

Prospect Park Office Space Available

FOR LEASE



10961 & 10971 SUN CENTER DRIVE

RANCHO CORDOVA, CALIFORNIA



Prospect Park Office Space Available

Centrally located in the heart of Prospect Park



Above standard 4.8/1,000 parking Ratio



Campus-like setting with outdoor water feature



Floor to ceiling glass line



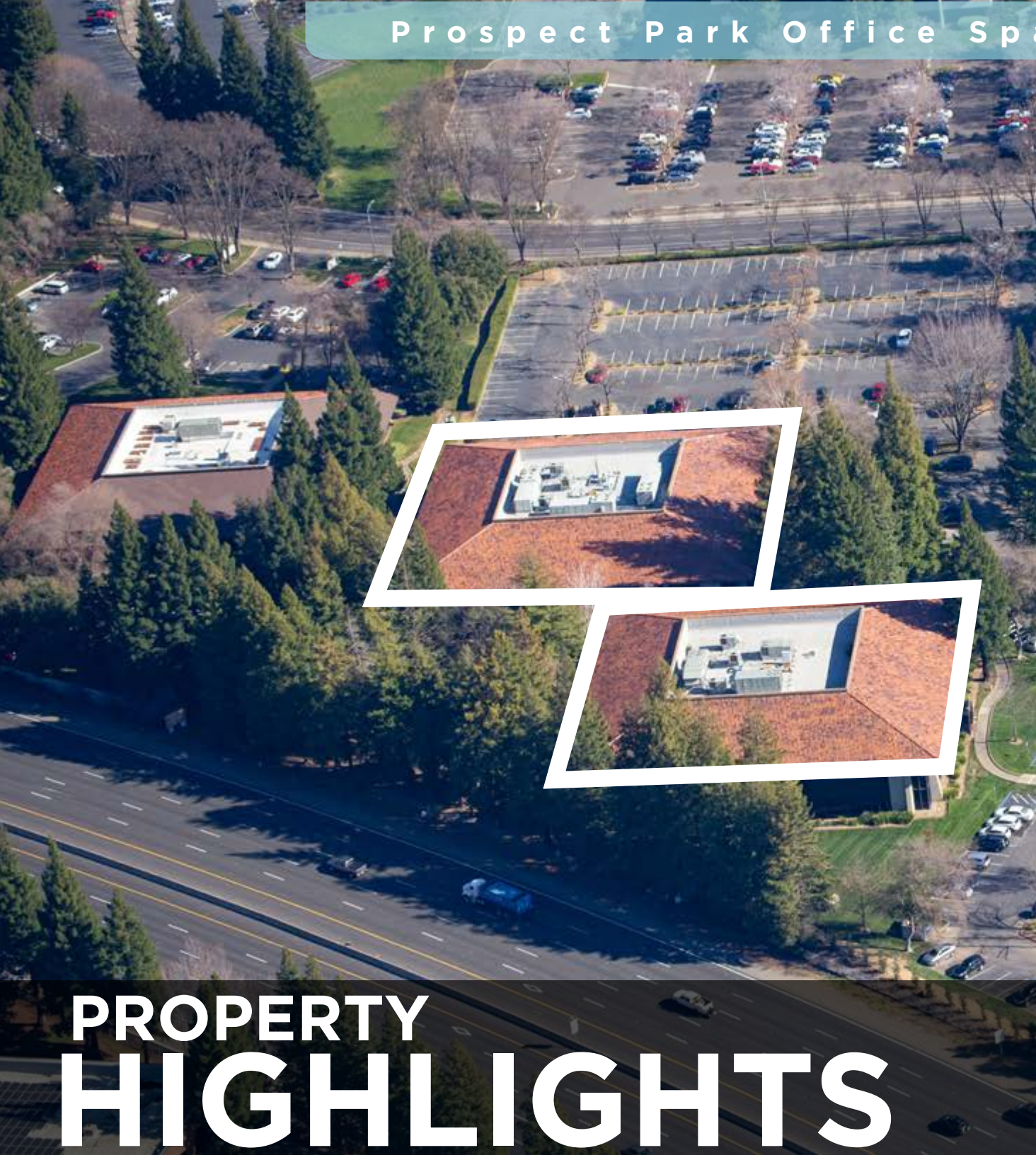
