

**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



2366 GOLD MEADOW WAY  
GOLD RIVER | CA  
*CONDOS FOR LEASE & SALE*



*±12,110 RSF*

# Property Highlights

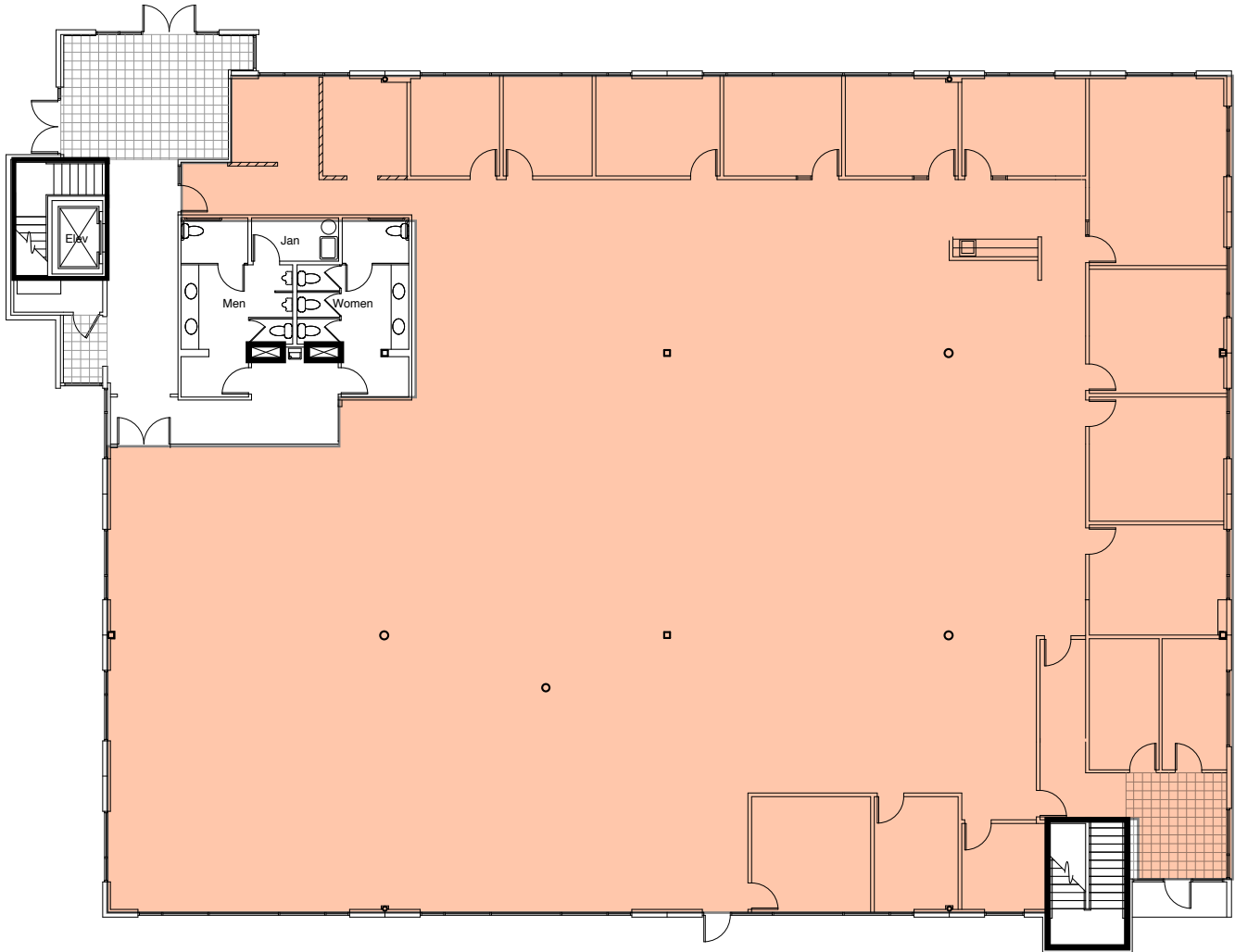
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## *AVAILABILITIES:*

- **Suite 100:** ±2,963 RSF
  - **Suite 110:** ±2,869 RSF
  - **Suite 120:** ±2,714 RSF
  - **Suite 130:** ±2,498 RSF
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- Tentative Condo Map In-place
  - 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

