



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/RSF

TENANT IMPROVEMENTS

Negotiable on a suite by suite basis

PARKING

Free, 4/1000 SF (Covered parking available)

RON THOMAS, SIOR
Executive Director
+1 916 288 4801
ron.thomas@cushwake.com
LIC #01193241

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

ZACH MOSLE, CCIM
Senior Associate
+1 916 329 1543
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LIC #01924595

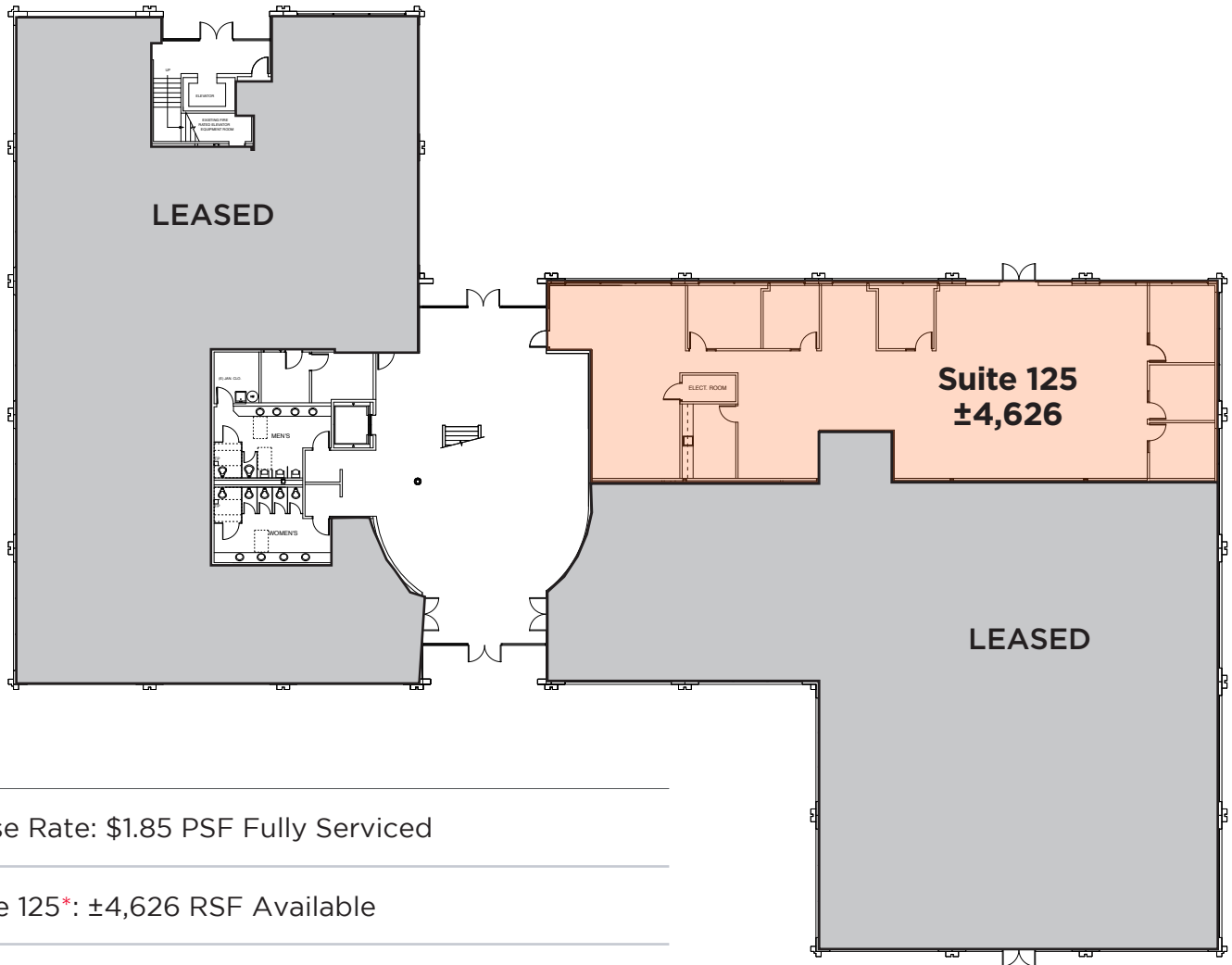
400 Capitol Mall,
Suite 1800
Sacramento, California 95814
main +1 916 288 4800
cushmanwakefield.com



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Lease Rate: \$1.85 PSF Fully Serviced

