

FOR LEASE
**Regents
Park**

11344 Coloma Road, Gold River, CA



BROKER BONUS PROGRAM

\$1.00 PSF Bonus for All New Leases up to 4,999 RSF

\$2.00 PSF Bonus for All New Leases Over 5,000 RSF

**Minimum three year lease term and subject to Landlord approval. Lease must be fully executed by July 31, 2018*

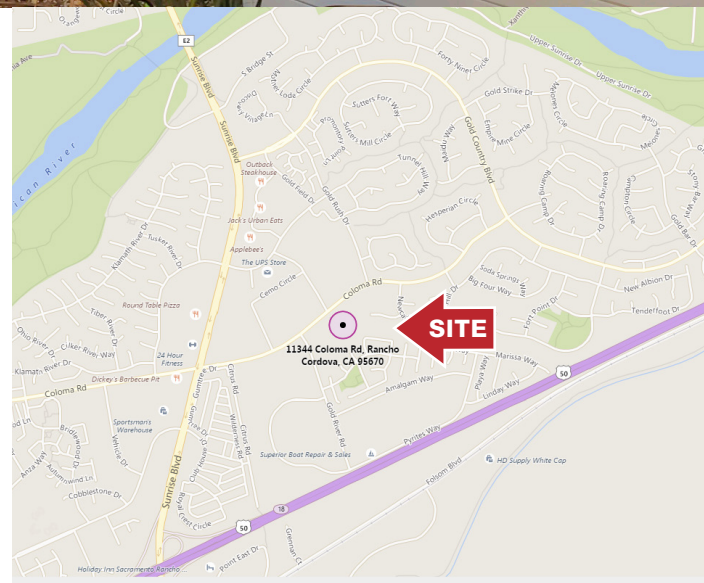
PROJECT UNDERGOING MAJOR RENOVATIONS

UNDER NEW OWNERSHIP

For Lease : \$1.35 PSF Full Service

PROPERTY FEATURES

- ±140,500 SF Office Park Located in Serene Park-Like Setting Ranging from ±618-±18,000 SF Divisible
- Move-in Ready Suites Available
- Easy Access to Highway 50
- On-Site Amenities Include: Fitness Facility, Cafe, Property Management & Shared Conference Room
- Flexible Lease Terms and Floor Plans
- Tenant Improvements Available
- Close Proximity to Various Amenities
- Ample Amount of Parking



SEAN MULLEN

Associate Director
+1 916 288 4811
sean.mullen@cushwake.com
LIC #01845406

KEVIN PARTINGTON

Executive Director
+1 916 288 4807
kevin.partington@cushwake.com
LIC #01193241

SPENCER NIELSEN

Associate
+1 916 288 4531
spencer.nielsen@cushwake.com
LIC #01964163

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
Main 916.288.4800
cushmanwakefield.com

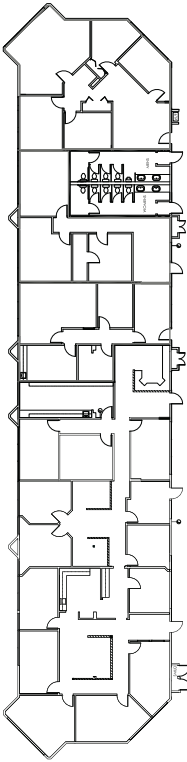
Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE Regents Park

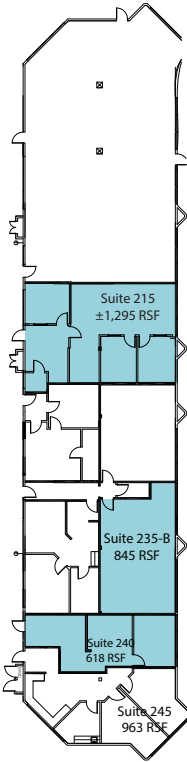
11344 Coloma Road, Gold River, CA

1ST FLOOR AVAILABILITIES

Building 100



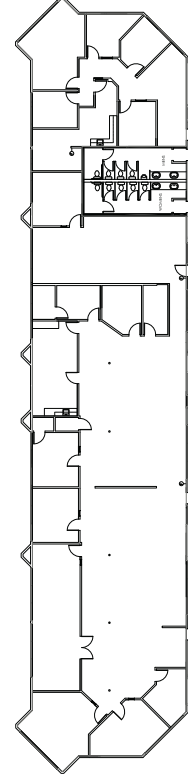
Building 200



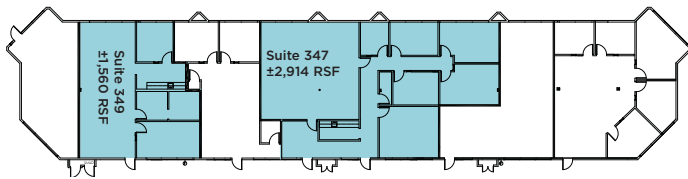
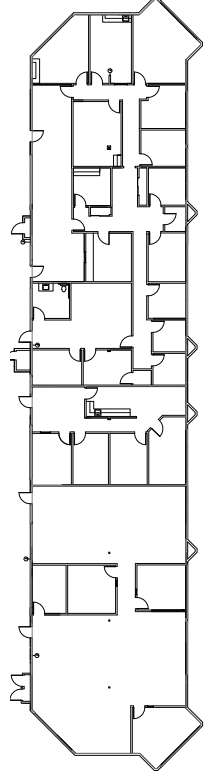
Suite

