



**CUSHMAN &  
WAKEFIELD**

**FOR LEASE**  
**2969 PROSPECT PARK DRIVE**  
**RANCHO CORDOVA, CA**



## BUILDING HIGHLIGHTS

- 46,182 SF Fully Renovated Two- Story Office Building
- Beautifully Landscaped Campus Environment with Water Features
- Located in the Highway 50 Corridor in Prospect Park
- 4.0/1,000 Parking, 36 Covered (Total Project)
- Fiber Optics to the Project
- Walking distance to nearby café
- Professionally managed by **KCM** Property Management



## LEASE TERMS

LEASE RATES

**\$1.85/SF, Full Service Gross**

TENANT IMPROVEMENTS

**Negotiable on a suite by suite basis**

PARKING

**Free, 4/1000 SF (Covered parking available)**

### CHRIS SCHWARZE

Executive Director  
+1 916 288 4803  
chris.schwarze@cushwake.com  
LIC #01291261

### ZACH MOSLE, ccim

Director  
+1 916 329 1543  
zach.mosle@cushwake.com  
LIC #01924595

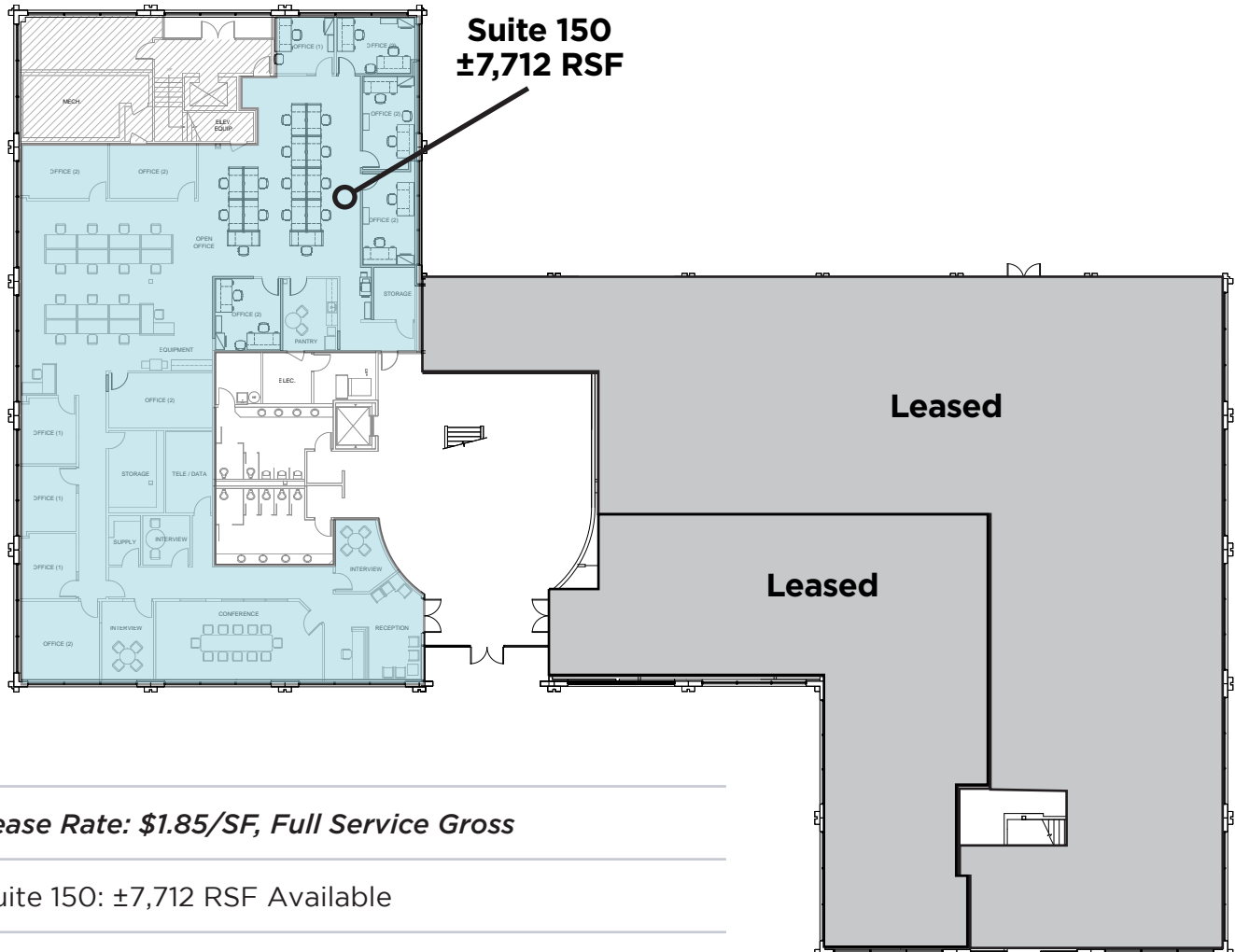
400 Capitol Mall,  
Suite 1800  
Sacramento, California 95814  
main +1 916 288 4800  
**cushmanwakefield.com**



