

FOR LEASE

2995

PROSPECT PARK DR.

11017

COBBLEROCK DR.

RANCHO CORDOVA, CA

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

11017

CHRIS SCHWARZE

Executive Director
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LIC #01291261

ZACH MOSLE, CCIM

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CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
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cushmanwakefield.com

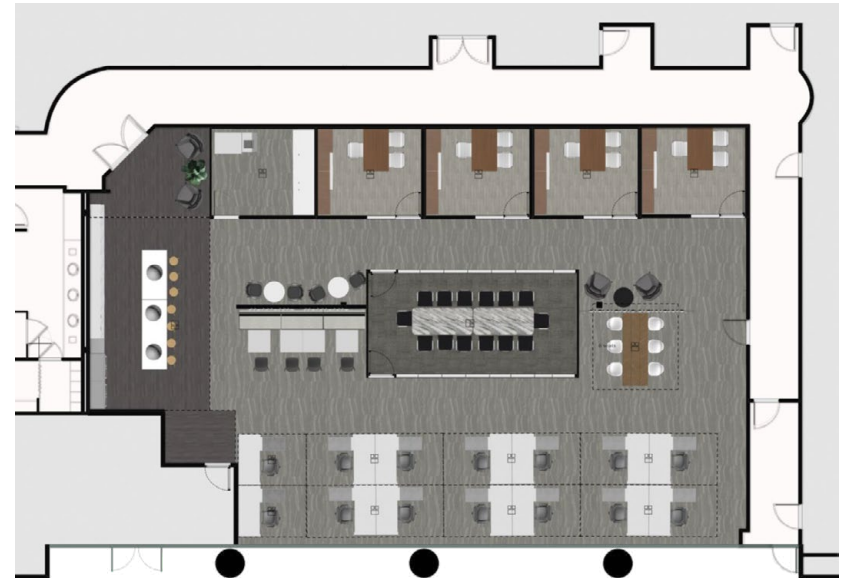


1ST FLOOR

Lease Rate: \$1.95 PSF Fully Serviced

SUITE 120 ±4,039 sf

HYPOTHETICAL PLAN



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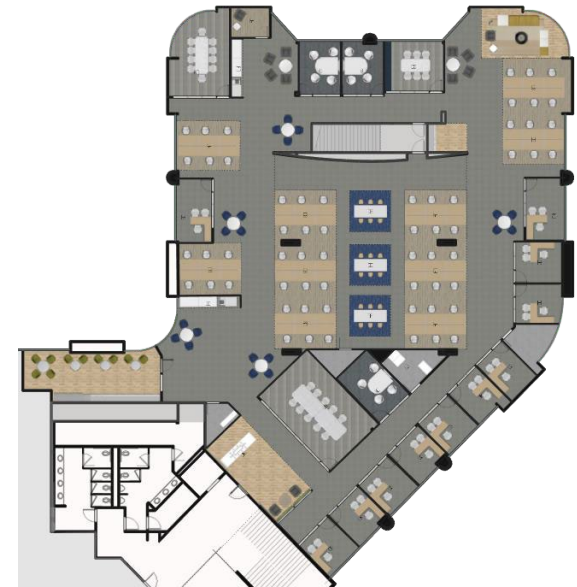
2ND FLOOR

Lease Rate: \$1.95 PSF Fully Serviced



**TOTAL
AVAILABLE**
±12,394 sf

HYPOTHETICAL PLAN



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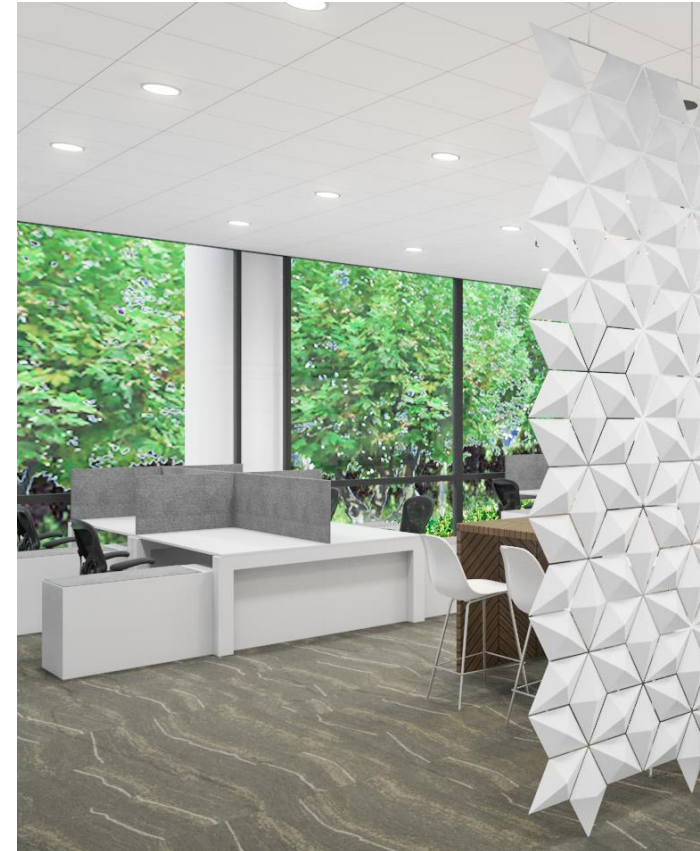
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SAMPLE FINISHES | FIRST FLOOR



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SAMPLE FINISHES | SECOND FLOOR



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PROPERTY PHOTOS



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



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** **jiffy lube**

JIMBOY'S TACOS **7 ELEVEN**

STAPLES

Bank of America **WAL*MART SUPERCENTER** **SAFeway**
Ingredients for life.

MOUNTAIN MIKES **Firestone**
From the way of nature art.



THE HADLEY DRIVE **Wendy's**

Arby's **KELLY-MOORE PAINTS**
The Painter's Paint Store

am pm

STARBUCKS COFFEE **Carl's Jr.** **McDonald's**
COSTCO WHOLESALE



11017 Cobblerock Dr. & 2995 Prospect Dr. White Rock Rd.

Zinfandel Dr.

chili's **LOWE'S** Home Improvement Warehouse
FedEx Office Print & Ship Services **the Habit BURGER GRILL**
Panera **STARBUCKS COFFEE** **Rubio's FRESH MEXICAN GRILL**



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