215	±1,295 RSF
235-B	±845 RSF
240	±618 RSF
347	±2,914 RSF
349	±1,560 RSF
515	±1,108 RSF
640	±1,408 RSF

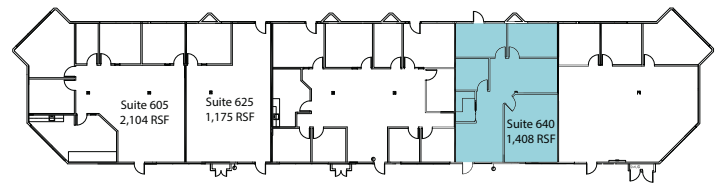
Building 700



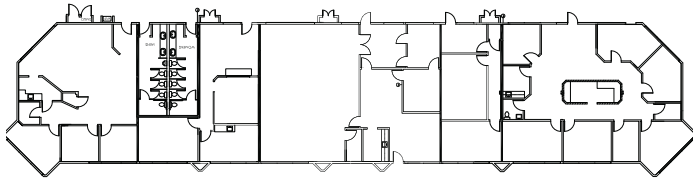
Building 800



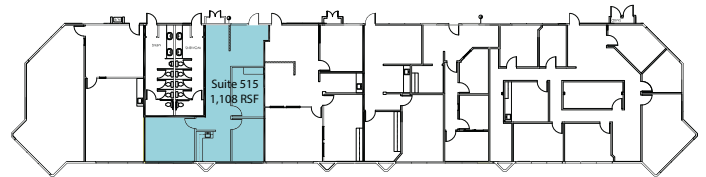
Building 300



Building 600



Building 400



Building 500

SEAN MULLEN

Associate Director
+1 916 288 4811
sean.mullen@cushwake.com
LIC #01845406

KEVIN PARTINGTON

Executive Director
+1 916 288 4807
kevin.partington@cushwake.com
LIC #01193241

SPENCER NIELSEN

Associate
+1 916 288 4531
spencer.nielsen@cushwake.com
LIC #01964163

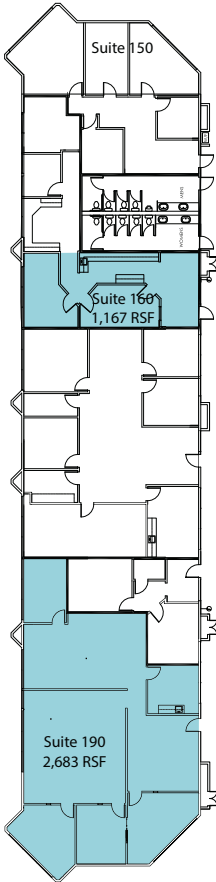
400 Capitol Mall, Suite 1800
Sacramento, CA 95814
Main 916.288.4800
cushmanwakefield.com

