

PROSPECT PARK
11171 SUN CENTER DRIVE
RANCHO CORDOVA, CA
2,002 SF - 7,972 SF AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

COMPLETELY REMODELED

FOR MORE INFORMATION CONTACT:

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Ethan Conrad
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ethan@ethanconradprop.com

916.779.1000

PROPERTY DETAILS:

- Suite 110: Eight (8) private offices, Breakroom, IT Closet and open plan. Double Door Lobby entry.
- Suite 195: Large conference room, formal reception, breakroom, extensive window line
- Suite 210: Formal reception, nine (9) private offices, open office area, conference room, extensive window line
- Suite 290: Formal reception, six (6) private offices, open office area, breakroom, extensive window line

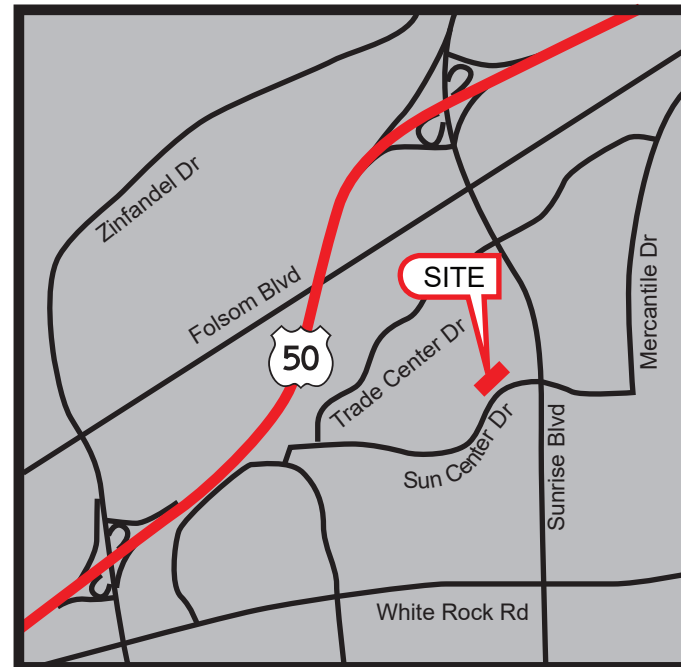
FEATURES:

- Two Story 37,000 SF Class A Office
- Prospect Park location
- Great freeway access
- Building signage available
- Modernized HVAC system
- Above standard 5/1,000 SF parking
- Ground floor lockers/showers

LEASE RATES: (Full Service)

Suite 110*:	3,181 SF	\$ 5,885.00	(\$1.85 PSF/MO)
Suite 195:	2,849 SF	\$ 5,271.00	(\$1.85 PSF/MO)
Suite 210:	5,970 SF	\$10,686.00	(\$1.79 PSF/MO)
Suite 290:	2,002 SF	\$ 3,704.00	(\$1.85 PSF/MO)
Combined			
210/290:	7,972 SF	\$14,748.00	(\$1.85 PSF/MO)

*Available with 10 days notice.



