

AVAILABLE FOR LEASE

OIMU ZONING ALLOWS FOR OFFICE, LAB, LIGHT MANUFACTURING AND OTHER RELATED USES!

PROSPECT POINT

- FULL MARKET COMMISSION + \$2/SF BONUS FOR LEASE TRANSACTIONS ABOVE 5,000 SF
- FULL MARKET COMMISSION + \$1/SF BONUS FOR LEASE TRANSACTIONS BELOW 5,000 SF

*Minimum 3-year Term and Subject to Landlord Approval

NEW AMENITIES COMING SOON!

- SPORTS COURT WITH PICKLEBALL & BASKETBALL
- PUTTING GREEN
- BIKE SHARE PROGRAM

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

CBRE

11000 & 11050 OLSON DRIVE FEATURES

 **\$1.59 PSF
FULLY SERVICED**



Energy Efficiency
Upgrades with
Solar Panels



6.4/1000
Free Parking



.3 Miles from
Zinfandel Drive



Fiber Optics
Served



Prominent
Freeway Signage



Expansive
Window Line



Classic Brick
Exterior



Campus Office
Setting



1 Block to
Light Rail



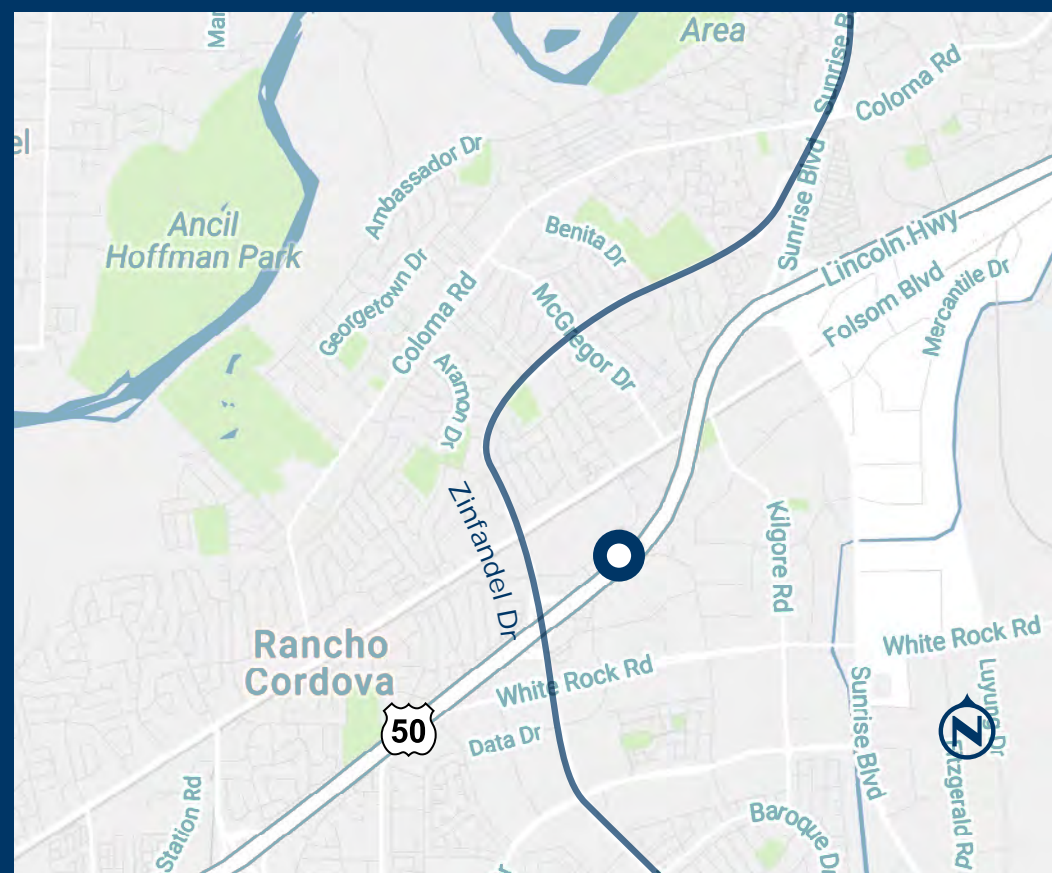
On-site
Security Patrol



±3,620 RSF at
11000 Olson Dr
±35,299 RSF at
11050 Olson Dr



Upgrades include
new Restrooms,
Showers, Lobbies
and Common Areas

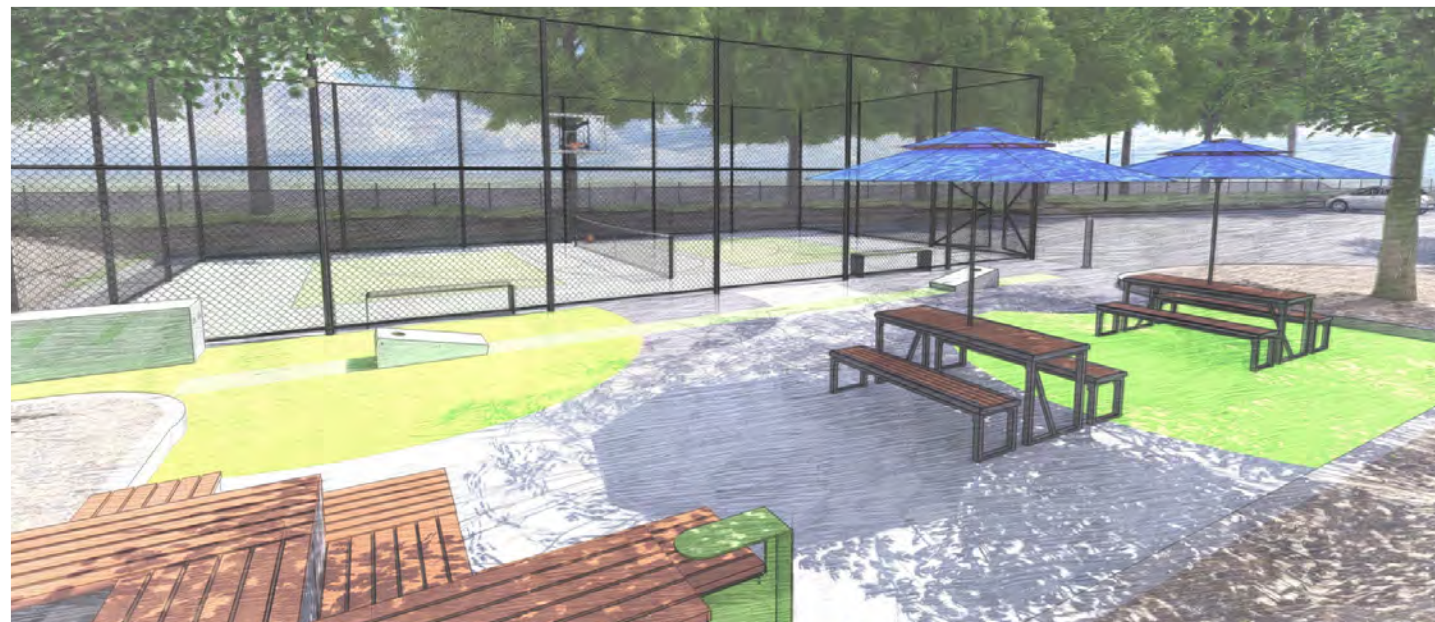


NEW AMENITIES COMING SOON!

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



Sport Court with Pickleball
and Basketball, Putting Green,
Bike Share Program



11000 & 11050 OLSON DRIVE THE BUILDINGS

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



11050

11000

OLSON DRIVE

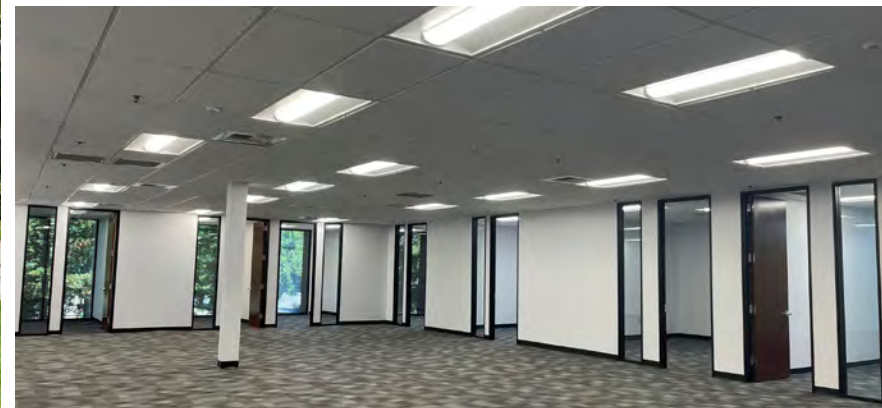
50

11000 OLSON DR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



LOBBY REMODEL COMPLETE!



