

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

**FOR LEASE  
THREE-STORY CLASS-A OFFICE BUILDING  
7,149 RSF - 94,970 RSF AVAILABLE**

**ETHAN CONRAD**  
PROPERTIES INC.

**OUTSTANDING FREEWAY  
VISIBILITY AND SIGNAGE**

**LEASE SIGNED!**

**gainwell**

Medicaid • Human Services • Public Health



**NOW REMODELED**

**CONFERENCE CENTER FOR 135 PEOPLE**

FOR MORE INFORMATION CONTACT:

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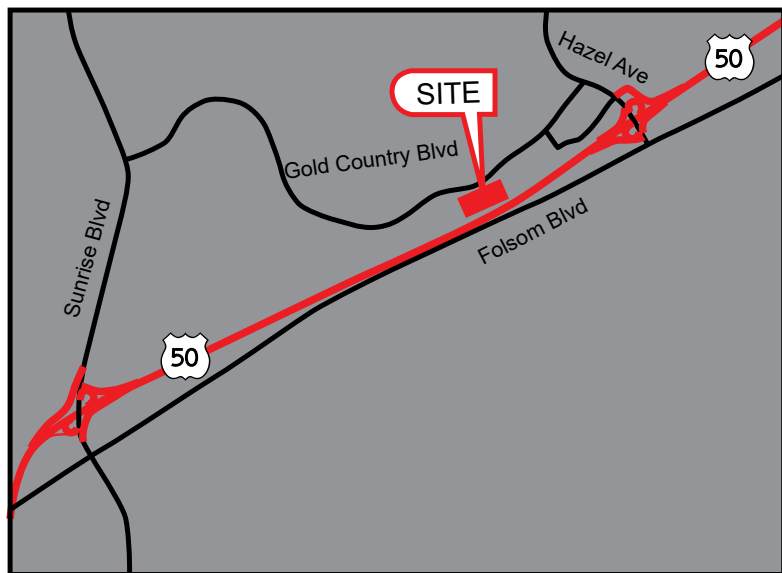
**VIEW VIRTUAL TOUR**

**916.779.1000**

**FEATURES:**

- Three-story Class-A 150,970 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. On-site cafe with outdoor seating
- Entire 3rd floor leased to Gainwell Technologies
- Three passenger elevators; one service elevator
- 4:1,000 SF parking ratio, EV charging stations

- Building top signage with 130,000 ADT visibility
- State of the art 3,027 RSF Common Area Conference Center for 135 people with four large screens, AV, and speaker system
- 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:**

\$1.95 - \$2.15 PSF/Mo, Full Service

1st Floor: 42,832 RSF  
 • Divisible to 7,149 RSF

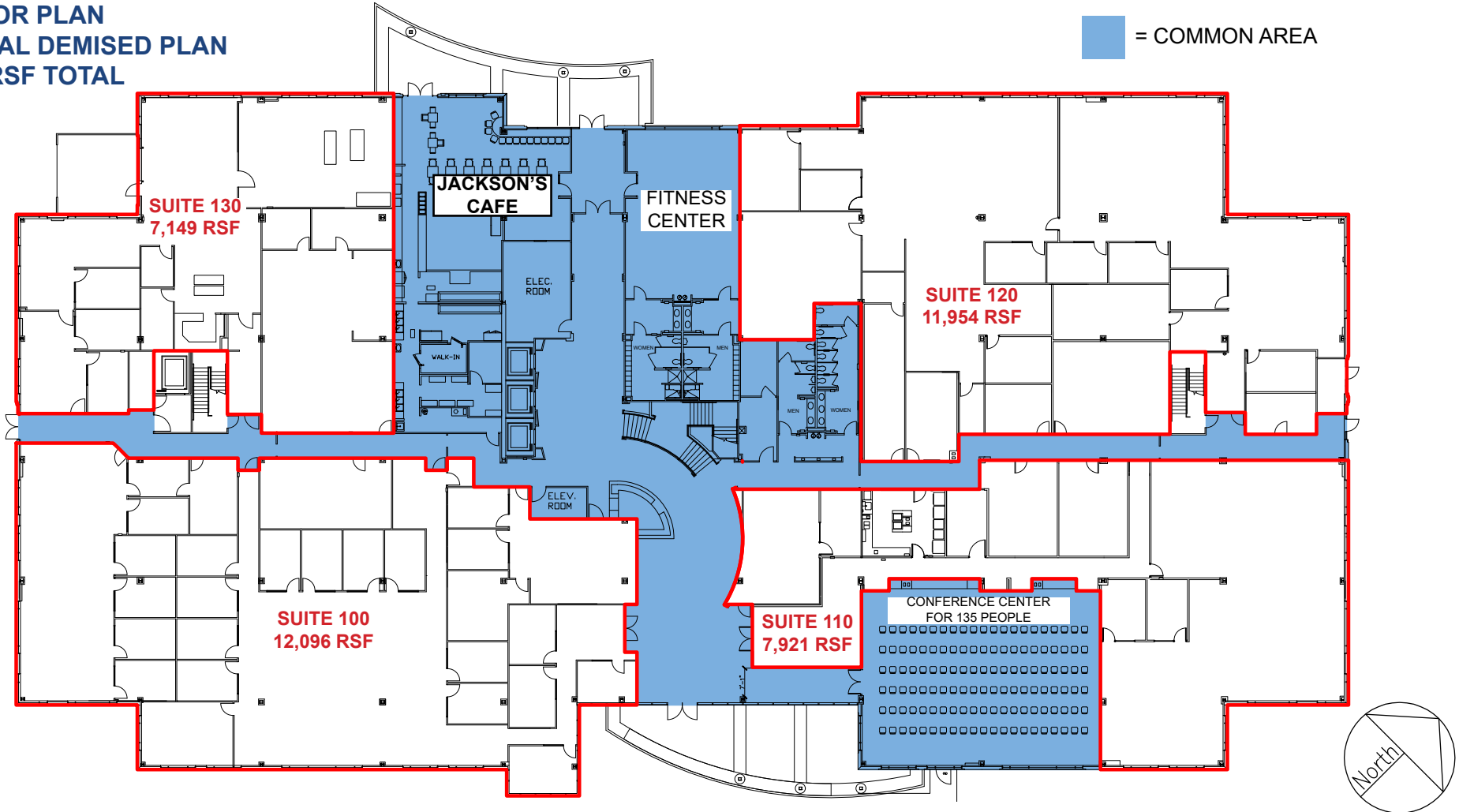
2nd Floor: 52,138 RSF  
 • Divisible to 13,677 RSF

