

**GOLD POINTE
CORPORATE CENTER
11971 FOUNDATION PLACE
GOLD RIVER, CA**

**FOR SALE OR LEASE
THREE-STORY CLASS-A OFFICE BUILDING
42,832 RSF - 147,252 RSF AVAILABLE**

ETHAN CONRAD
PROPERTIES INC.

**OUTSTANDING FREEWAY
VISIBILITY AND SIGNAGE**

NOW BEING REMODELED

FOR MORE INFORMATION CONTACT:

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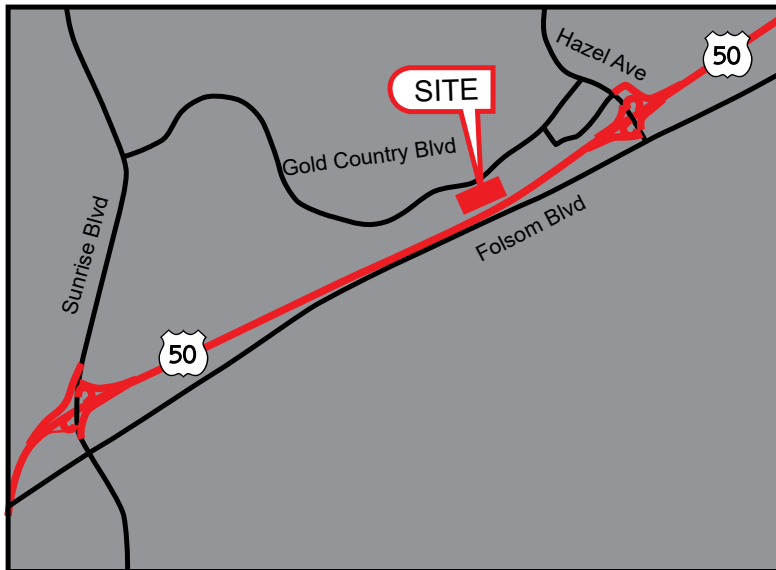
VIEW VIRTUAL TOUR

916.779.1000

FEATURES:

- Three-story Class-A 147,252 RSF freeway facing office building in Gold River with outstanding access from Hwy 50 at Hazel Ave
- Secured campus setting
- On-site fitness center with lockers and showers. Cafe with outdoor seating
- Three passenger elevators; one service elevator
- 4:1,000 SF parking ratio, EV charging stations

- Building top signage with 130,000 ADT visibility
- Convenient access to light rail with shuttle service to building's front entrance
- Close proximity to Hwy 50 and the American River Parkway. Within 1 mile from the Sacramento State Aquatic Center, American River, and Lake Natoma
- Enclosed bike lockers
- Redundant fiber optics



LEASE RATES:

\$1.99-\$2.09 PSF/Mo, Full Service

1st Floor:	42,832 RSF
2nd Floor:	52,138 RSF
3rd Floor:	52,282 RSF

Entire Building:	147,252 RSF	\$1.95 PSF/Mo, Full Service
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SALE PRICE: \$18,996,000.00 (\$129.00 PSF)