11050 OLSON DR



11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

LOBBY REMODEL UNDERWAY!



AVAILABILITY

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

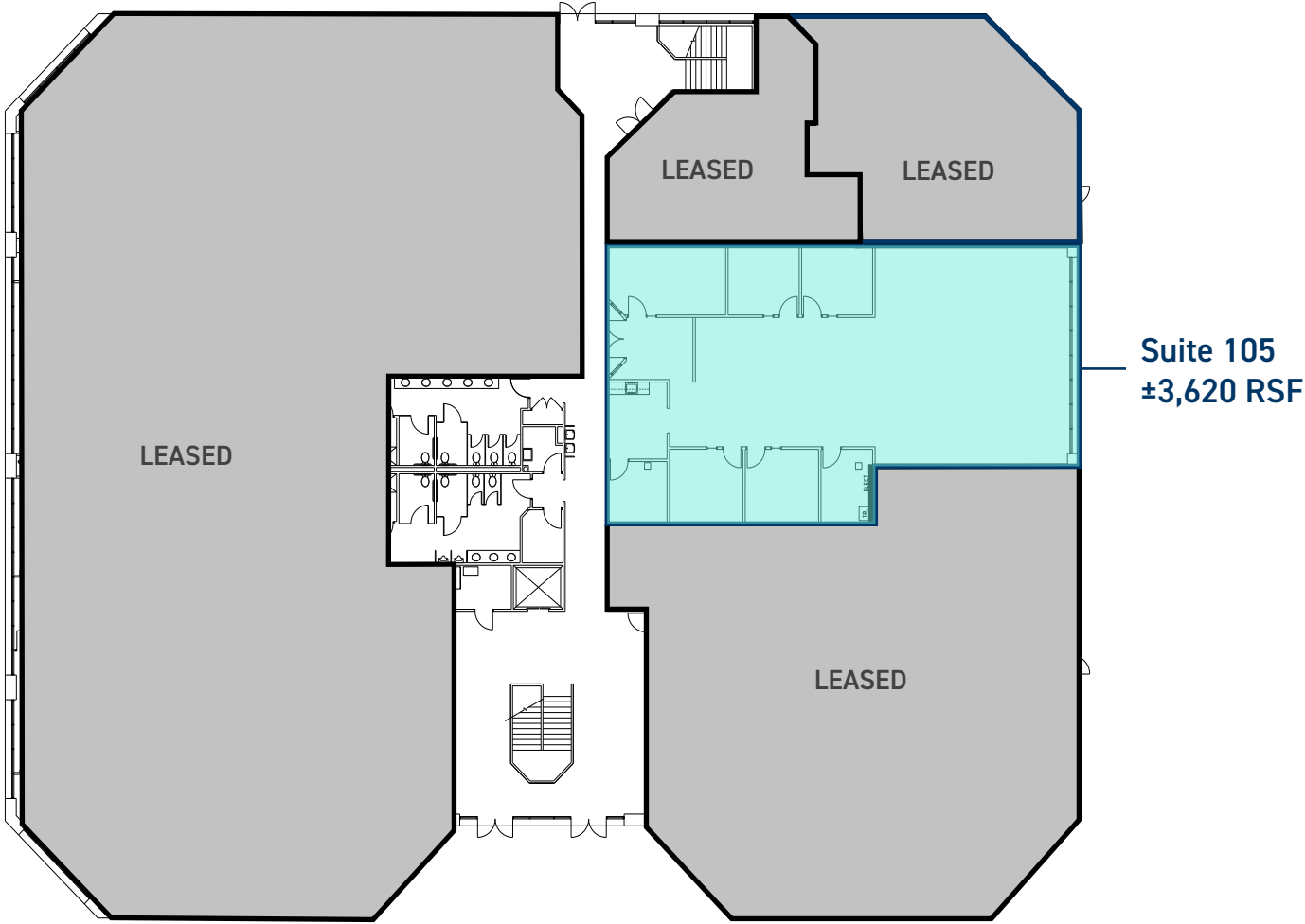
BLDG.	SUITE	SQ. FT.	ASKING LEASE RATE	
11000 - 1st Flr.	105	±3,620 RSF	\$1.59 PSF	
11050 - 2nd Flr.	200*	±14,397-31,266 RSF	\$1.59 PSF	VIRTUAL TOUR 
11050 - 2nd Flr. (Furnished)	205*	±16,869-31,266 RSF	\$1.59 PSF	VIRTUAL TOUR 
11050 - 2nd Flr.	230	±4,033 RSF	\$1.59 PSF	