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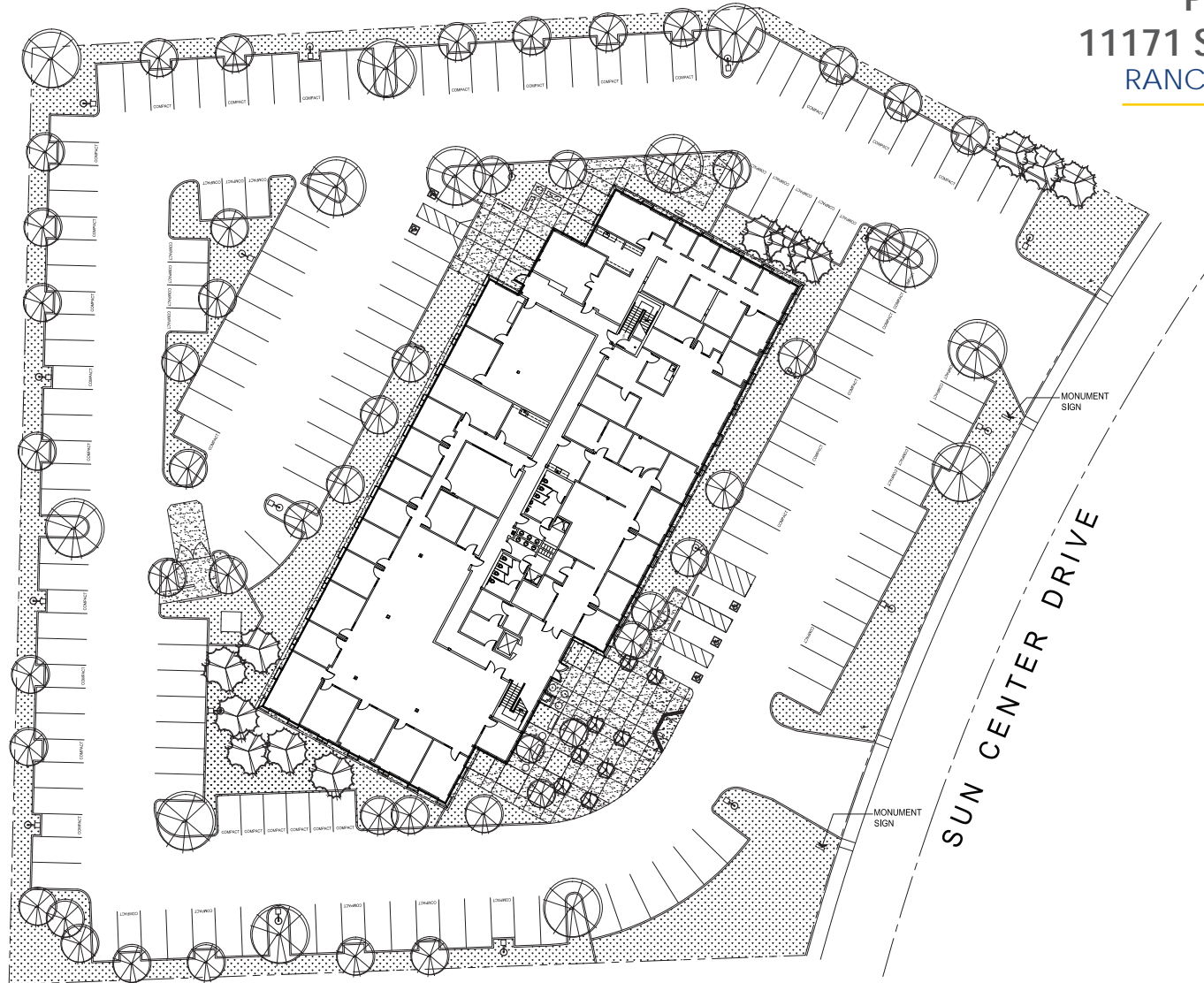
ETHAN CONRAD PROPERTIES, INC.
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
 www.ethanconradprop.com

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

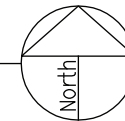
FOR LEASE

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SITE PLAN:



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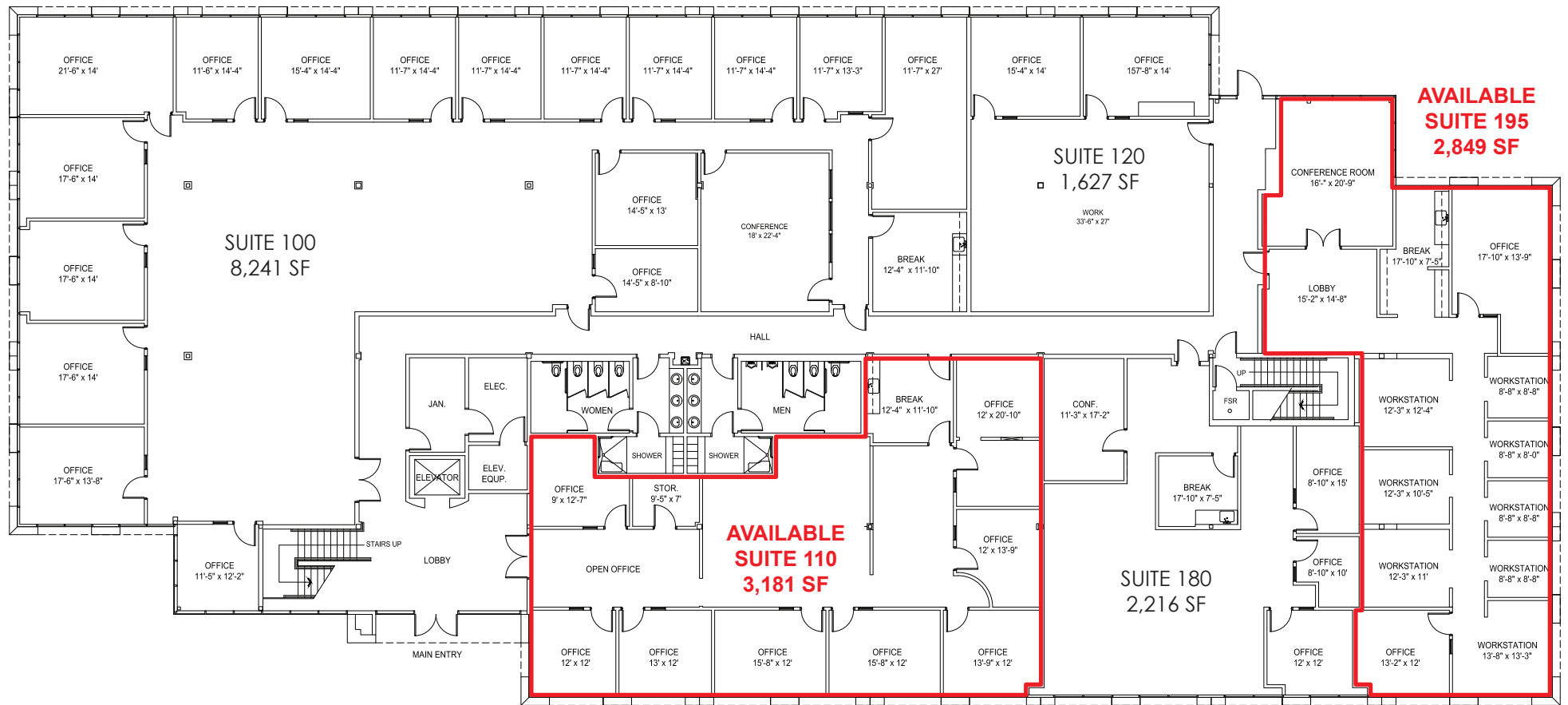
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1ST FLOOR:



