

SIGNAGE OPPORTUNITIES AVAILABLE

OFFICE SPACE FOR LEASE IN RANCHO CORDOVA, CA
AVAILABILITIES RANGING FROM ±3,320 – ±192,371 SF

3310
Quality Drive

3343
Capital Center Drive

3344
Quality Drive

3355
Data Drive

3366
Quality Drive



THE IDEAL CHOICE FOR EXCEPTIONAL VALUE IN THE SACRAMENTO REGION

Highlights

- 5-building campus located 3 minutes from Highway 50
- Signage & branding opportunities
- Market-leading amenity package
- Ample free parking (5/1,000 SF)
- Backup generators
- Furniture available
- On-site management and 24-hour security
- Landscaped courtyard with water feature and outdoor seating
- On-site wellness center
- Grade level loading
- Owner is committed to ESG initiatives and continually upgrading campus facilities



	Address	Building Size	Availability
①	3355 Data Drive	67,668 SF	3,320 RSF
②	3310 Quality Drive	67,054 SF	67,054 SF
③	3343 Capital Center Drive	72,794 SF	23,189 SF
④	3344 Quality Drive	91,152 SF	71,851 SF
⑤	3366 Quality Drive	162,023 SF	11,662 RSF (Warehouse)

ONE OF SACRAMENTO'S MOST HIGHLY AMENITIZED SUBURBAN OFFICE BUILDING CAMPUSES

Park once and take advantage of all the conveniences on the campus for a more efficient workday. With spaces that support wellness and collaboration, the campus' amenity package is unmatched at this price point, making it the best value in the submarket.