***BLDG. 11050 | CONTIGUOUS SPACE AVAILABLE
SUITES 200 & 205
±31,266 RSF**

NOTE: PROMO RATE FOR THE FIRST YEAR OF LEASE TERM FOR NEW TENANTS. MINIMUM 3-YEAR LEASE, AS-IS DEALS.

11000 OLSON DR
1ST FLOOR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



11050 OLSON DRIVE 2ND FLOOR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

*Contiguous Space Available
Suites 200 & 205
±31,266 RSF

***Suite 200**
±14,397 RSF

SUITE 200 | SEAT INVENTORY

Estimated # of Desks/Cubes (interior):	73**
# of Large Conference Rooms:	3
# of Private Offices (window-lined exterior):	7
# of Small/Medium Breakout Rooms:	3
Kitchen/Break Area:	1

***Suite 205**
±16,869 RSF

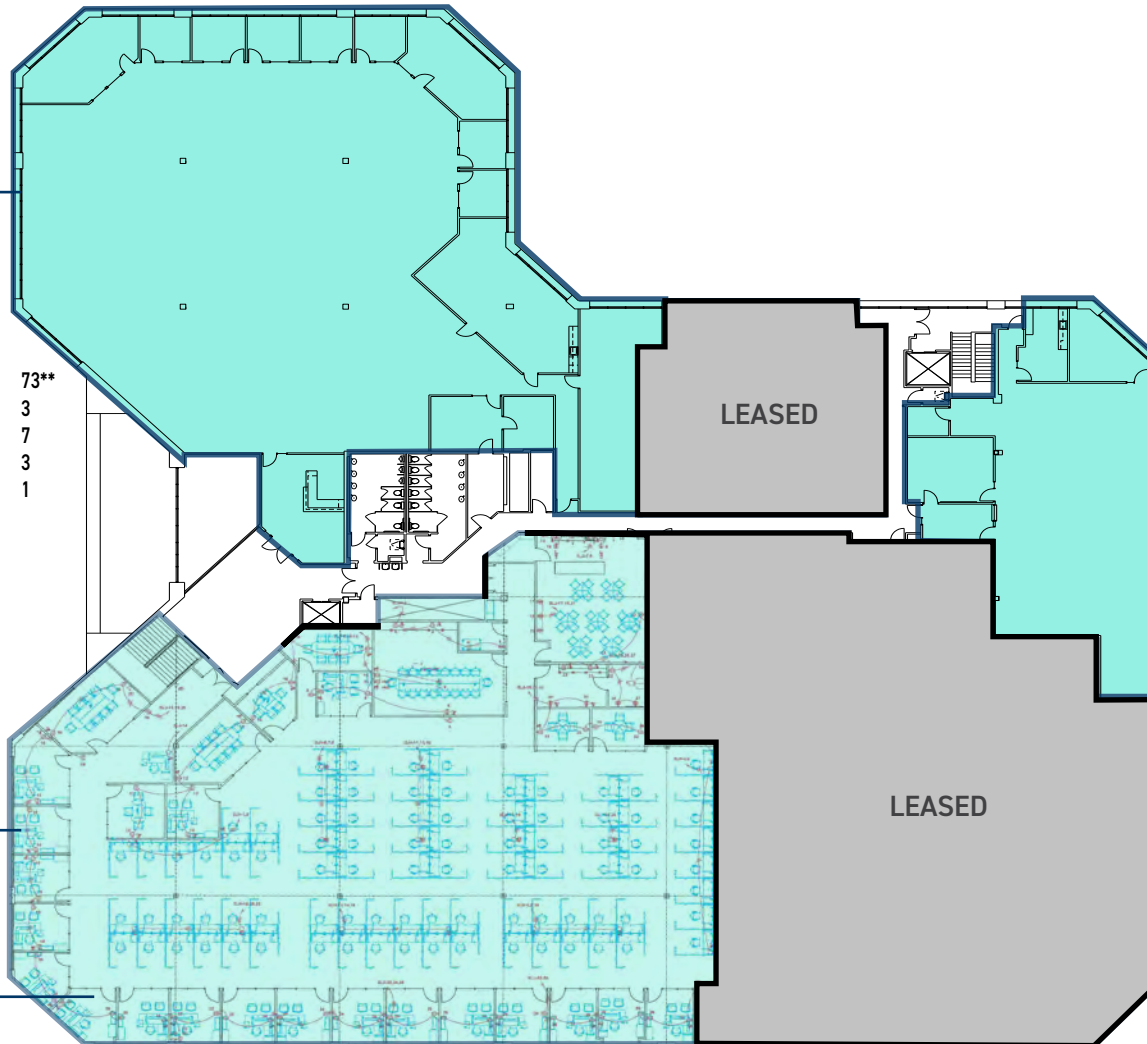
VIRTUAL
TOUR



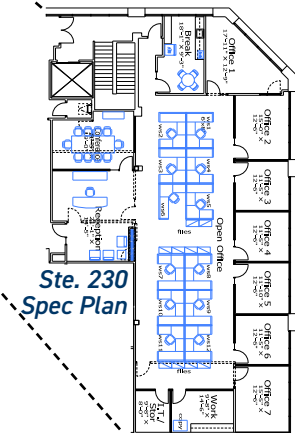
Plug & Play!
Furniture
Available!

SUITE 205 | SEAT INVENTORY

Estimated # of Desks/Cubes (interior):	87**
# of Large Conference Rooms:	3
# of Private Offices (window-lined exterior):	17
# of Small/Medium Breakout Rooms:	7
Kitchen/Break Area:	1



Suite 230
±4,033 RSF



SUITE 230 | SEAT INVENTORY

Estimated # of Desks/Cubes (interior):	12**
# of Medium Conference Rooms (10 people):	1
# of Private Offices (window-lined exterior):	7
# of Small/Medium Breakout Rooms:	1
Kitchen/Break Area:	1