Easy access to HWY 50



Freeway visible building signage available to approximately 156,000 vehicles/day



PROPERTY
HIGHLIGHTS

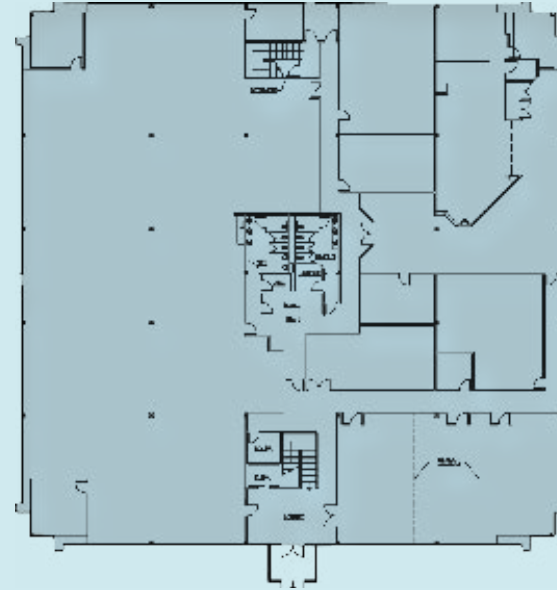


FLOOR AVAILABILITIES

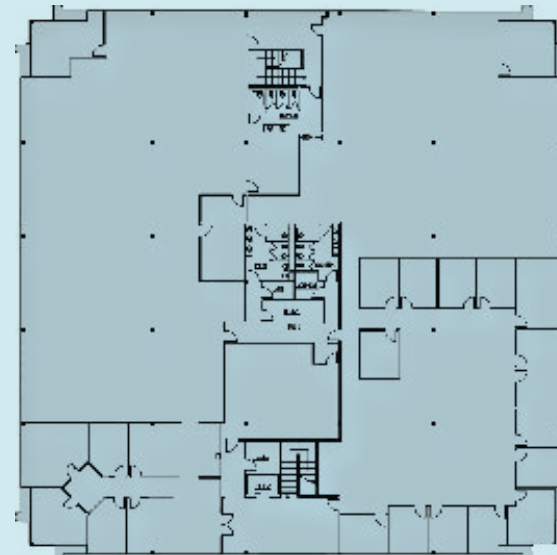
| FLOORS | SQUARE FEET(SF) |
|---------------|-----------------|
| Floor 1 | ±21,941 |
| Floor 2 | ±21,941 |
| Full Building | ±43,882 |

