

2890 KILGORE ROAD

Rancho Cordova, 95670

FOR LEASE

BROKER BONUSES

\$100 for a Qualified Property Tour

*\$1/SF for a Three Year Lease**

*\$2/SF for a Five Year Lease**

*iPhone X or Samsung Galaxy S10 for a 5,000 SF Lease**

**Subject to Landlord Approval*

ZACH MOSLE, CCIM
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CALL
+1 916 288 4800



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±30,744 SF Office/Flex Space Available

High quality office/flex property with expansive glass-lines

Wide combination of traditional offices and conditioned flex spaces available

Situated in a serene business park with mature landscaping

Immediate access to HWY-50 via Zinfandel Drive and Sunrise Boulevard

Recently renovated common areas, including locker rooms with showers

Flex space is fully conditioned, features loading dock, 21' clear height, and 2,000 Amps /480 Volt electrical

OIMU (Office Industrial Mixed-Use) zoning allows for a wide variety of uses

CONTACT

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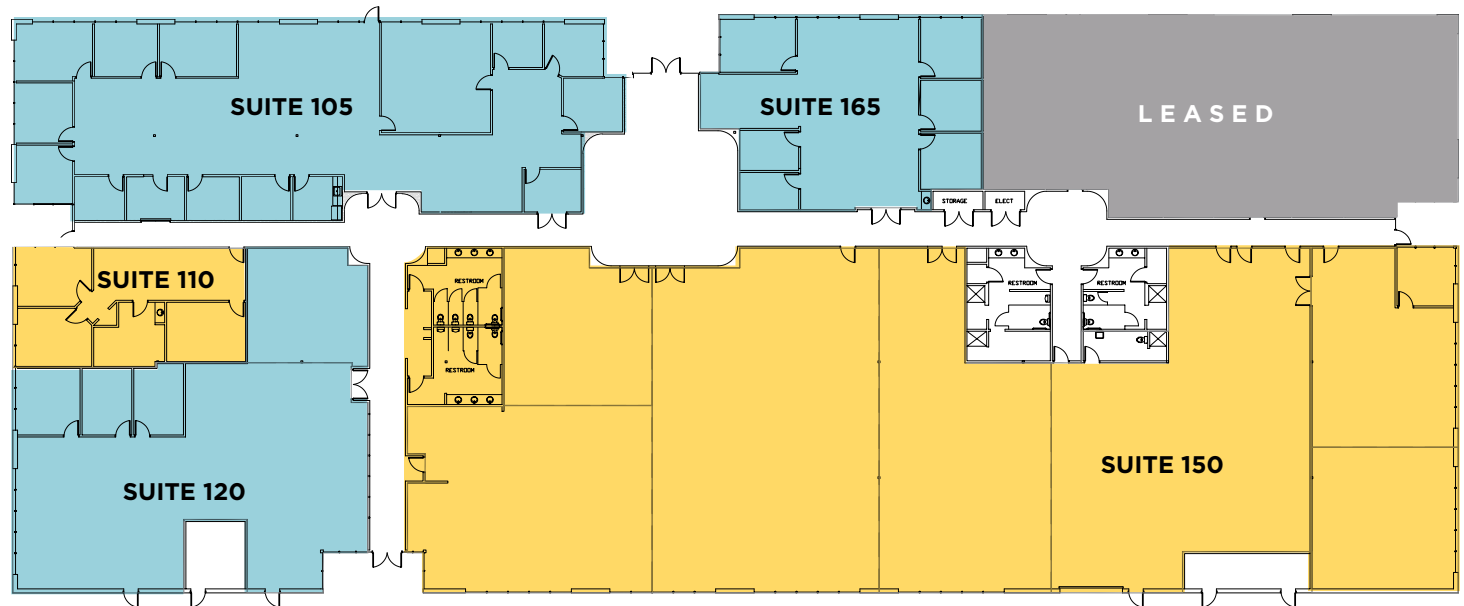
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OFFICE SUITES

