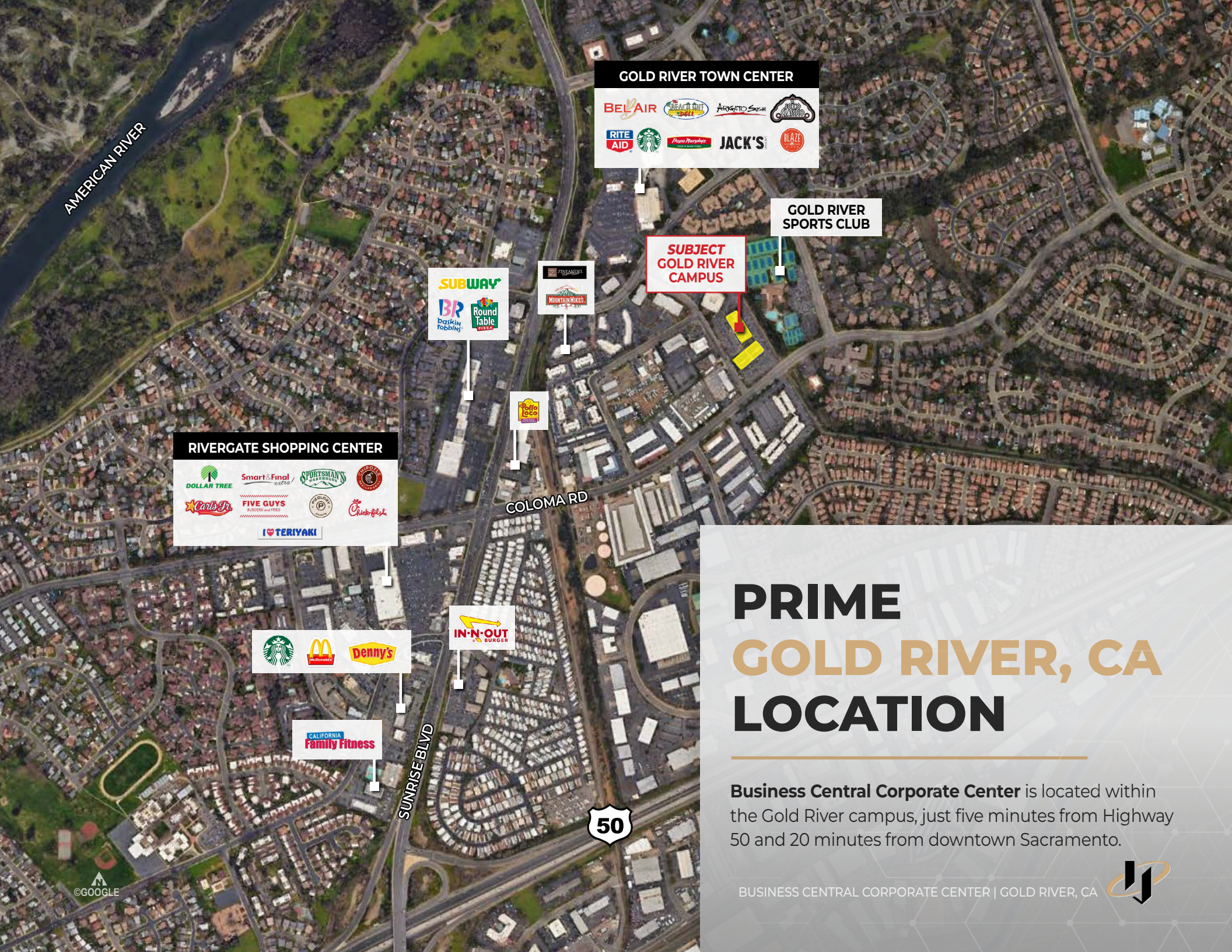
Restaurants, shops, and banks are within walking distance, with hotels just five minutes away. The Gold River Racquet Club is immediately adjacent.

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.