| LEASE RATE |
|------------------------------|
| \$1.85 sf/Full Service Gross |

Floor 1



Floor 2

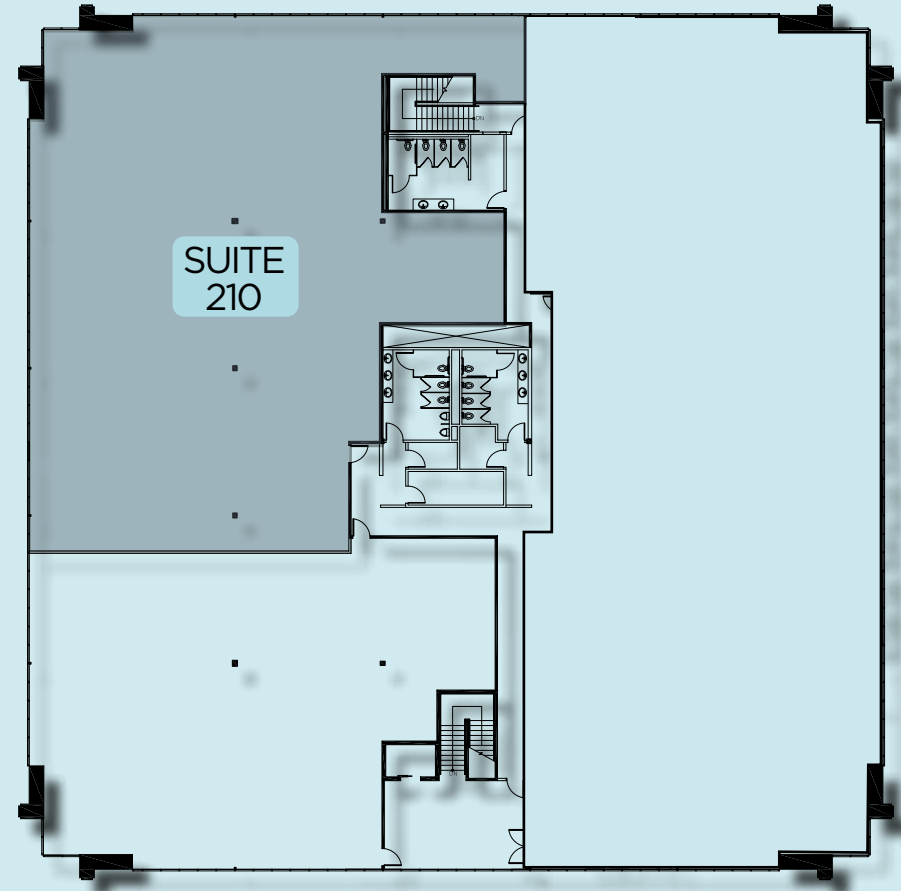


AVAILABILITIES

109961 SUN CENTER DRIVE
RANCHO CORDOVA, CALIFORNIA

FLOOR AVAILABILITIES

| SUITES | SQUARE FEET(SF) |
|------------------------|-----------------|
| 210 | ±7,383 |
| LEASE RATE | |
| \$1.85 sf/Full Service | |



[3D WALK THROUGH](#)



AVAILABILITIES

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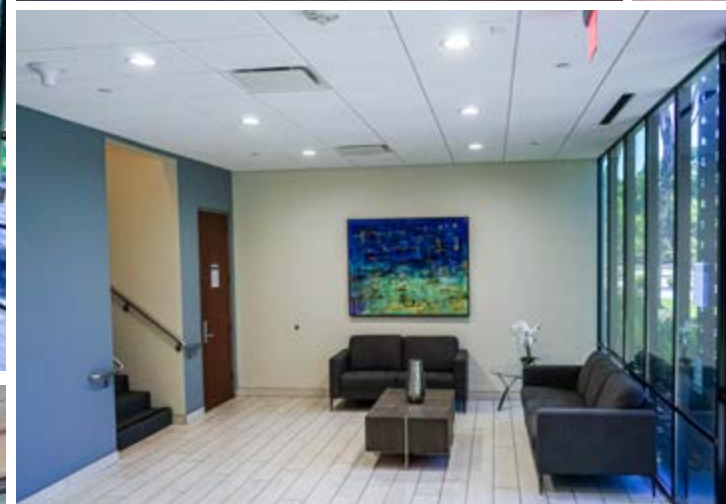
AXONOMETRIC FLOOR PLAN

| INDIVIDUAL SPACES | PROVIDED |
|-------------------------|----------|
| Workstation-5' Benches | 44 |
| Enclosed Office | 6 |
| Focus Room- 1 person | 2 |
| Focus Room- 2 person | 1 |
| Huddle Room- 4 person | 1 |
| Meeting Room-6 person | 1 |
| Meeting Room-10 person | 1 |
| Lounge | 1 |
| Concierge/Greeting | 1 |
| Micro Pantry | 1 |
| Café | 1 |
| Copy-Print-Supply Point | 1 |
| Mail/Supply Room | 1 |
| Mother's Room | 1 |
| Wellness Room | 1 |
| IDF Room | 1 |