New state-of-the-art fitness center



Outdoor basketball court



144-seat auditorium



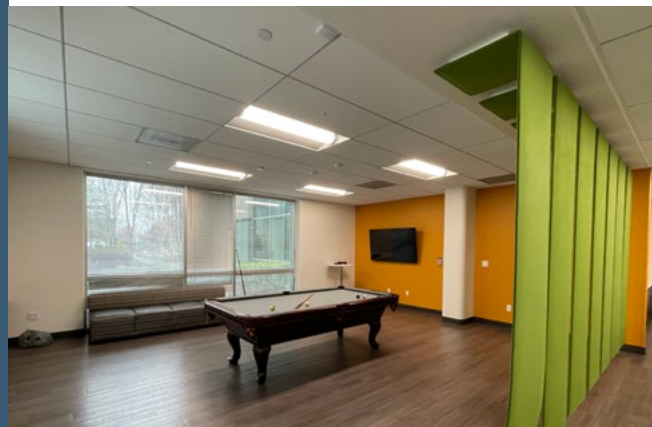
Conference center



On-site cafe



Tenant lounge with ping pong & billiards





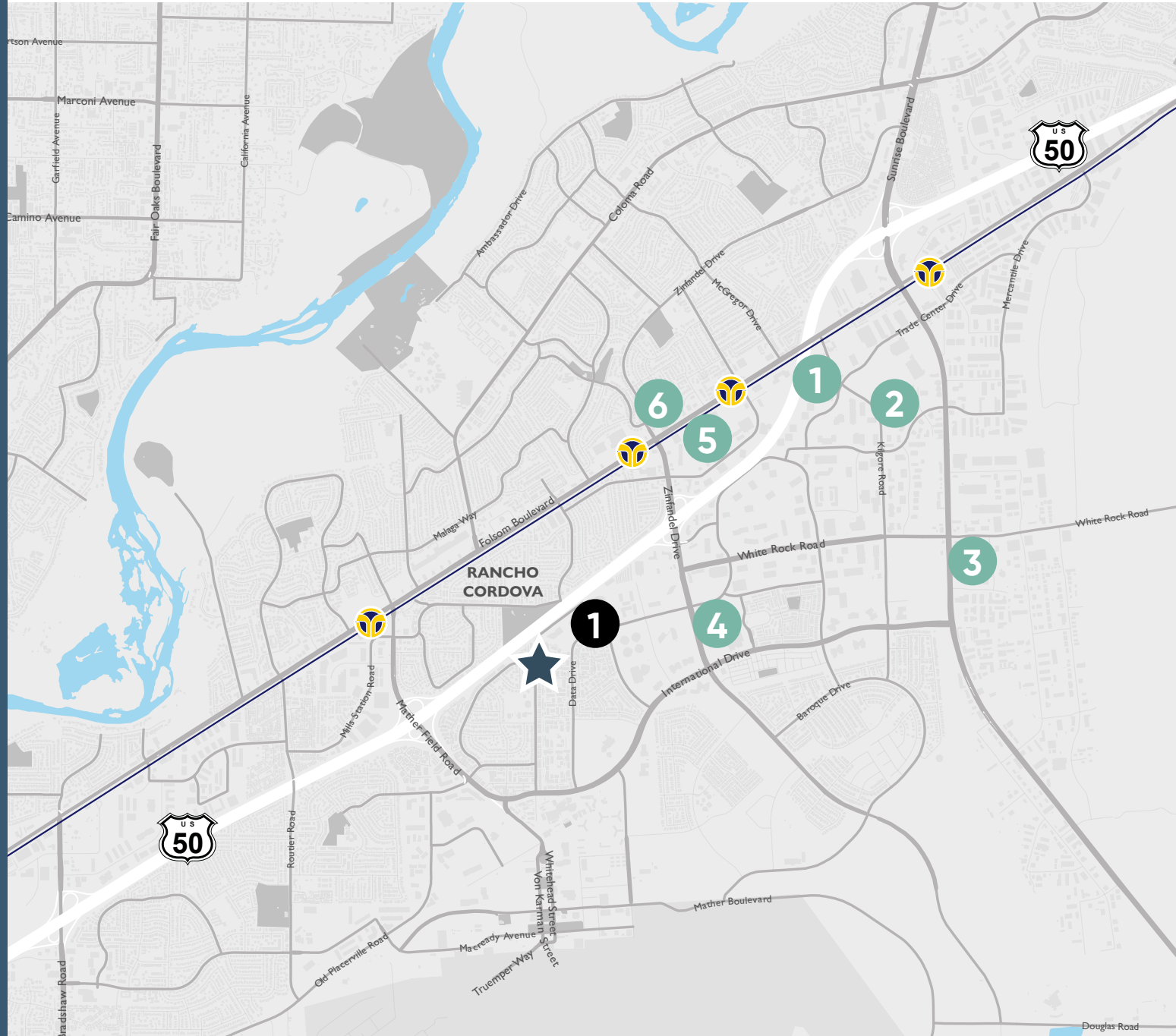
SEAMLESSLY CONNECTED TO YOUR NEXT DESTINATION

Retail

- 1
 - Staples
 - Wendy's
 - The Home Depot
- 2
 - Taco Bell
 - Togo's Great Sandwiches
- 3
 - Costco
 - Arby's
 - Carl's Jr
 - Starbucks
- 4
 - Chili's
 - Lowe's
 - FedEx
 - The Habit
 - Panera
 - Starbucks
 - Anytime Fitness
- 5
 - Target
 - Chipotle
 - The Golden 1
 - Jamba Juice
 - Panda Express
 - AmPm
 - Rubio's
 - AutoZone
 - USPS
 - Ross Dress for Less
 - Marshalls
 - Jiffy lube
- 6
 - Bank of America
 - WalMart Supercenter
 - Safeway