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000  
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The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

**1ST FLOOR PLAN**  
**POTENTIAL DEMISED PLAN**  
**±42,832 RSF TOTAL**



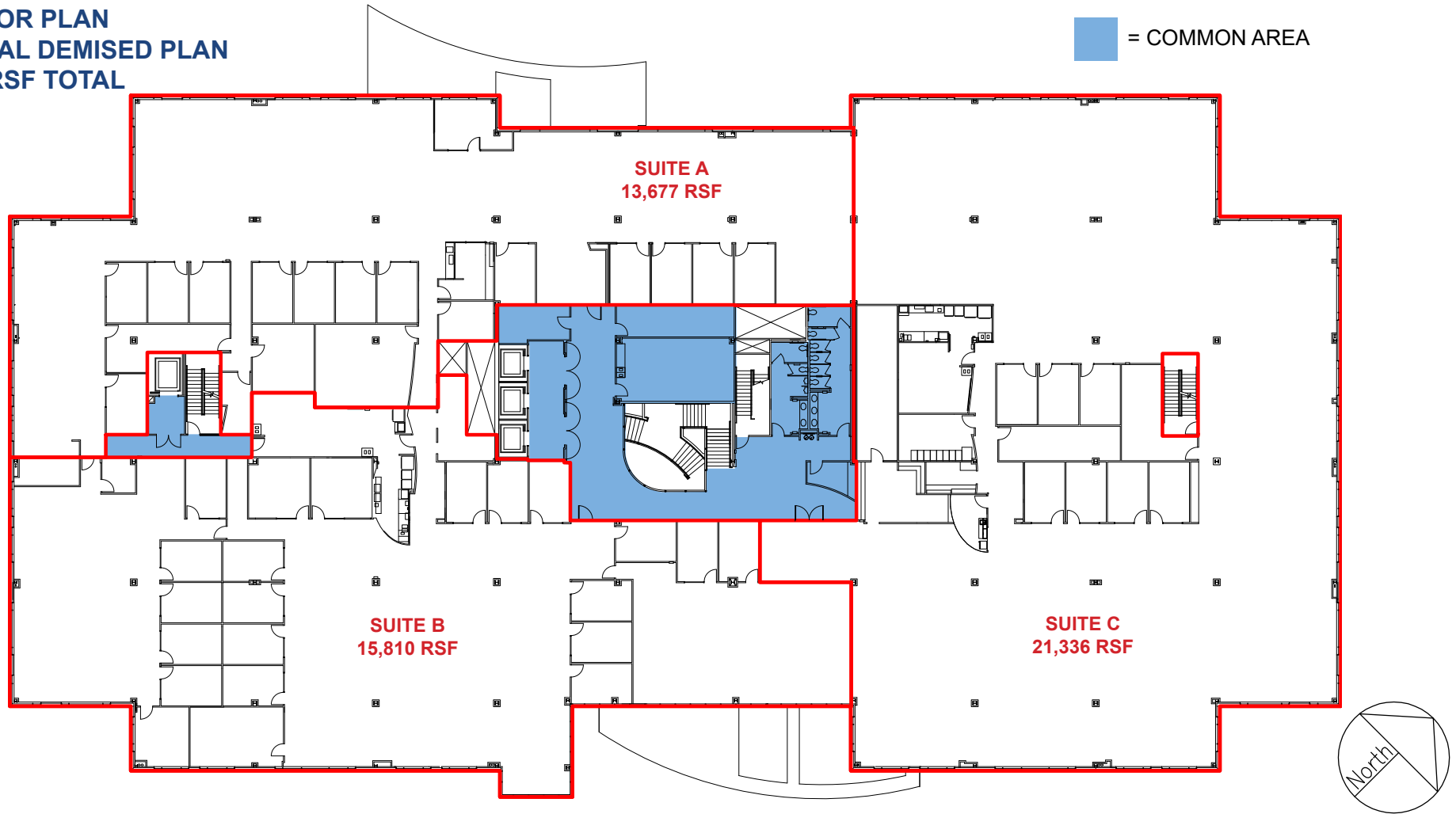
