

The Ultimate Business Investment: Own Your Office

2339

GOLD MEADOW WAY,
GOLD RIVER, CA

OFFICE
CONDOMINIUMS
FOR
SALE

2339

FOR INFORMATION, PLEASE CONTACT

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NEWMARK

INVESTMENT HIGHLIGHTS

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- **TURNKEY MODERNIZATION:** Fully renovated two-story, ±48,171 SF office building.
- **PREMIUM FIRST IMPRESSIONS:** Sleek, upgraded lobby and fully remodeled restrooms.
- **FRESH AESTHETIC:** Newly painted common areas and building exterior.
- **ELITE BUSINESS PARK SETTING:** Located within a highly regarded, master-planned corporate park.
- **EXCEPTIONAL WALKABILITY:** Steps away from upscale dining, banking, and retail.
- **EFFORTLESS COMMUTES:** Instant access to Highway 50 via Sunrise Blvd and Hazel Ave.
- **HIGH-IMPACT BRANDING:** Premier monument signage opportunities for maximum exposure.



OWNERSHIP OPPORTUNITIES

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1st Floor Units*:

1. Unit 100 – ±7,256 RSF – \$1,378,640 (\$190/SF)
2. Unit 101 – ±5,846 RSF – \$818,440 (\$140/SF)
3. Unit 102 – ±3,331 RSF – \$466,3470 (\$140/SF)
4. Unit 103 – ±3,624 RSF – \$507,360 (\$140/SF)
5. Unit 104 – ±2,218 RSF – \$421,420 (\$190/SF)

2nd Floor Units*:

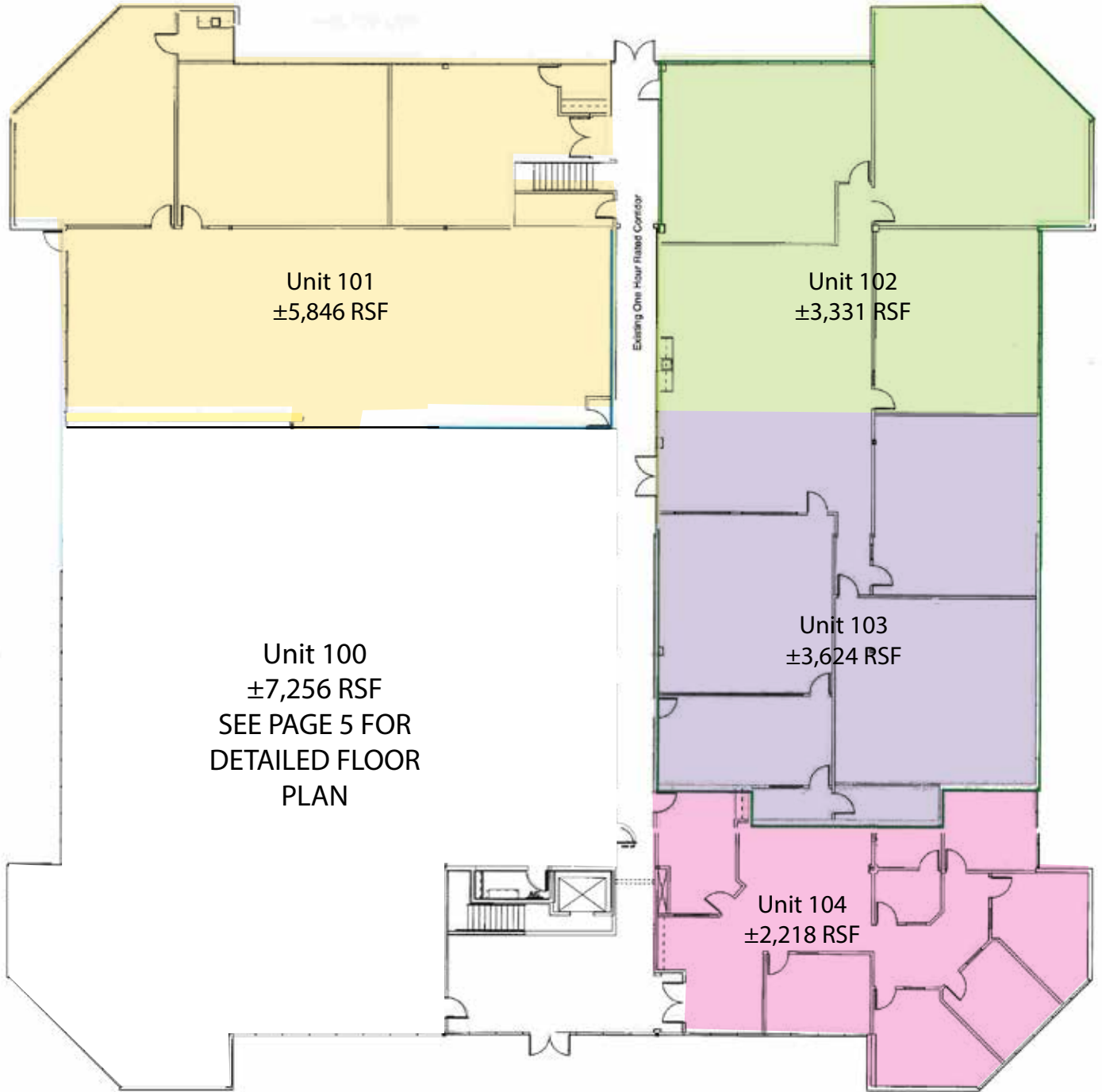
1. Unit 200 – ±6,003 RSF – \$1,080,540 (\$180/SF)
2. Unit 201 – ±8,827 RSF – \$1,588,860 (\$180/SF)
3. Unit 202 – ±4,627 RSF – \$740,320 (\$160/SF)
4. Unit 203 – ±2,703 RSF – \$378,420 (\$140/SF)
5. Unit 204 – ±3,736 RSF – \$672,480 (\$180/SF)