SUITE #	AREA
105**	±5,988 SF
110	±1,419 SF
120*	±4,500 SF
165***	±2,548 SF

FLEX SUITES

SUITE #	AREA
150	±16,289 SF



ALL SPACES CAN BE COMBINED FOR A TOTAL OF ±30,744 SF, OR A FRACTION THEREOF

***Divisible to 698 SF**

****Divisible to 1,621 SF**

*****Available in 60 days**

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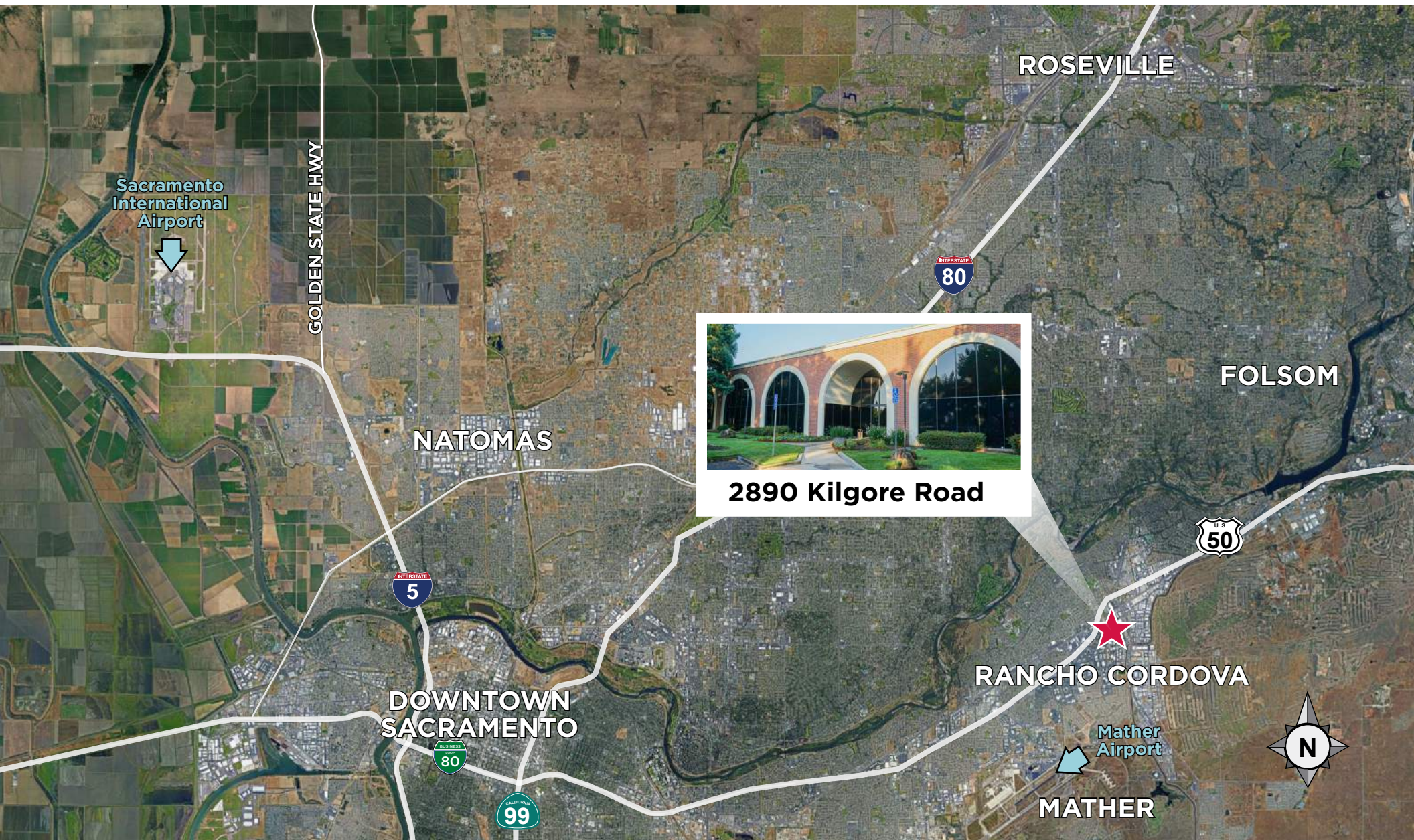


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