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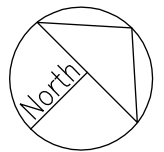
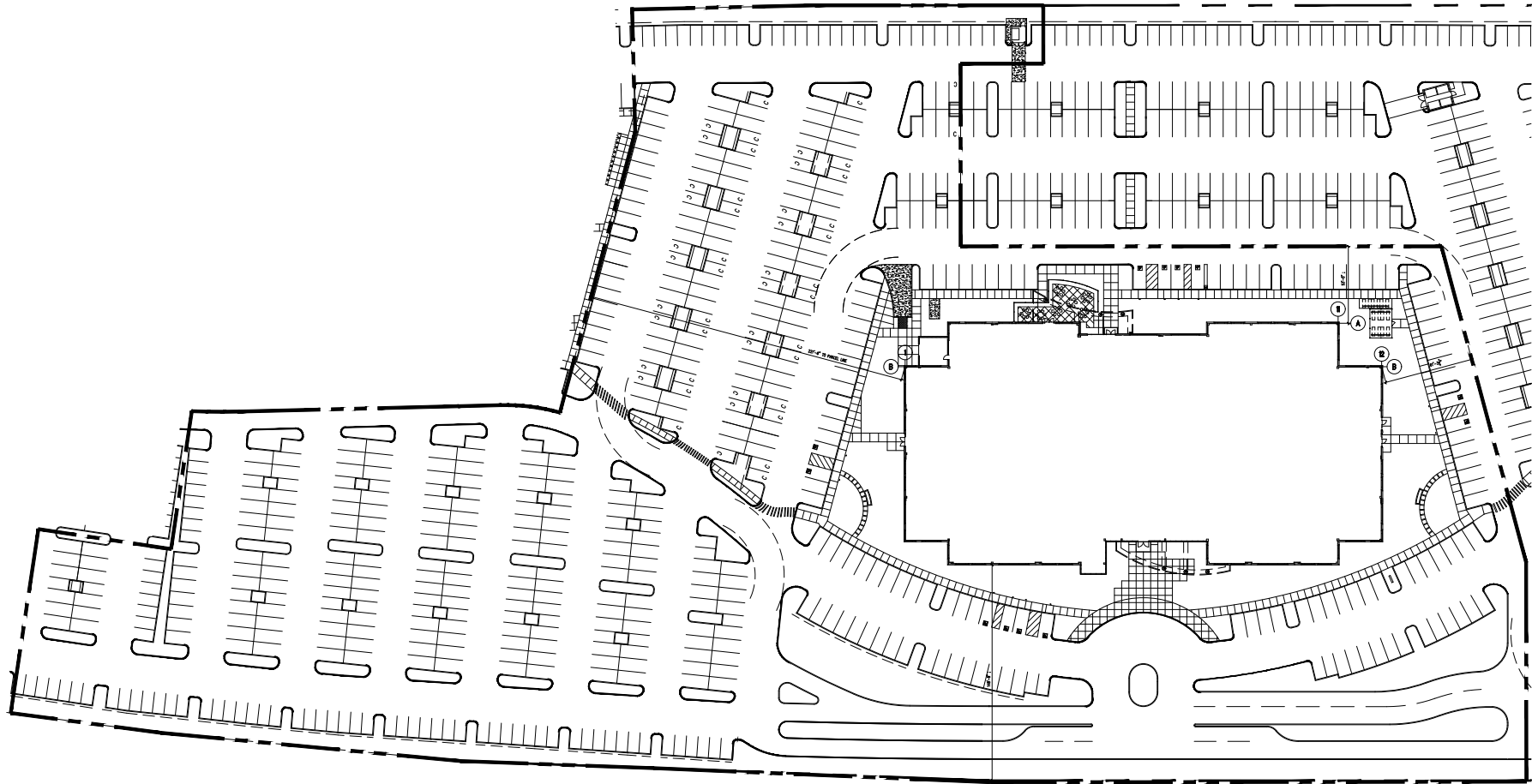
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SITE PLAN



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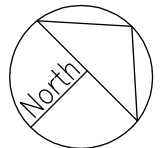
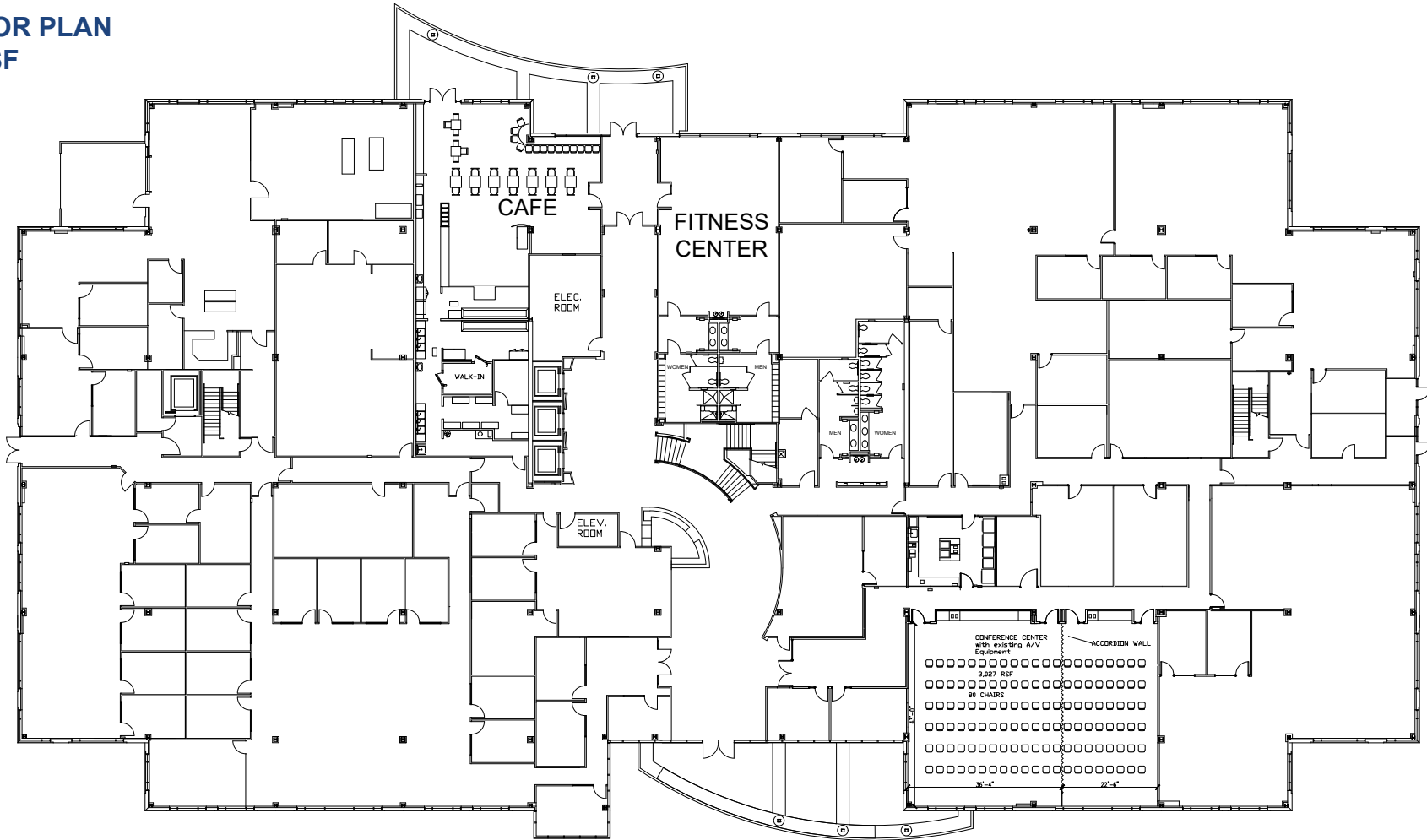
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GOLD POINTE CORPORATE CENTER
11971 FOUNDATION PLACE
GOLD RIVER, CA