*Can combine units for larger square footage



FIRST FLOOR OPPORTUNITIES

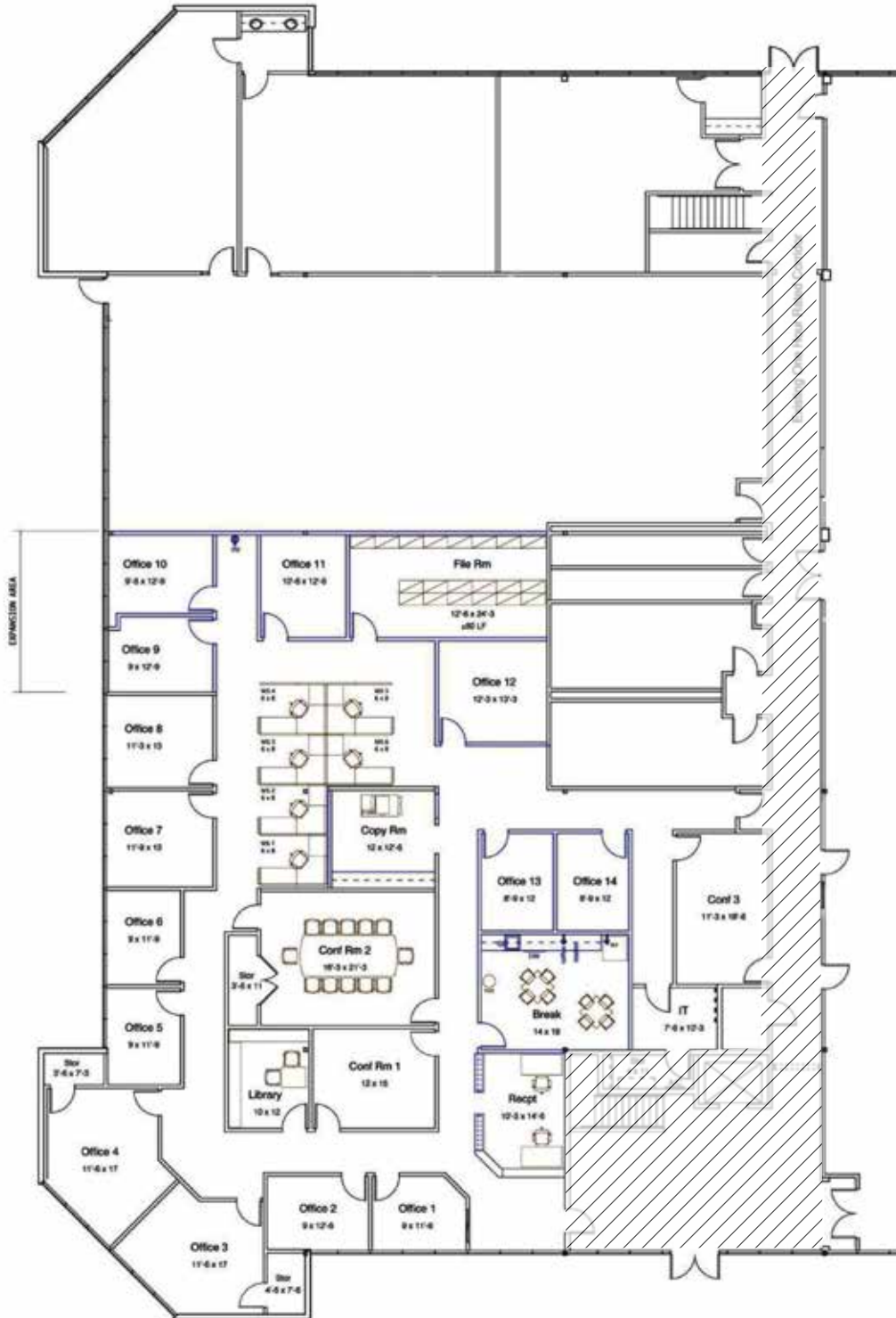
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FIRST FLOOR OPPORTUNITIES