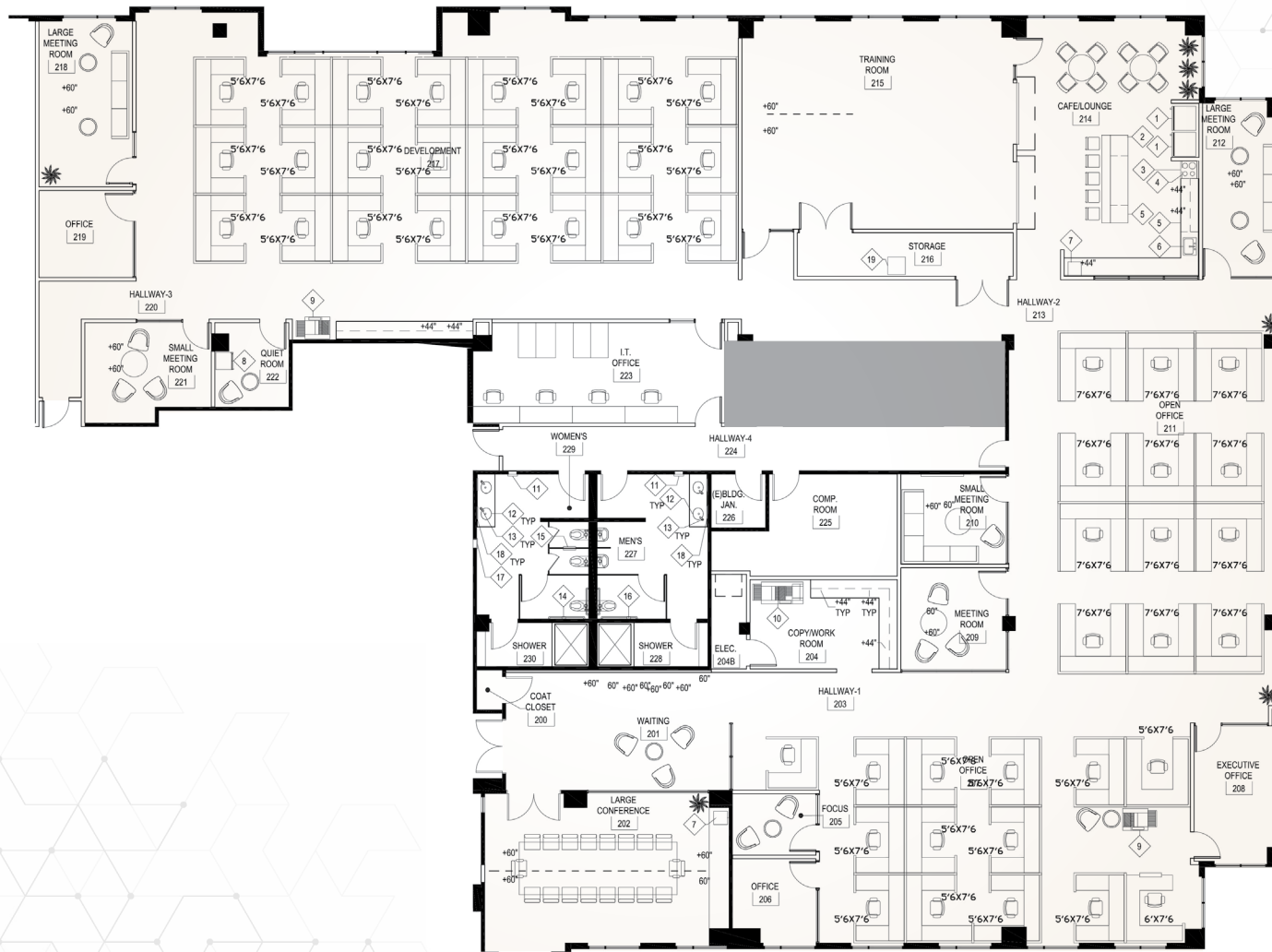




PRIME GOLD RIVER, CA LOCATION

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





FLOOR PLAN

- **±13,065 SF** of highly functional, efficient space
- Divisible down to 4,210 RSF
- Exclusive option for a private fitness center (±1,277 SF)





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