# Entire Floor

*±12,110 RSF | Sales Price \$160 PSF*



# Two Suites

**Suite 100 ± 6,519 RSF | Sales Price \$165 PSF**

**Suite 110 ± 5,336 RSF**



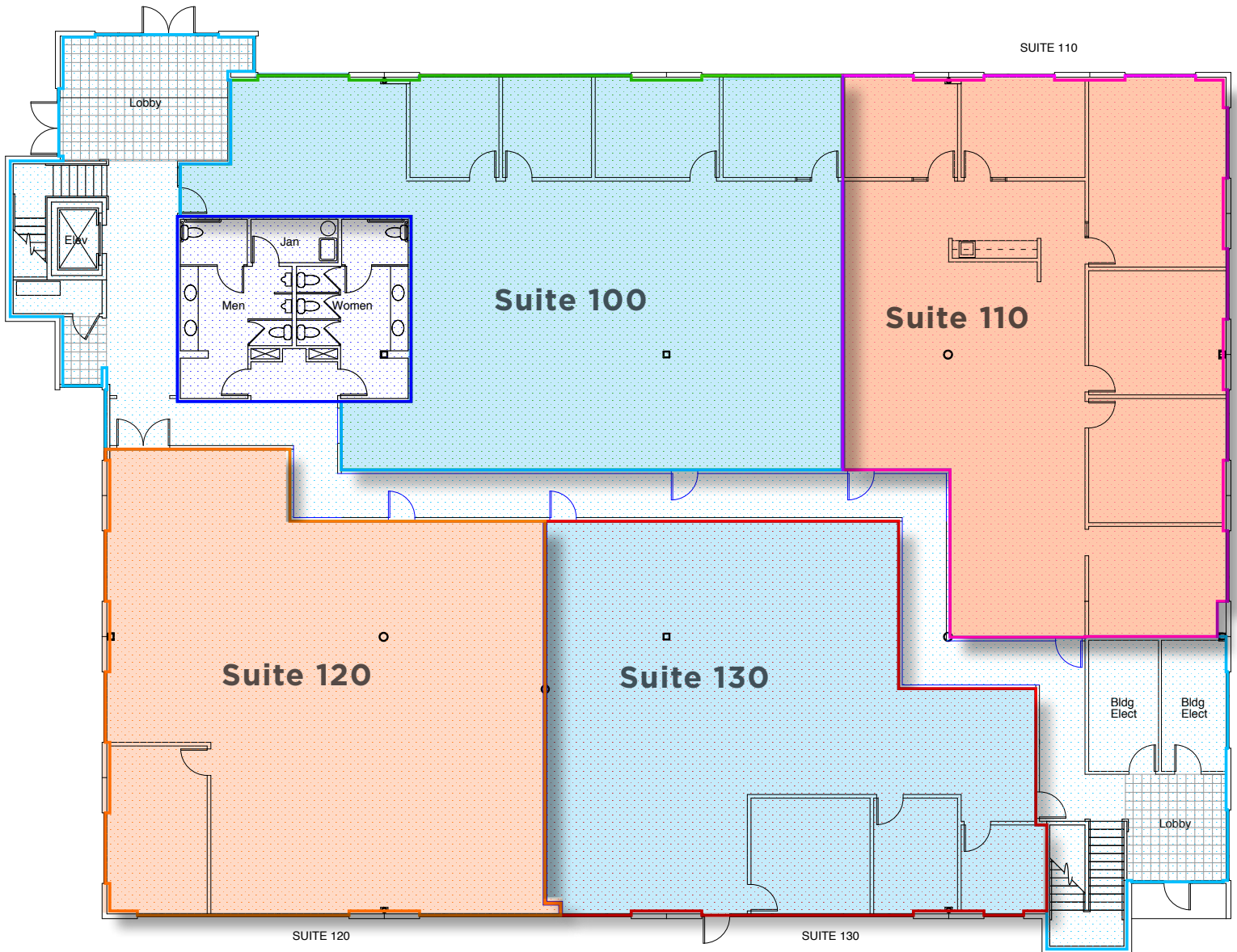
# Four Suites

**Suite 100 ±2,963 RSF | Sales Price \$175 PSF**

**Suite 110 ±2,869 RSF**

**Suite 120 ±2,714 RSF**

**Suite 130 ±2,498 RSF**



# 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

## CHRIS SCHWARZE

Executive Director  
 +1 916 288 4803  
 chris.schwarze@cushwake.com  
 LIC #01291261

## ZACH MOSLE, CCIM

Director  
 +1 916 329 1543  
 zach.mosle@cushwake.com  
 LIC #01924595



400 Capitol Mall, Suite 1800  
 Sacramento, California 95814  
 main +1 916 288 4800  
 cushmanwakefield.com

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