

2356 GOLD MEADOW WAY
GOLD RIVER | CA

OFFICE SPACE FOR LEASE



**BROKERAGE BONUS
INCENTIVES**

\$50.00 Gift Card for any qualified tour*
\$2.00 PSF + Full Commission for any
New Lease over 3,000 RSF**

* Member of leasing team must be present for gift card promotion

** Minimum three year lease term and new deals only

All incentives are subject to Landlord approval and are valid through
June 30, 2023.



Property Highlights

Lease Rates: \$1.49 PSF FSG

AVAILABILITIES:

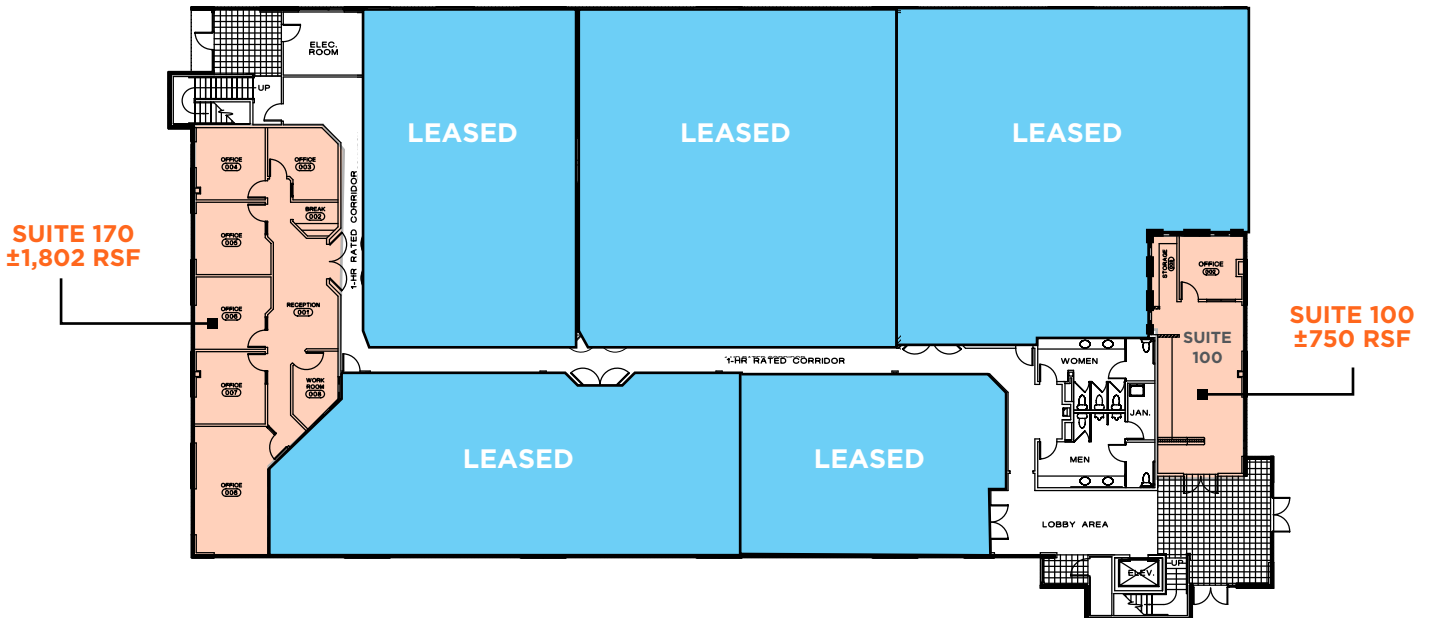
- **Suite 100:** ±750 RSF *Lease Rate: \$1.65 PSF FSG*
- **Suite 170:** ±1,802 RSF
- **Suite 250:** ±1,570 RSF
- **Suite 200:** ±5,811 RSF** *Lease Rate: \$1.25 PSF FSG*
- **Suite 270:** ±3,284 RSF**

** Suites 200 & 270: ±9,095 RSF

- Plug and play suites available
- Professional Office Campus with Park Environment
- Excellent Window Lines and Upgraded Common Area Finishes
- Convenient Access Off Highway 50 at Sunrise Blvd or Hazel Ave
- Parking Ratio: 4.1/1,000 SF