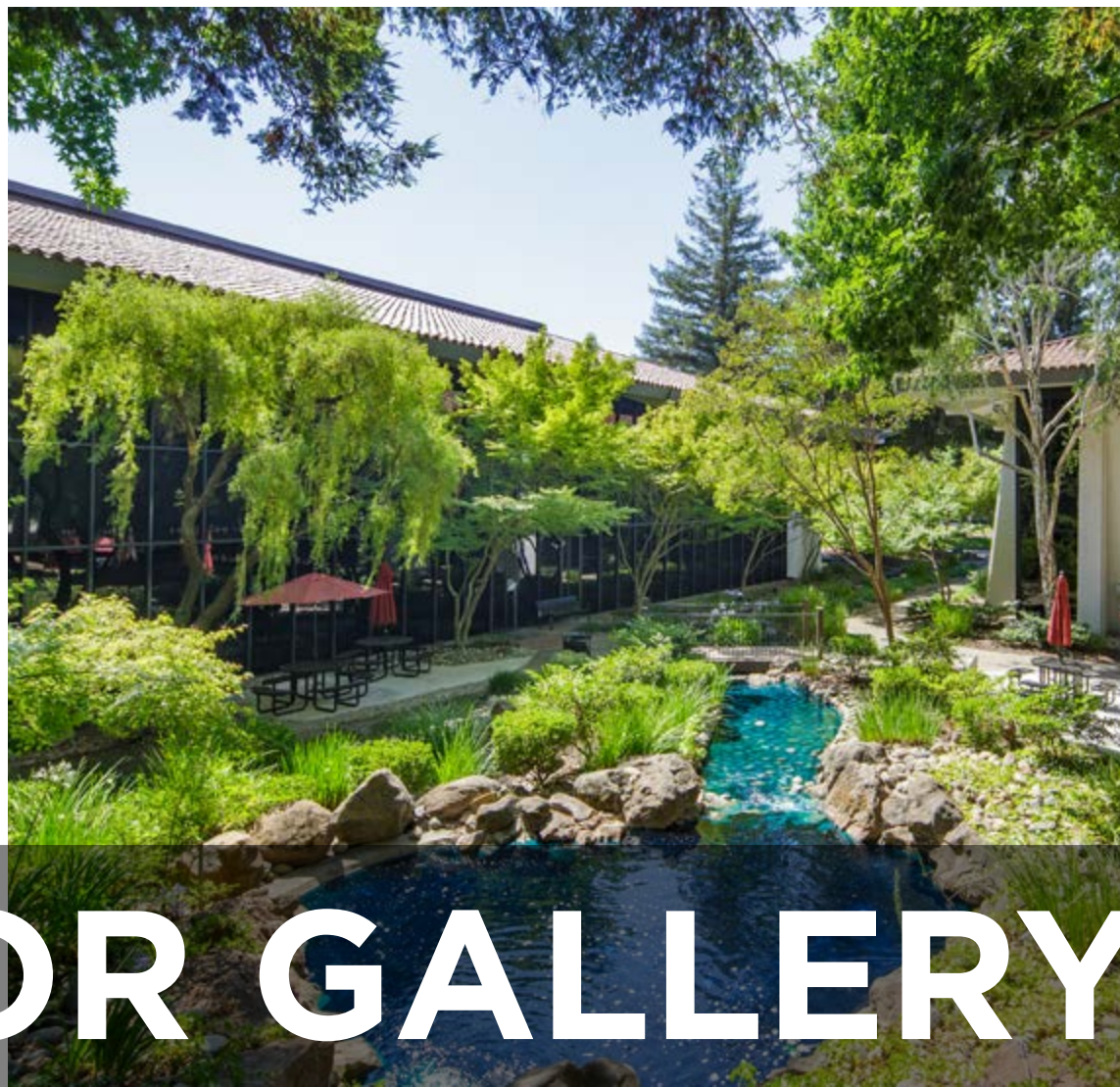
10971 SUN
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RANCHO CORDOVA, CALIFORNIA

AVAILABILITIES



10961 & 10971 SUNTER
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RANCHO CORDOVA, CALIFORNIA

INTERIOR GALLERY



10961

& 10971

SUN CENTER
DRIVE

RANCHO CORDOVA, CALIFORNIA

EXTERIOR GALLERY



AMERICAN RIVER BIKE TRAIL



BURNING BARRELL BREWING CO.



LOCAL AIRPORTS



NEAR BY HOTELS

SUN CENTER



LOCAL RESTAURANTS



MATHER GOLF COURSE

NEIGHBORHOOD



37 MINS

SACRAMENTO INTERNATIONAL AIRPORT



20 MINS

SACRAMENTO CENTRAL BUSINESS DISTRICT

MATHER AIRPORT

MATHER SPORTS CENTER

ZINFADEL DR.

2

FOLSOM BLVD.

1



WHITE ROCK RD.

10961 & 10971 SUN CENTER DRIVE



| | | |
|--------------------|----------------------------|------------|
| LOWES | PANERA BREAD | FEDEX |
| CHILI'S GRIL & BAR | NOODLES & COMPANY | WINGSTOP |
| STARBUCKS | YOGURTVILLA | SUBWAY |
| U.S BANK | MR. PICKLE'S SANDWICH SHOP | SOHO SUSHI |

| | | |
|---------------------|-----------------|-------------------|
| WALMART SUPERCENTER | SAFEWAY | ROUND TABLE PIZZA |
| BANK OF AMERICA | JACK IN THE BOX | DD'S DISCOUNTS |
| CARL'S JR | DOLLAR TREE | H & R BLOCK |
| RENT-A-CENTER | PLANET FITNESS | SEARS OUTLET |
| MCDONALDS | SEE'S CANDIES | KFC |
| SUBWAY | STARBUCKS | AUTOZONE |

| | | |
|----------------------|---------------|----------------|
| TARGET | PANDA EXPRESS | SUPERCUTS |
| U.S POSTAL OFFICE | POPEYES | ULTA BEAUTY |
| BURGER KING | TACO BELL | WELLS FARGO |
| LITTLE CAESARS PIZZA | MARSHALLS | DOMINO'S PIZZA |
| SOURDOUGH & CO. | GAMESTOP | CVS |
| STARBUCKS | ROSS | GOLDEN 1 |
| SUBWAY | MOD PIZZA | MICHAELS |



AERIAL

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View Site Specific COVID-19 Prevention Plan

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