

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. Bonus program expires March 31, 2018.*

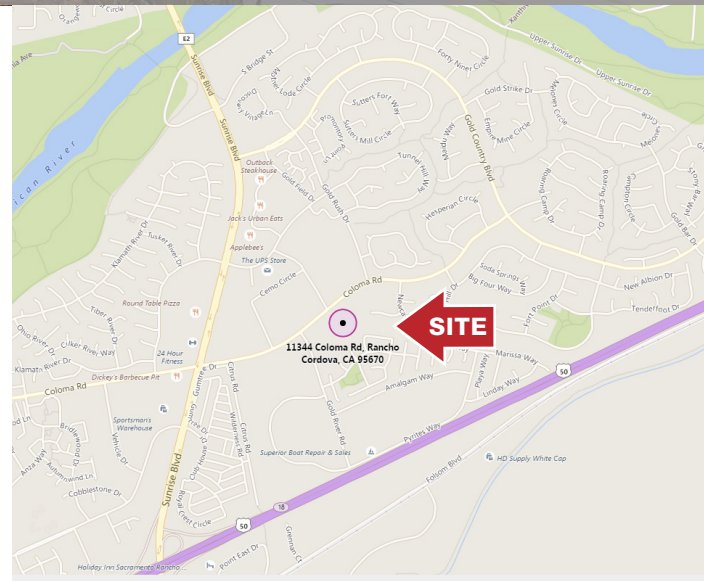
PROJECT UNDERGOING MAJOR RENOVATIONS

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



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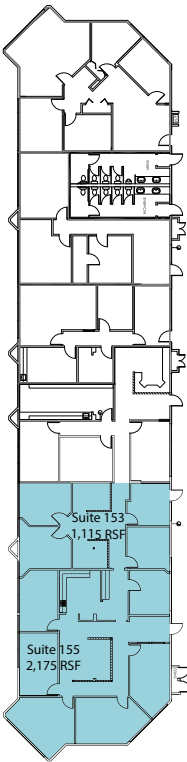
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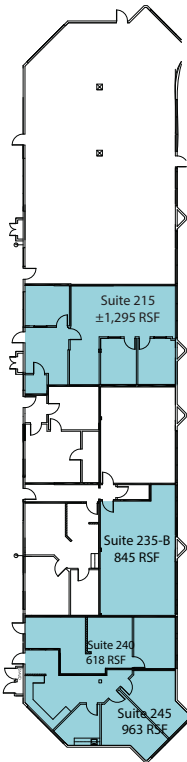
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1ST FLOOR AVAILABILITIES

Building 100



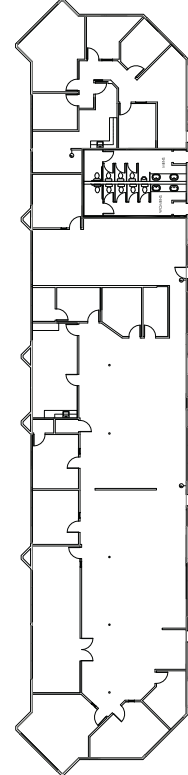
Building 200



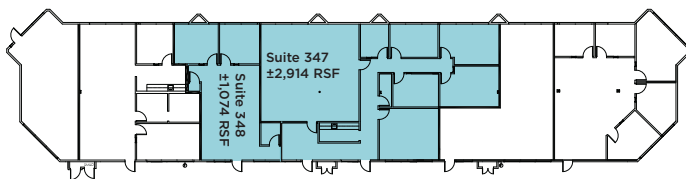
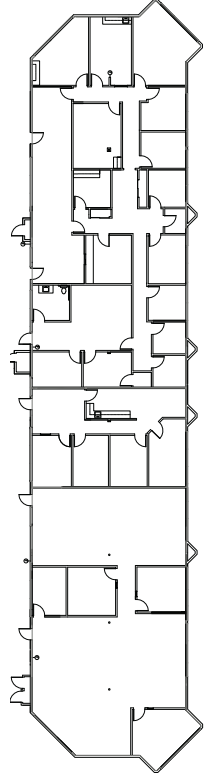
Suite #

153	±1,115 RSF
155	±2,175 RSF
215	±1,295 RSF
235-B	±845 RSF
240	±618 RSF
245	±963 RSF
347	±2,914 RSF
348	±1,074 RSF
515	±1,108 RSF
640	±1,408 RSF