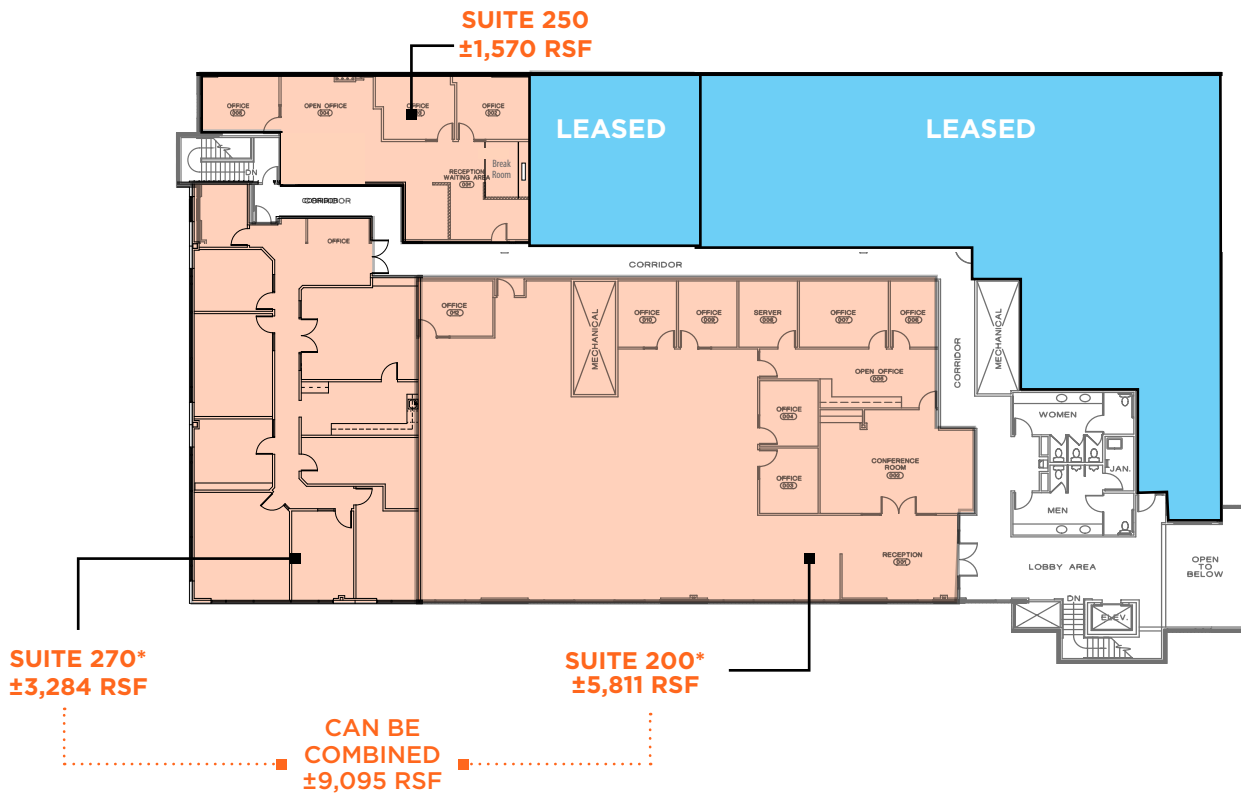
1st Floor

SUITES 100 & 170

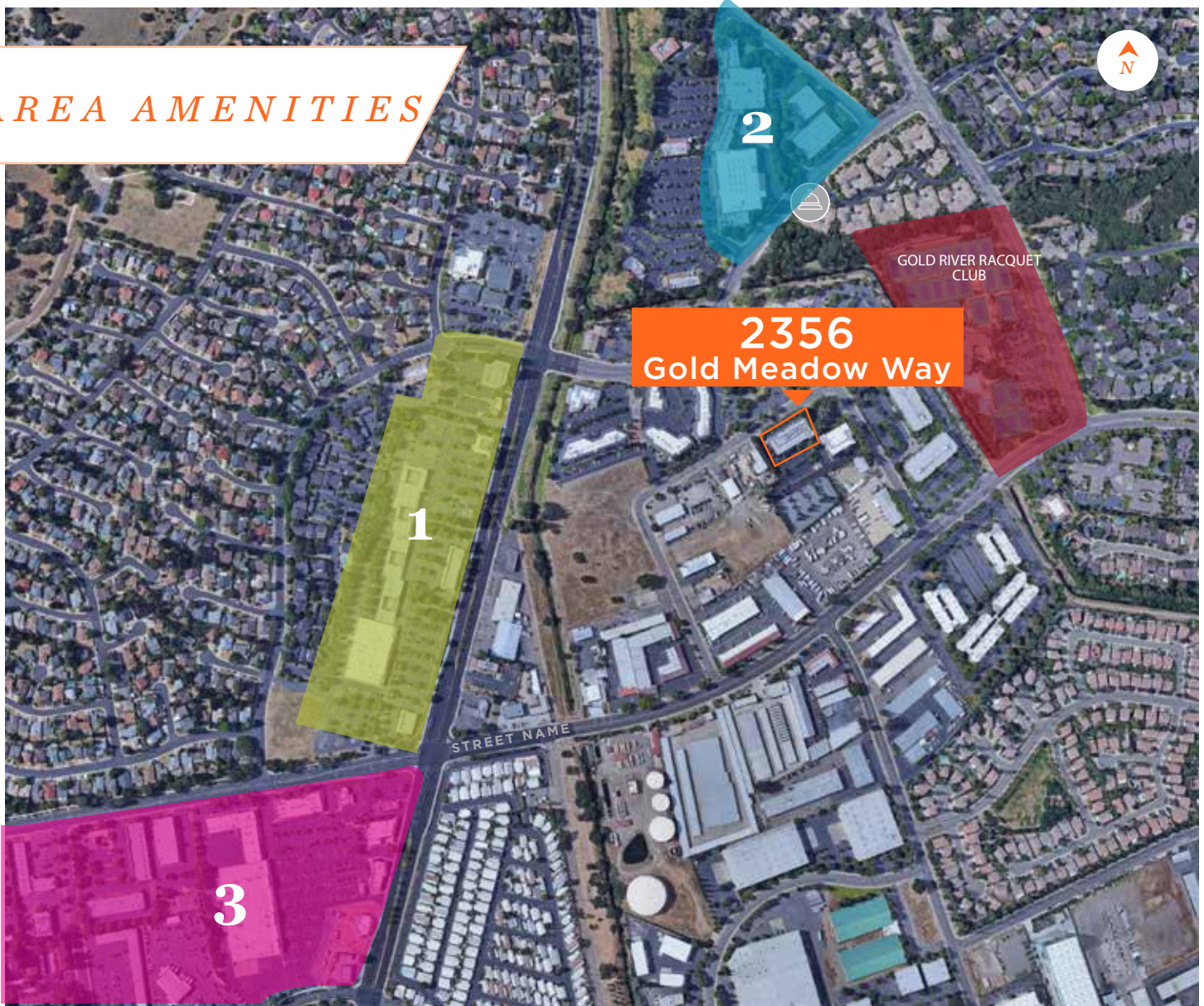


2nd Floor

SUITES 200, 250 & 270



AREA AMENITIES



1. SHOPPING CENTER

24 FITNESS	DOMINO'S PIZZA
ROUND TABLE PIZZA	IHOP
ADALBERTO'S	MEN'S WAREHOUSE
SUBWAY	SKY SUSHI

2. GOLD RIVER RETAIL CENTER

BELAIR	STARBUCKS
APPLE BEES	OUTBACK STEAK HOUSE
WELLS FARGO	RUBIOS
RITE AID	RALEY'S

3. SHOPPING CENTER

CHICK-FIL-A	CARL'S JR
DOLLAR TREE	THAI SMILE
SPORTSMAN'S WAREHOUSE	IN-N-OUT
DICKEY'S BBQ PIT	I LOVE TERIYAKI
STARBUCKS	CALIFORNIA FAMILY FITNESS

CONTACT INFORMATION

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