

**PROSPECT PARK**  
**11171 SUN CENTER DR**  
**RANCHO CORDOVA, CA**

FOR LEASE

1,627 RSF - 10,886 RSF OFFICE SUITES

**ETHAN CONRAD**  
PROPERTIES INC.

**COMPLETELY REMODELED**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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grant@ethanconradprop.com

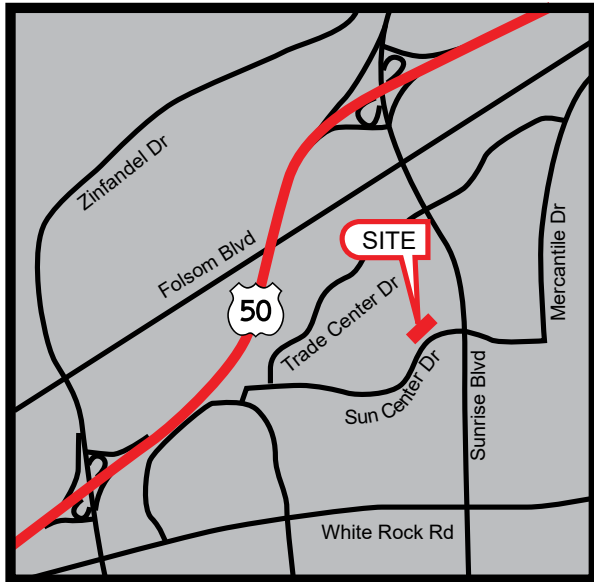
**Todd Newburn**  
DRE: #01226238  
tnewburn@ethanconradprop.com

**916.779.1000**



**FEATURES:**

- Two-story ±37,000 RSF Class-A office building in Prospect Park
- Great freeway access to Hwy 50 at Sunrise Blvd
- Building signage available
- Modernized HVAC system
- Above standard 5/1,000 SF parking
- Ground floor lockers/showers
- Full 5% lease commission

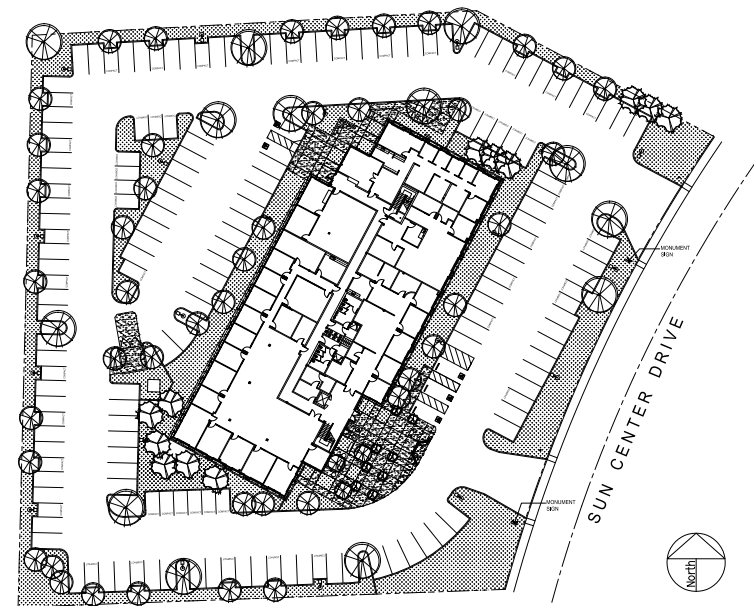


**LEASE RATES: (Full Service)**

Suite 100:	8,241 RSF	\$14,751.00 (\$1.79 PSF/MO)
Suite 120:	1,627 RSF	\$ 3,010.00 (\$1.85 PSF/MO)
Suite 180:	2,216 RSF	\$ 3,967.00 (\$1.79 PSF/MO)
Suite 195:	2,849 RSF	\$ 5,100.00 (\$1.79 PSF/MO)
Suite 200:	4,272 RSF	\$ 7,647.00 (\$1.79 PSF/MO)
Suite 215:	1,649 RSF	\$ 2,952.00 (\$1.79 PSF/MO)
Suite 250:	2,243 RSF	\$ 4,015.00 (\$1.79 PSF/MO)
Suite 270:	4,371 RSF	\$ 7,824.00 (\$1.79 PSF/MO)

Suites 200/200B/270 can be combined for 10,886 RSF.