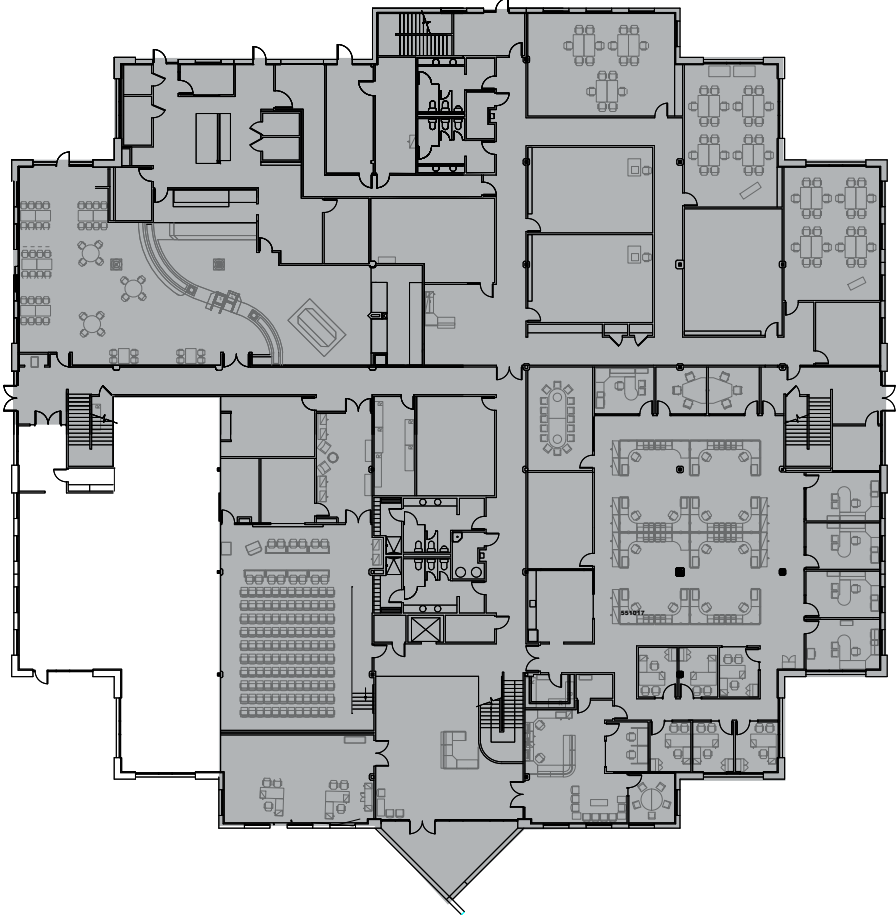
Hotels

- 1
 - Extended Stay
 - Best Western Plus
 - Courtyard
 - Homewood Suites



BUILDING 1 | FLOOR PLAN

3355 DATA DRIVE

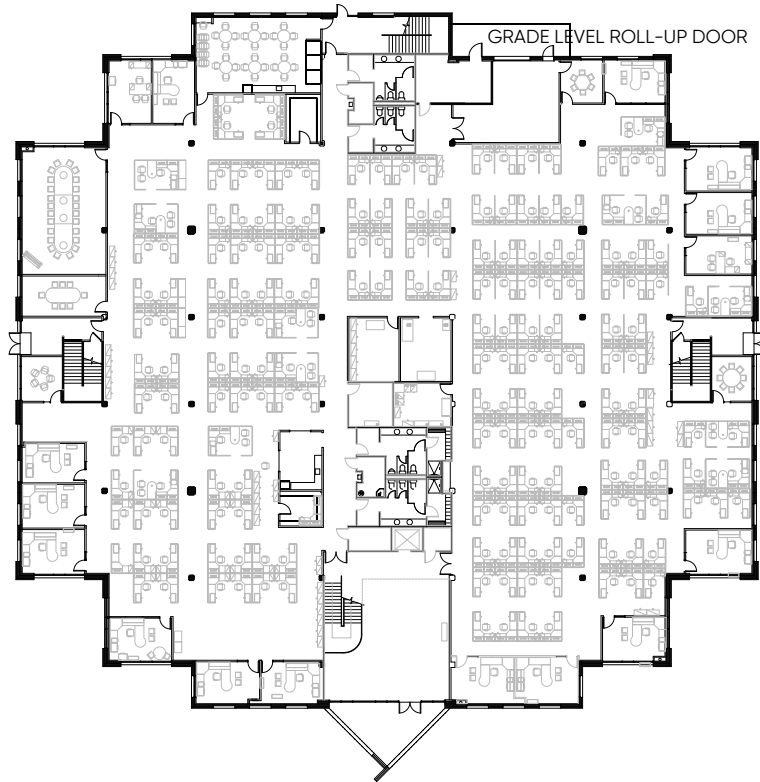


SUITE 100 | ±3,320 SF

BUILDING 2 | FLOOR PLANS

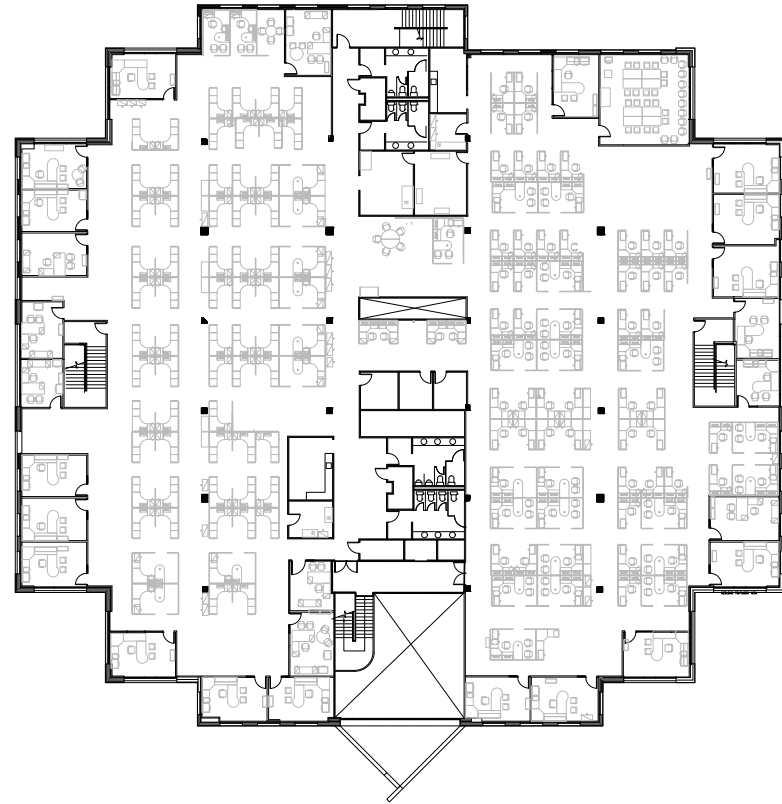