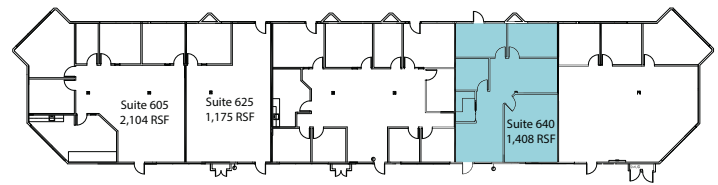
Building 700



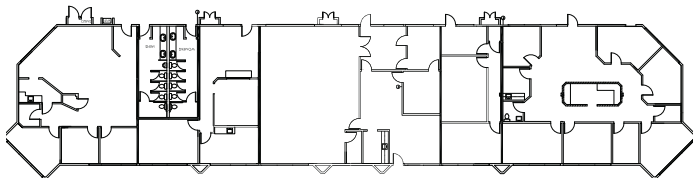
Building 800



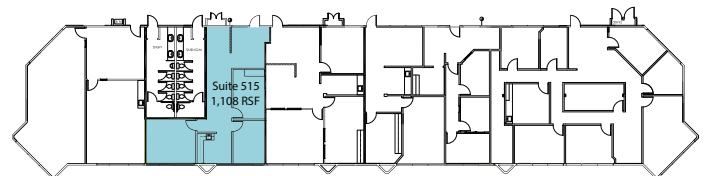
Building 300



Building 600



Building 400



Building 500

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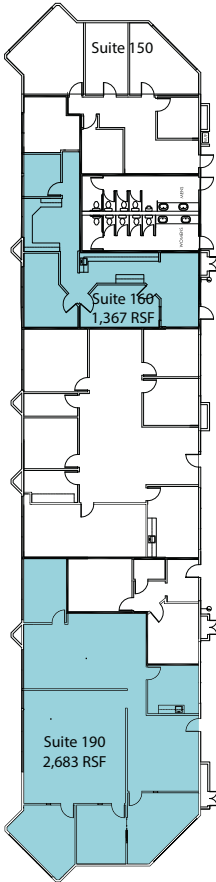
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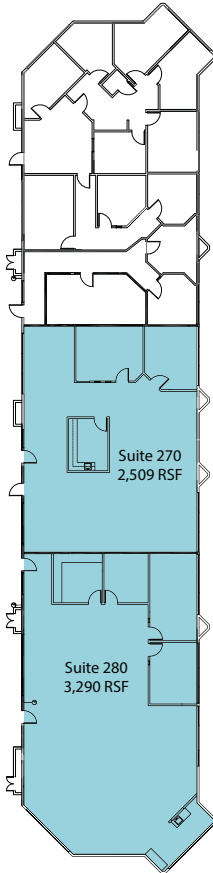
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2ND FLOOR AVAILABILITIES

Building 100



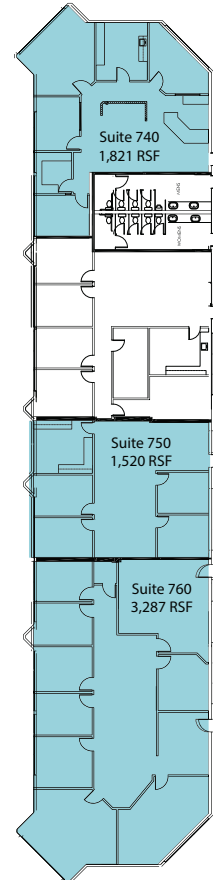
Building 200



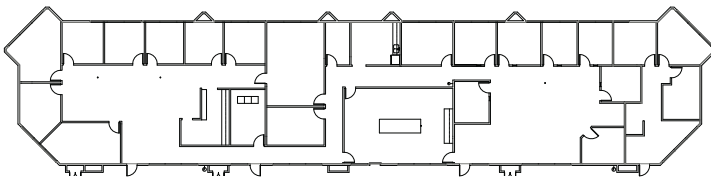
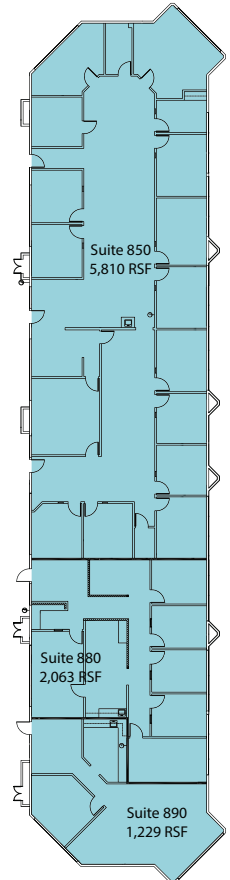
Suite #

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

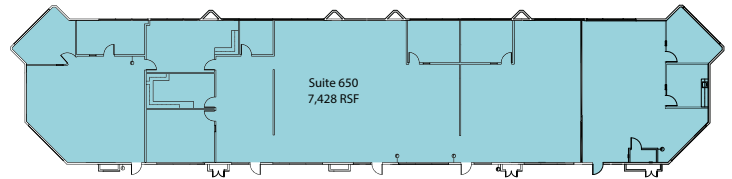
Building 700



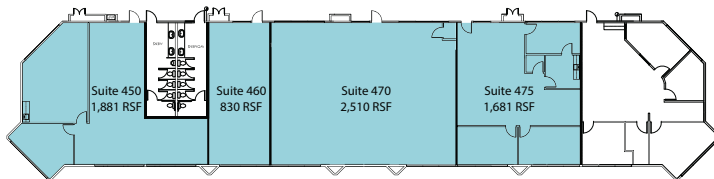
Building 800



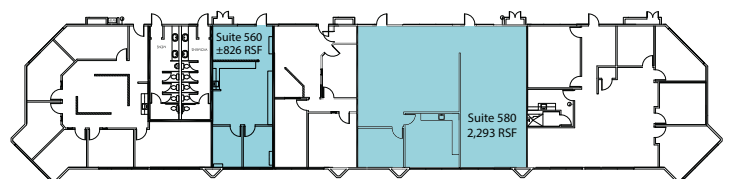
Building 300



Building 600



Building 400



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PROPERTY PHOTOS



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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



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