

Rancho Cordova, CA

FOR LEASE

10971

sun center

TAKE THE



VIRTUAL TOUR

ATTENTION: \$2/SF BROKER BONUS AND \$2/SF TENANT MOVING ALLOWANCE*

(Minimum 5-year Lease Term and subject to Landlord approval.)

PROSPECT PARK OFFICE SPACE AVAILABLE



GPRVENTURES

CBRE



property highlights



Centrally located in the heart of Prospect Park



Above-standard 4.8/1,000 parking Ratio



Campus-like setting with outdoor water feature, outdoor eating and collaboration areas



Recently completed building exterior, lobby, restrooms and corridor renovations



Floor-to-ceiling glass line



Furnished office and open ceiling/modern options available



Easy access to Highway 50



Freeway visible building signage available facing Highway 50



Professionally owned and managed by GPR Ventures



property photos

floor plan

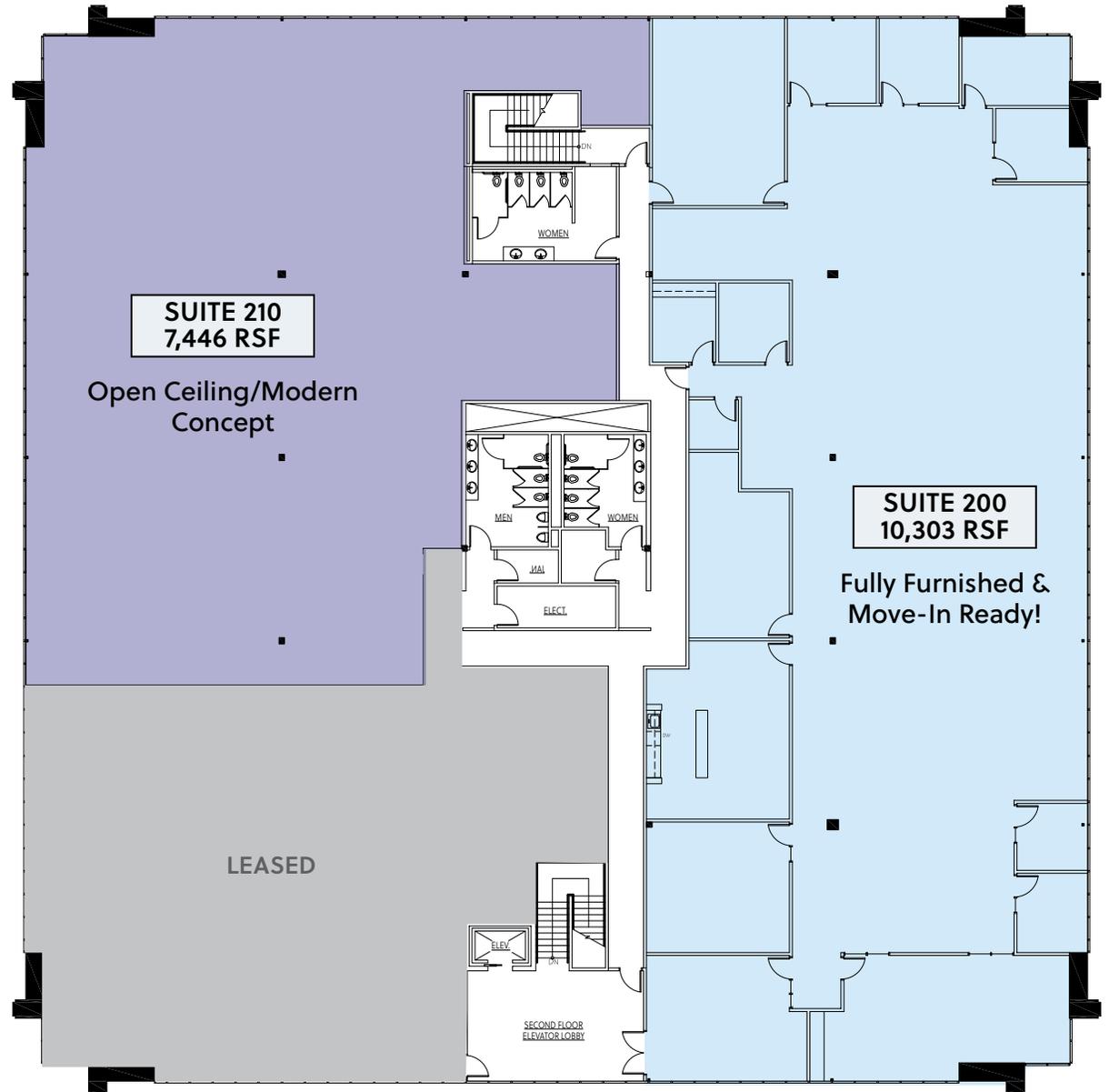
2ND FLOOR

AVAILABILITY

SUITE 200: [VIEW VIRTUAL TOUR](#) 10,303 RSF

SUITE 210: [VIEW VIRTUAL TOUR](#) 7,446 RSF

Up to 17,749 RSF Available



ALL MEASUREMENTS ARE APPROXIMATE.



37 min.
SACRAMENTO
INTERNATIONAL AIRPORT



20 min.
SACRAMENTO CENTRAL
BUSINESS DISTRICT

MATHER
AIRPORT

MATHER
SPORTS CENTER



H&R BLOCK searsoutlet

ROUND TABLE PIZZA, JACK IN THE BOX, DD'S DISCOUNTS, CARL'S JR, BANK OF AMERICA, WALMART SUPERCENTER, DOLLAR TREE, RENT-A-CENTER, PLANET FITNESS, SEARS OUTLET, SEE'S CANDIES, KFC, SUBWAY, AUTOZONE

usbank FedEx. SUBWAY



CHILI'S, NOODLES & CO, WINGSTOP, STARBUCKS, YOGURTVILLA, MR. PICKLE'S, SOHO SUSHI

ZINFANDEL DR.

FOLSOM BLVD.



Michaels

Marshalls POPEYES

SUPERCUTS, ULTA BEAUTY, BURGER KING, TACO BELL, WELLS FARGO, LITTLE CAESARS PIZZA, DOMINO'S PIZZA, SOURDOUGH & CO., GAMESTOP, CVS, ROSS, GOLDEN 1, SUBWAY, MOD PIZZA

WHITE ROCK RD.



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nearby amenities

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All CBRE brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.

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