3310 QUALITY DRIVE

FIRST FLOOR



SUITE 100 | ±33,527 SF

SECOND FLOOR



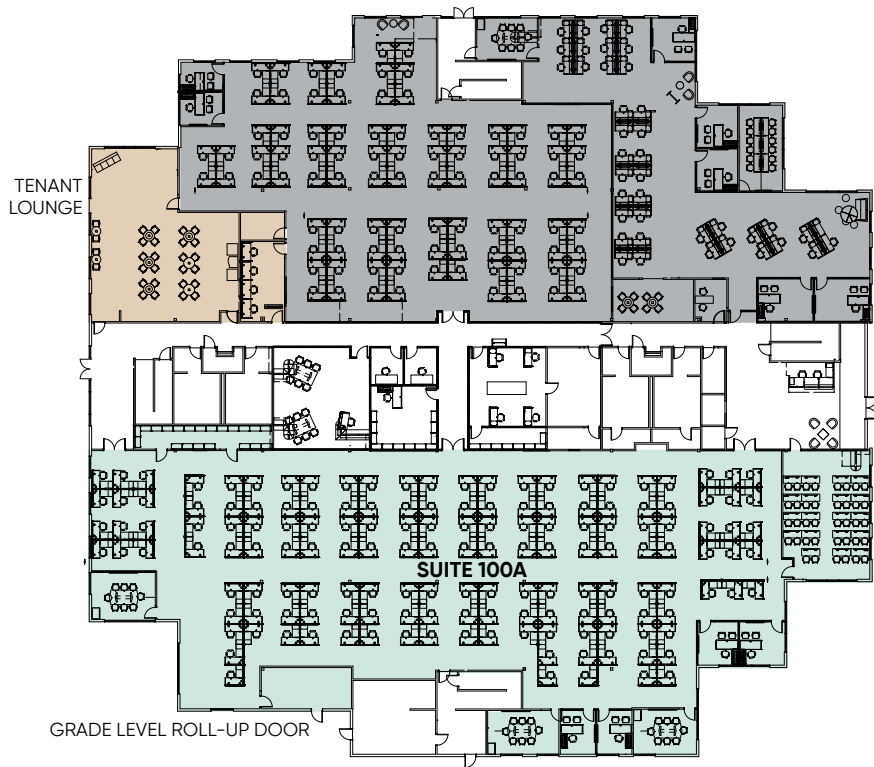
SUITE 200 | ±33,527 SF

VIRTUAL TOUR

BUILDING 3 | FLOOR PLANS

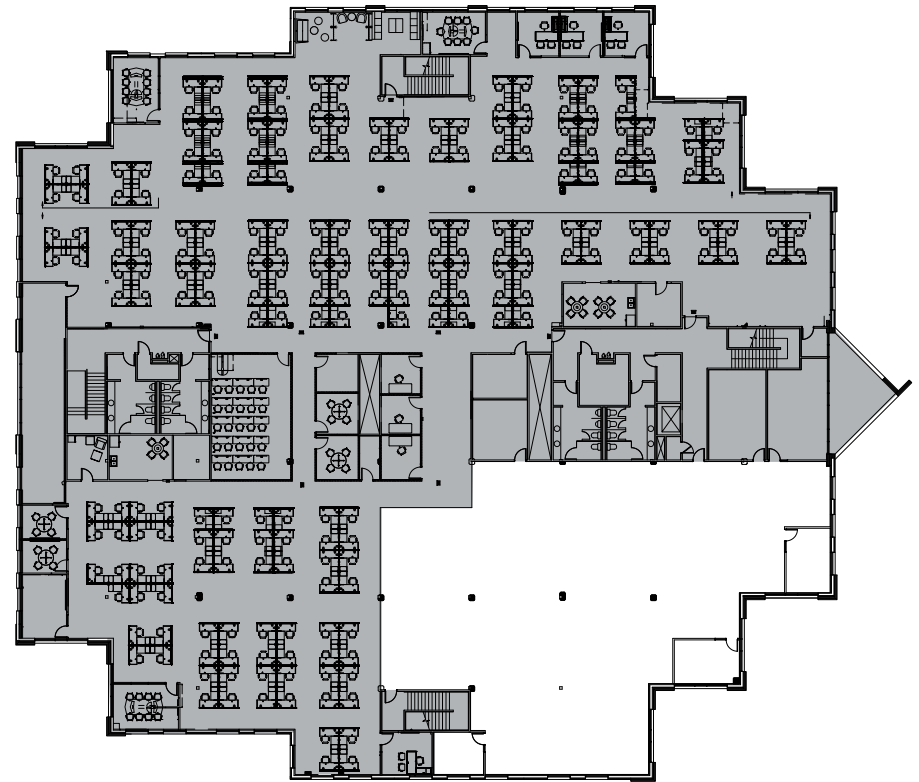
3343 CAPITAL CENTER DRIVE

FIRST FLOOR