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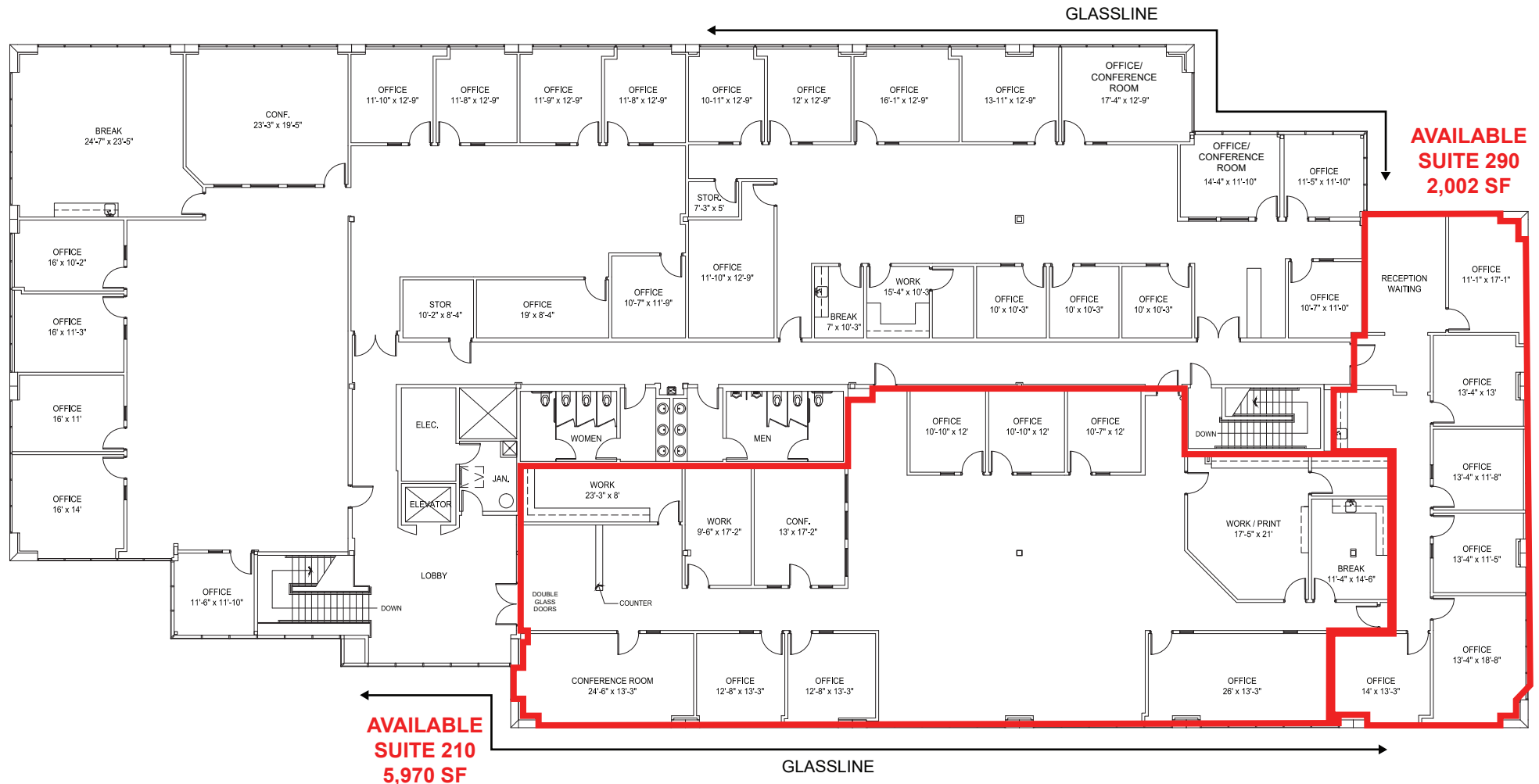
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2ND FLOOR:



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