**Not including private offices and conference rooms.

11050 OLSON DRIVE
2ND FLOOR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

SUITE 200 - PROSPECTIVE LAYOUT

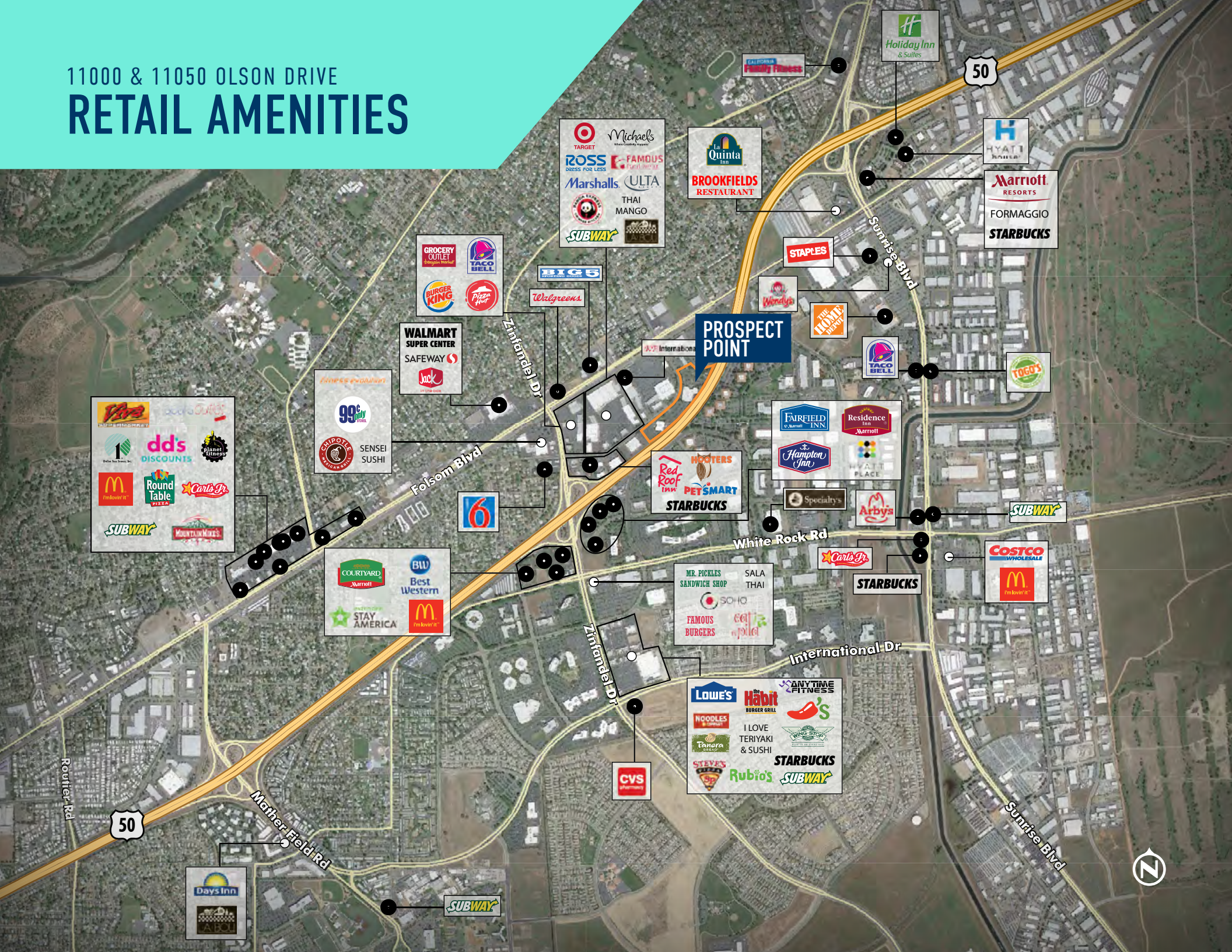


BEFORE



AFTER

11000 & 11050 OLSON DRIVE RETAIL AMENITIES



Pro's
dds DISCOUNTS
McDonald's
Round Table PIZZA
Subway
Carls Jr.
Mountain Mike's

99¢ ONLY
CHIPOTLE
SENSEI SUSHI

COURTYARD
Best Western
STAY AMERICA
McDonald's

GROCERY OUTLET
TACO BELL
BURGER KING
Pizza Hut

WALMART SUPER CENTER
SAFeway
Jack

TARGET
Michael's
ROSS Dress For Less
FAMOUS Light Burgers
Marshalls
ULTA
THAI MANGO
SUBWAY

BIG 6
Walgreens

PROSPECT POINT

Red Roof Inn
PET SMART
STARBUCKS

MR. PICKLES SANDWICH SHOP
SALA THAI
SOHO
FAMOUS BURGERS
cel & apple

LOWE'S
Habit BURGER GRILL
ANYTIME FITNESS
NOODLES & COMFORT
I LOVE TERIYAKI & SUSHI
STARBUCKS
Rubio's
SUBWAY

CVS

La Quinta Inn
BROOKFIELDS RESTAURANT

STAPLES

Wendy's
THE HOME DEPOT

FAIRFIELD INN
Residence Inn
Hampton Inn
HALL PLACE

White Rock Rd

Specialty's
Arby's

STARBUCKS

Carls Jr.

COSTCO WHOLESALE
McDonald's

HYATT House

Marriott RESORTS
FORMAGGIO
STARBUCKS

Holiday Inn & Suites

TACO BELL

TOGO'S

SUBWAY

Days Inn

SUBWAY



11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

PROSPECT POINT

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Note: This incentive is being offered by the ownership of Prospect Point to brokers who meet incentive criteria. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive.

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CBRE

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