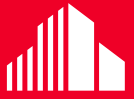
Suite 125*: ±4,626 RSF Available

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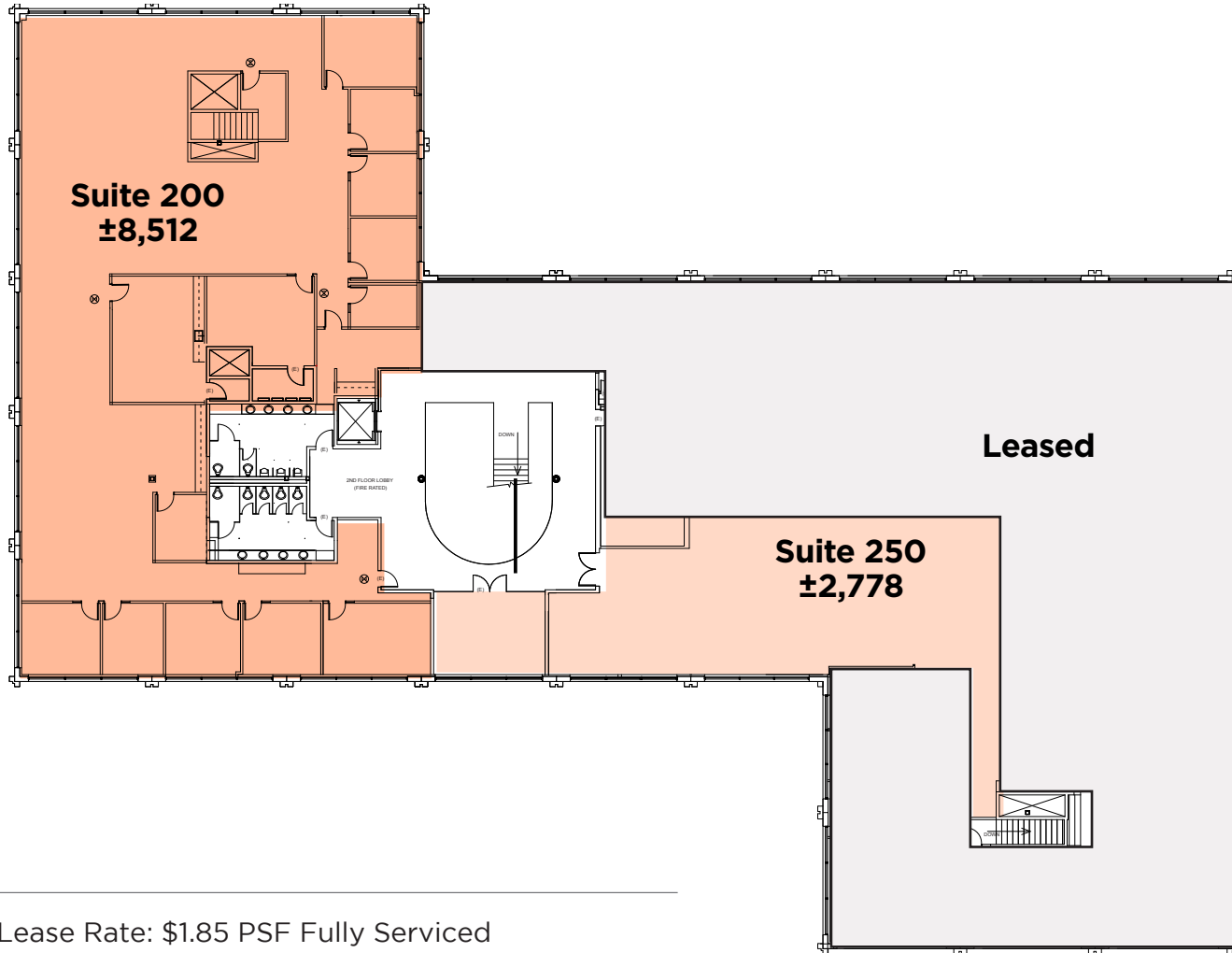


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2ND FLOOR



Lease Rate: \$1.85 PSF Fully Serviced

*Suite 200: ±8,512 RSF Available

*Suite 250: ±2,778 RSF Available

*Can be combined for ±11,290 RSF

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GALLERY



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AERIAL


ZINFANDEL SQUARE SHOPPING CENTER

TARGET	KOHL'S
PET'S MART	RED ROOF INN
HOOTERS	GROCERY OUTLET
PANDA EXPRESS	ROSS
GOLDEN 1 CREDIT UNION	JAMBA JUICE
CHIPOTLE	MICHAEL'S

LOCATION

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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