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**1<sup>ST</sup> FLOOR**



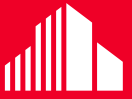
**Lease Rate: \$1.85/SF, Full Service Gross**

Suite 150: ±7,712 RSF Available

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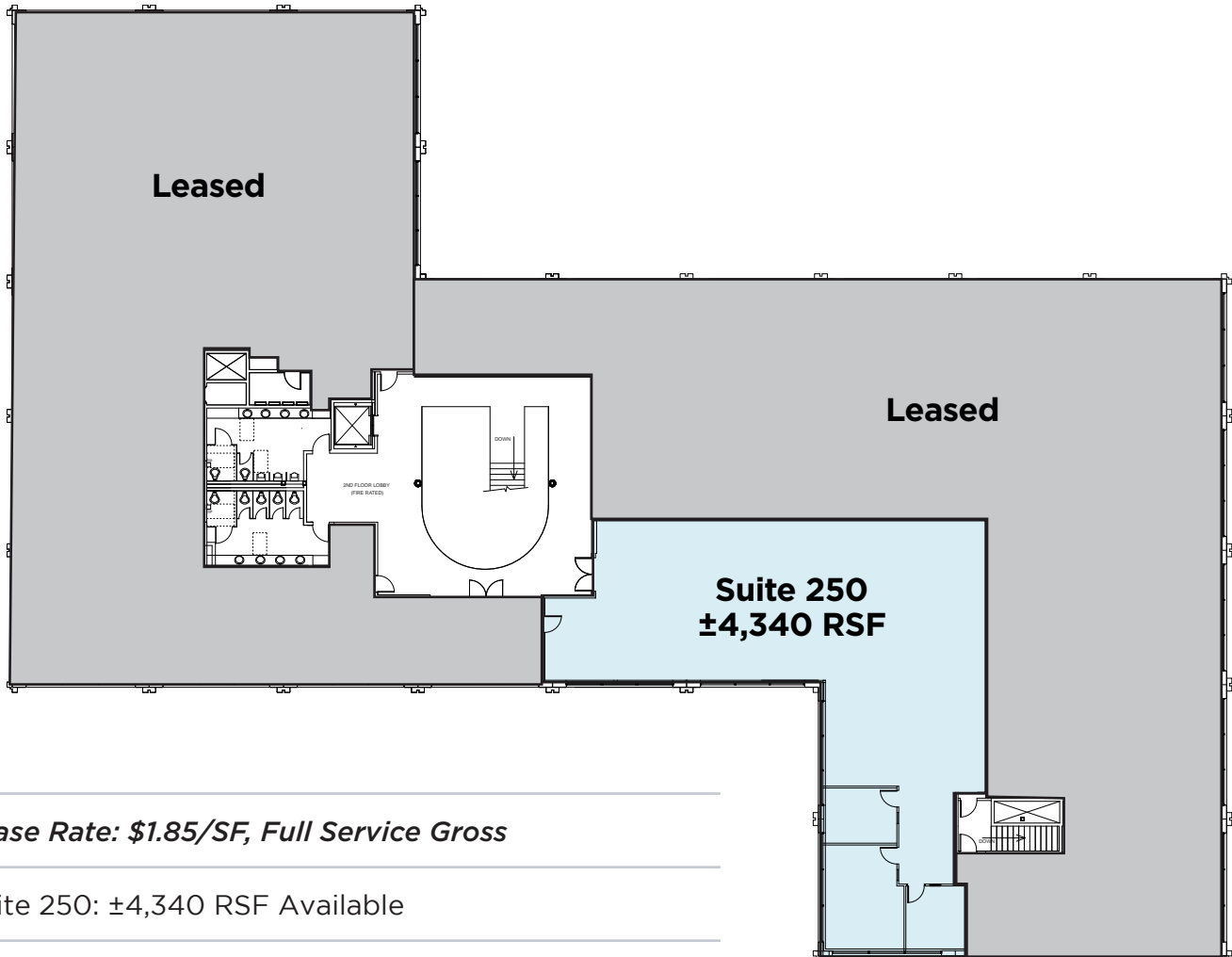
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## 2<sup>ND</sup> FLOOR



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***Lease Rate: \$1.85/SF, Full Service Gross***

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Suite 250: ±4,340 RSF Available

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## GALLERY



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**AERIAL**

ZINFANDEL SQUARE SHOPPING CENTER	
TARGET	MARSHALL'S
PETSMART	SUBWAY
MOD PIZZA	CRUMBL
PANDA EXPRESS	ROSS
GOLDEN 1 CREDIT UNION	JAMBA JUICE
CHIPOTLE	MICHAEL'S

HOTELS	
1	RESIDENCE INN
2	HAMPTON INN
3	HYATT PLACE

SHOPPING CENTER AT 3101 ZINFANDEL DR.	
SALA THAI BISTRO	LOS CEROS MEXICAN GRILLE
SOHO SUSHI	MR. PICKLES
BANK OF AMERICA	

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