1ST FLOOR PLAN
±42,832 SF



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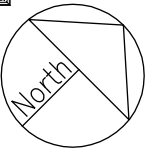
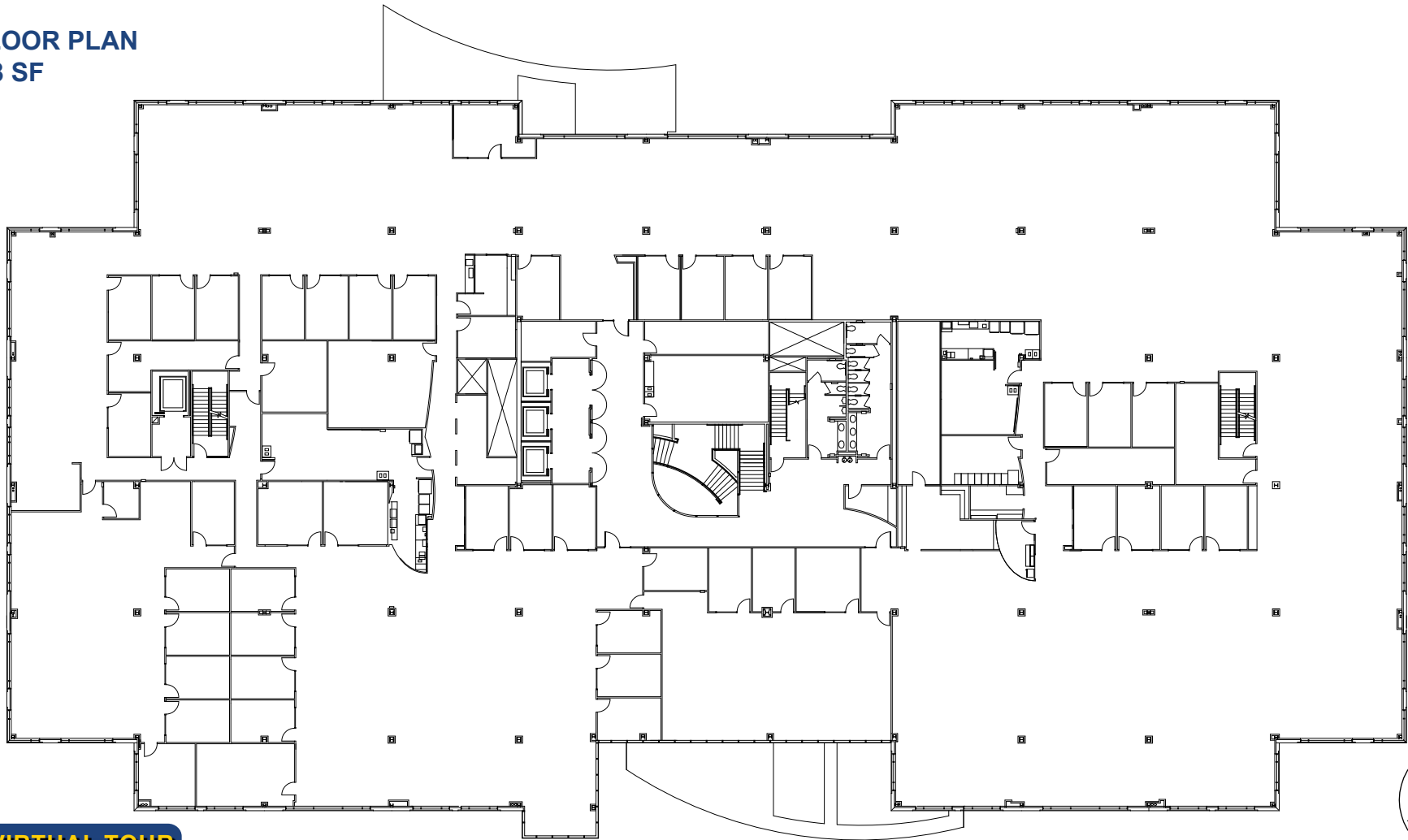
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2ND FLOOR PLAN
±52,138 SF