FOR LEASE Regents Park

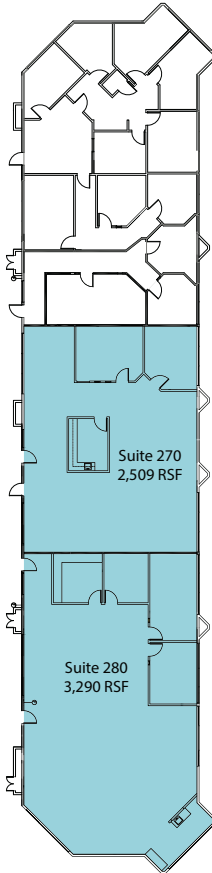
11344 Coloma Road, Gold River, CA

2ND FLOOR AVAILABILITIES

Building 100



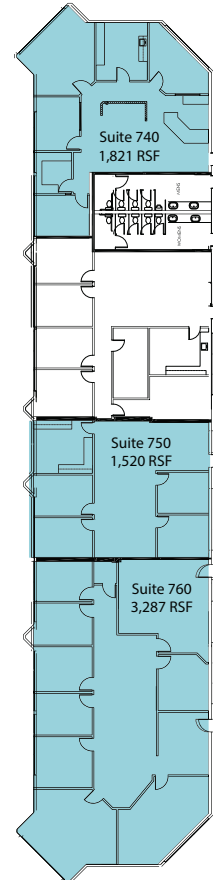
Building 200



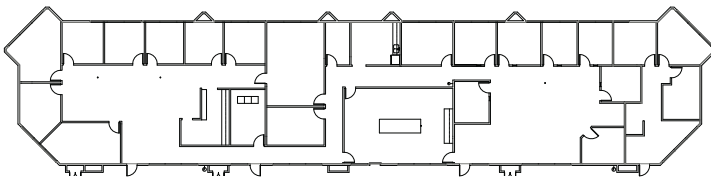
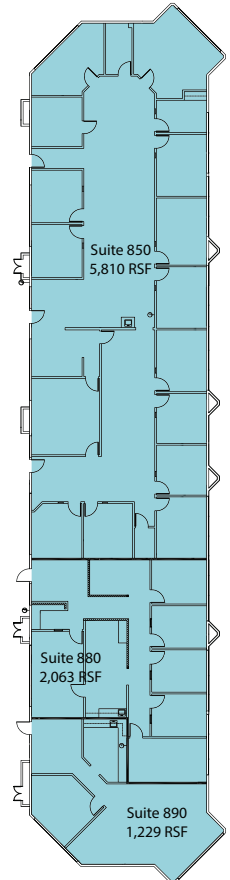
Suite

160	±1,167 RSF
190	±2,683 RSF
450	±1,881 RSF
460	±830 RSF
470	±2,510 RSF
475	±1,681 RSF
740	±1,821 RSF
750	±1,520 RSF
760	±3,287 RSF
270	±2,509 RSF
280	±3,290 RSF
560	±826 RSF
580	±2,293 RSF
650	±7,428 RSF
680	±1,667 RSF
850	±5,810 RSF
880	±2,063 RSF
890	±1,229 RSF

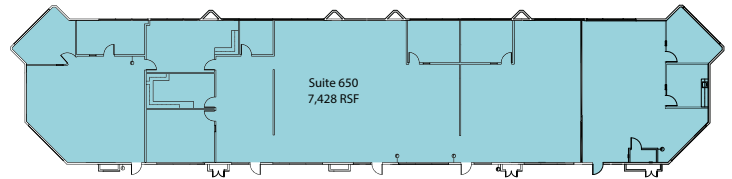
Building 700



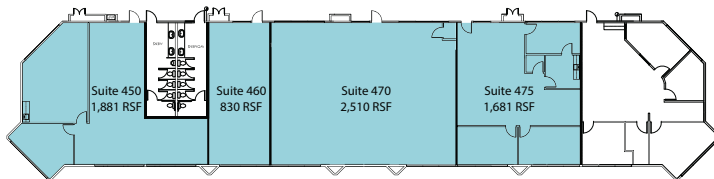
Building 800



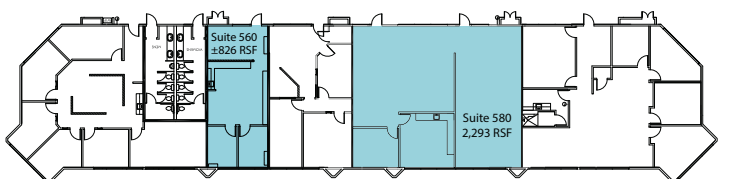
Building 300



Building 600



Building 400



Building 500

SEAN MULLEN

Associate Director
+1 916 288 4811
sean.mullen@cushwake.com
LIC #01845406

KEVIN PARTINGTON

Executive Director
+1 916 288 4807
kevin.partington@cushwake.com
LIC #01193241

SPENCER NIELSEN

Associate
+1 916 288 4531
spencer.nielsen@cushwake.com
LIC #01964163

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
Main 916.288.4800
cushmanwakefield.com

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE
**Regents
Park**

11344 Coloma Road, Gold River, CA

PROPERTY PHOTOS



SEAN MULLEN

Associate Director
+1 916 288 4811
sean.mullen@cushwake.com
LIC #01845406

KEVIN PARTINGTON

Executive Director
+1 916 288 4807
kevin.partington@cushwake.com
LIC #01193241

SPENCER NIELSEN

Associate
+1 916 288 4531
spencer.nielsen@cushwake.com
LIC #01964163

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
Main 916.288.4800
cushmanwakefield.com

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.

FOR LEASE Regents Park

11344 Coloma Road, Gold River, CA

AERIAL

AMENITIES

1	Chick-fil-A	Carl's Jr
	Chipotle Mexican Grill	Five Guys
	Avis Car Rental	Sherwin-Williams Paint
	I love Teriyaki	Dollar Tree
2	24 Hour Fitness	Round Table Pizza
	Sky Sushi	Subway
	IHOP	Adalberto's Mexican Food
3	Starbucks	Outback Steakhouse
	Yogurt Monkey	Jack's Urban Eats
	Rite Aid	Bel Air
	Beach Hut Deli	Rubio's
	Blaze Pizza	Applebee's
	Raley's	Papa Murphy's Pizza



SEAN MULLEN

Associate Director
+1 916 288 4811
sean.mullen@cushwake.com
LIC #01845406

KEVIN PARTINGTON

Executive Director
+1 916 288 4807
kevin.partington@cushwake.com
LIC #01193241

SPENCER NIELSEN

Associate
+1 916 288 4531
spencer.nielsen@cushwake.com
LIC #01964163

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
Main 916.288.4800
cushmanwakefield.com

Cushman & Wakefield Copyright 2016. No warranty or representation, express or implied, is made 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). As applicable, we make no representation as to the condition of the property (or properties) in question.