

FOR LEASE

2995

PROSPECT PARK DR.

11017

COBBLEROCK DR.

RANCHO CORDOVA, CA

\$1/PSF BONUS

*Subject to Landlord Approval

*Must be at least a 3 year deal

* Lease must be executed by June 1, 2019

PROPERTY HIGHLIGHTS

- Two story Class A Brick Office Building
- Monument/Building Signage available
- Flexible Floor plates with excellent window line
- Parking Ratio: 5.0/1,000 SF, Free surface spaces
- Prominently located at the corner of Prospect Park Drive and Cobblerock Drive, in the heart of Prospect Park.
- Café across the street within walking distance
- Outdoor picnic area
- On-site shower/lockers

CHRIS SCHWARZE

Executive Director

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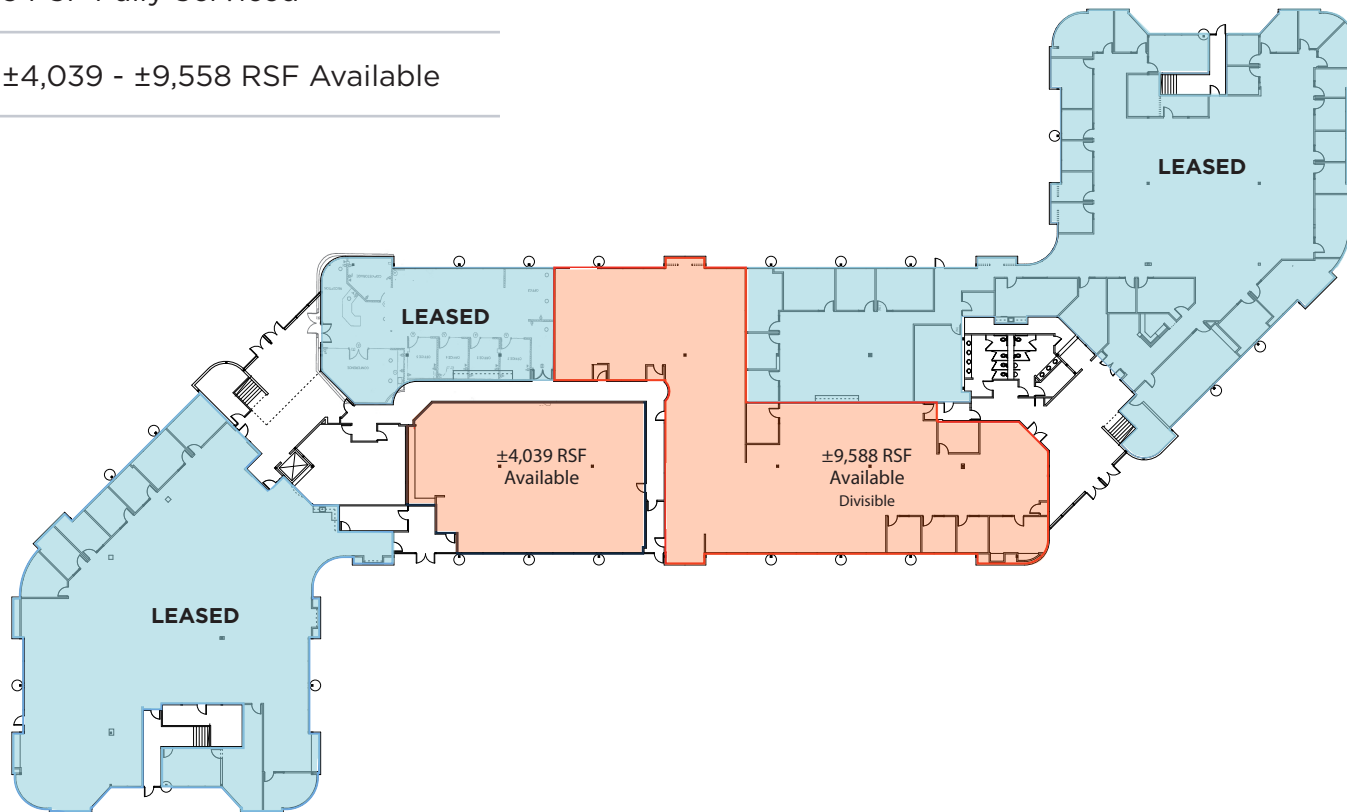
cushmanwakefield.com