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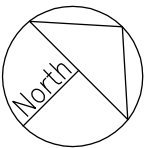
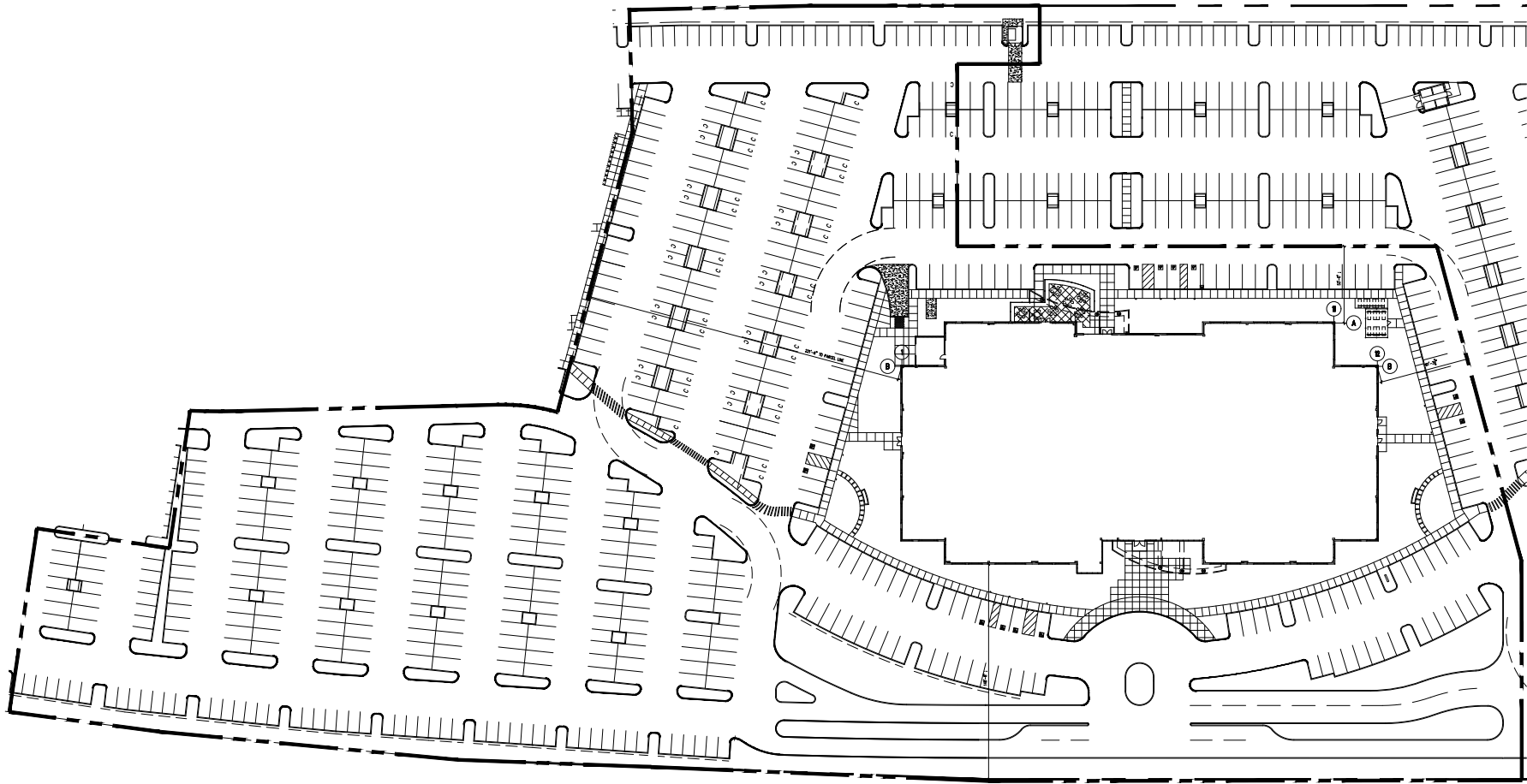
**2ND FLOOR PLAN**  
**POTENTIAL DEMISED PLAN**  
**±52,138 RSF TOTAL**



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**SITE PLAN**



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