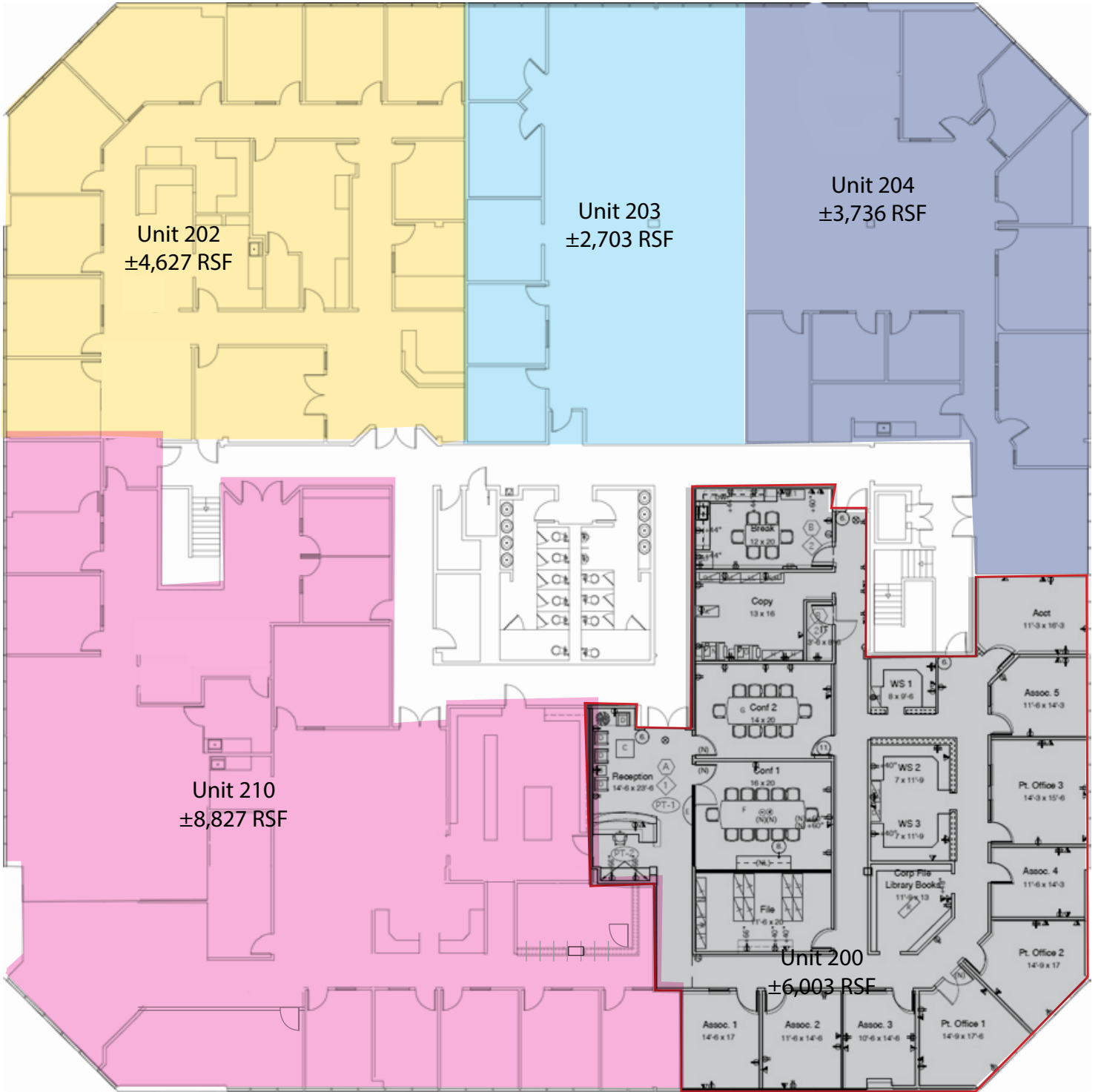
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UNIT 100 ±7,256 RSF DETAILED:



SECOND FLOOR OPPORTUNITIES

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COMMON AREA PHOTOS

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SITE PLAN

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RETAIL AERIAL

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