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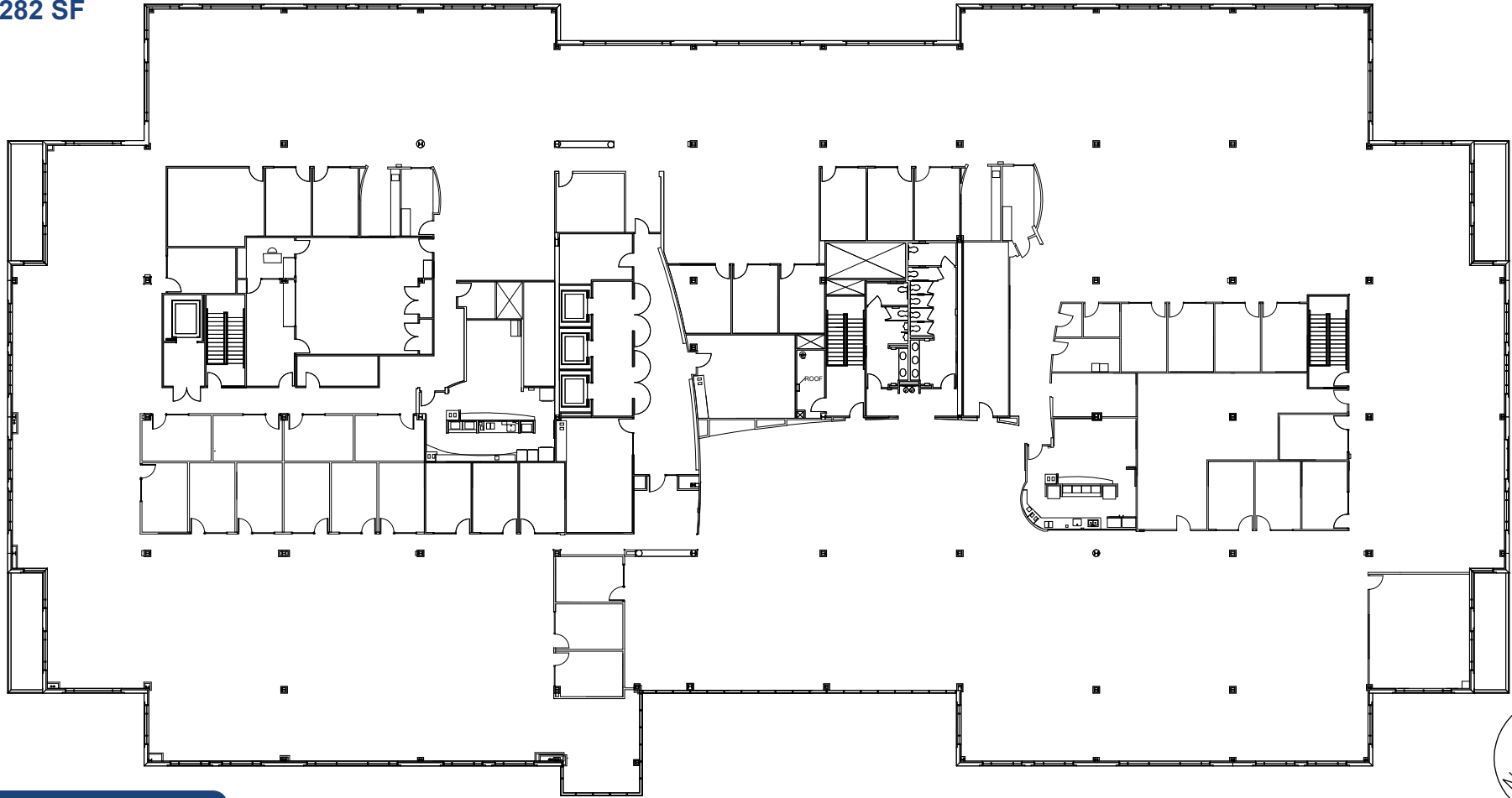
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3RD FLOOR PLAN
±52,282 SF



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