SUITE 100A | ±14,089 SF

SECOND FLOOR

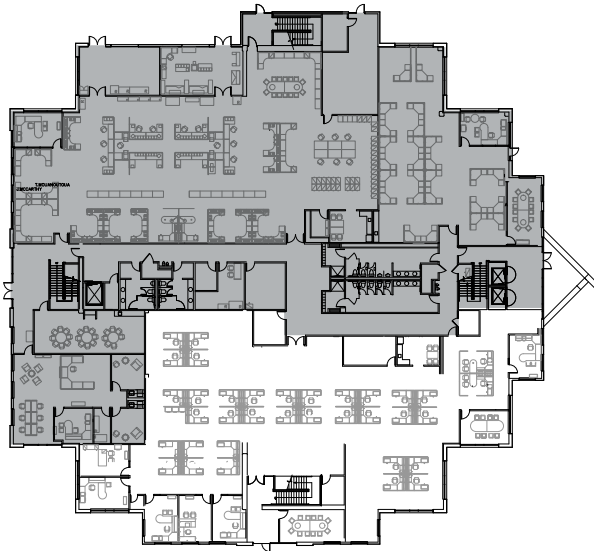


SUITE 200 | ±9,100 SF

BUILDING 4 | FLOOR PLANS

3344 QUALITY DRIVE

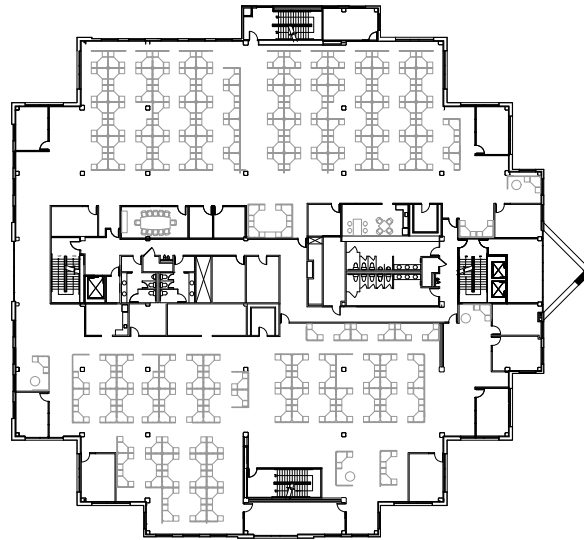
FIRST FLOOR



SUITE 100 | ±9,501 SF

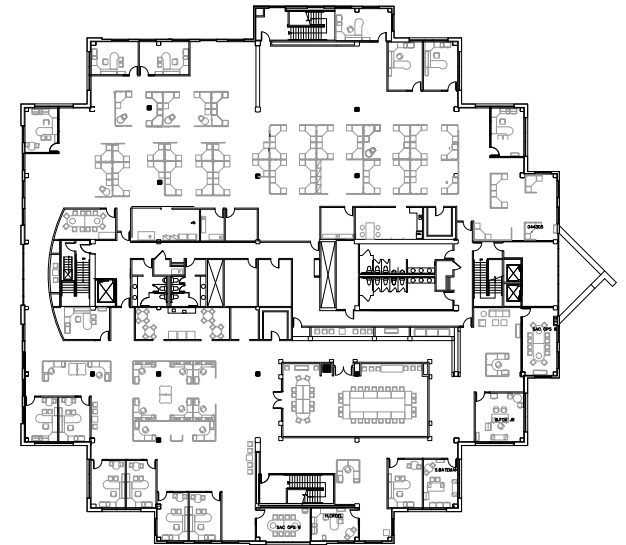
[VIRTUAL TOUR](#)