1ST FLOOR

Lease Rate: \$1.85 PSF Fully Serviced

Total available : ±4,039 - ±9,558 RSF Available

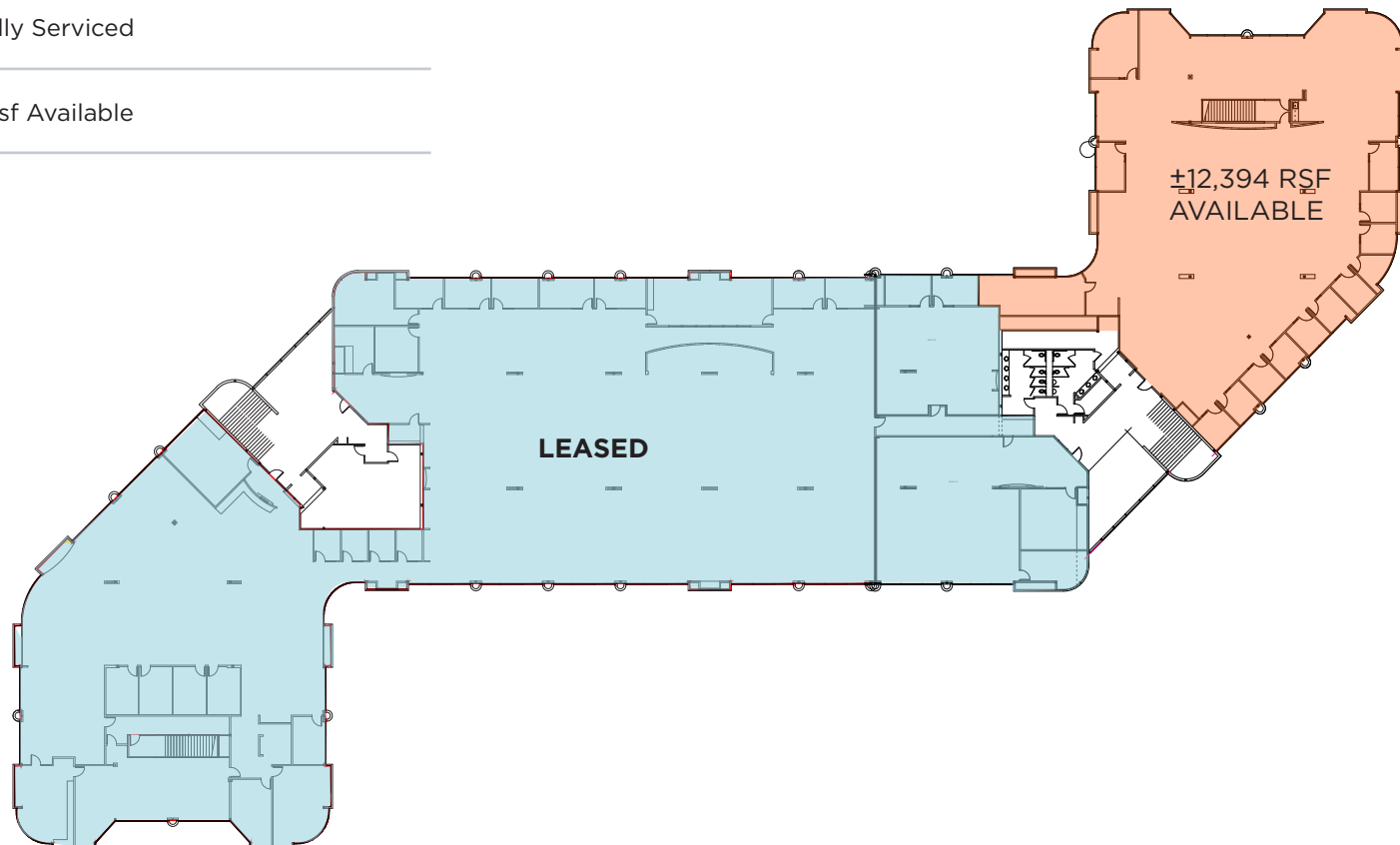


■ AVAILABLE FOR LEASE ■ LEASED

2ND FLOOR

Lease Rate: \$1.85 PSF Fully Serviced

Total available : ±12,394 rsf Available



■ AVAILABLE FOR LEASE ■ LEASED

PROPERTY PHOTOS



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11017 COBBLEROCK DR. & 2995 PROSPECT DR. | RANCHO CORDOVA, CA



Logos for: Target, The Golden 1, United States Postal Service, Ross Dress for Less, Jamba Juice, Auto Zone, Rubio's Fresh Mexican Grill, Chipotle Mexican Grill, Panda Express Chinese Restaurant, 99¢ Only, am pm, and Jiffy Lube.

Logos for: Jimbo's Tacos and 7-Eleven.

Logo for: Staples.



Logos for: Bank of America, Wal-Mart Supercenter, and Safeway.

Logos for: Mountain Mikes and Firestone.

Logos for: The Habit Burger Grill and Wendy's.

Logos for: Arby's and Kelly-Moore Paints.

Logo for: am pm.

Logos for: Starbucks Coffee, Carl's Jr., and McDonald's.

Logo for: Costco Wholesale.



White Rock Rd.

Zinfandel Dr.

Logos for: Chili's, Lowe's Home Improvement Warehouse, FedEx Office, The Habit Burger Grill, Panera Bread, Starbucks Coffee, and Rubio's Fresh Mexican Grill.



FOR MORE INFO, PLEASE CONTACT:

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