SECOND FLOOR



SUITE 200 | ±31,175 SF

THIRD FLOOR



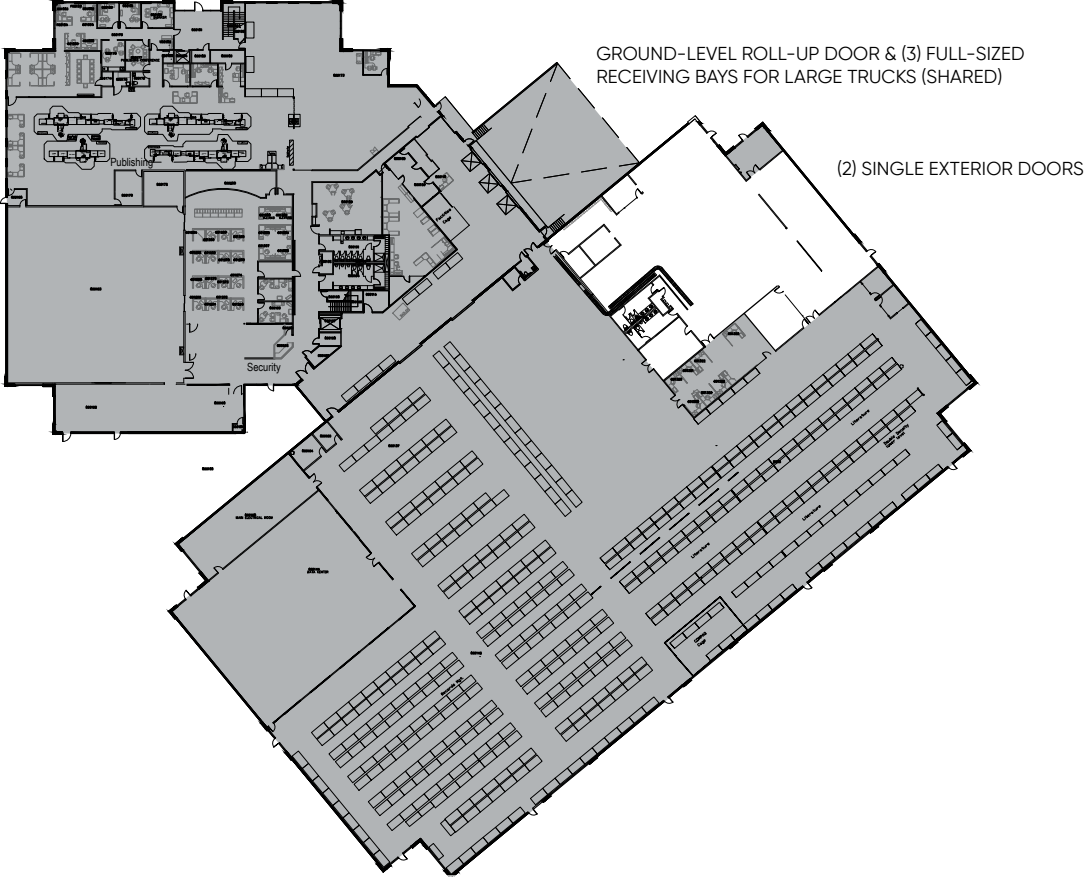
SUITE 300 | ±31,175 SF

[VIRTUAL TOUR](#)

BUILDING 5 | FLOOR PLANS

3366 QUALITY DRIVE

FIRST FLOOR



WAREHOUSE SPACE | ±11,662 SF
FULLY AIR CONDITIONED



THE CAMPUS IS OWNED BY ACTIVE, EXPERIENCED OWNERS DEDICATED TO DELIVERING A QUALITY PRODUCT AND RESPONSIVE MANAGEMENT.

TO SCHEDULE A TOUR OR FOR INFORMATION, PLEASE CONTACT:

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FRANKLIN
TEMPLETON



CUSHMAN &
WAKEFIELD