**SITE PLAN**



**ETHAN CONRAD PROPERTIES, INC.**

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

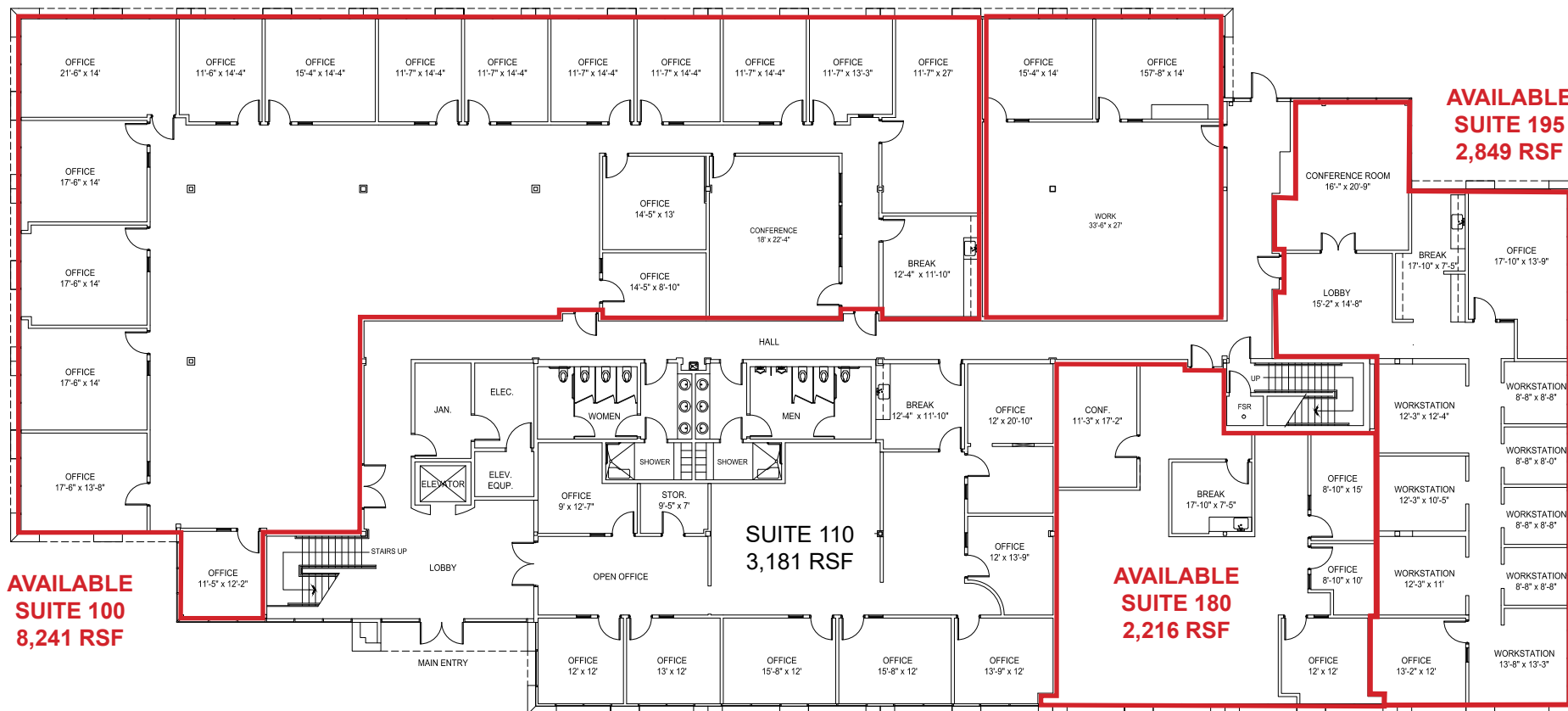
[www.ethanconradprop.com](http://www.ethanconradprop.com)

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.

1ST FLOOR

AVAILABLE  
SUITE 120  
1,627 RSF

AVAILABLE  
SUITE 195  
2,849 RSF



AVAILABLE  
SUITE 100  
8,241 RSF

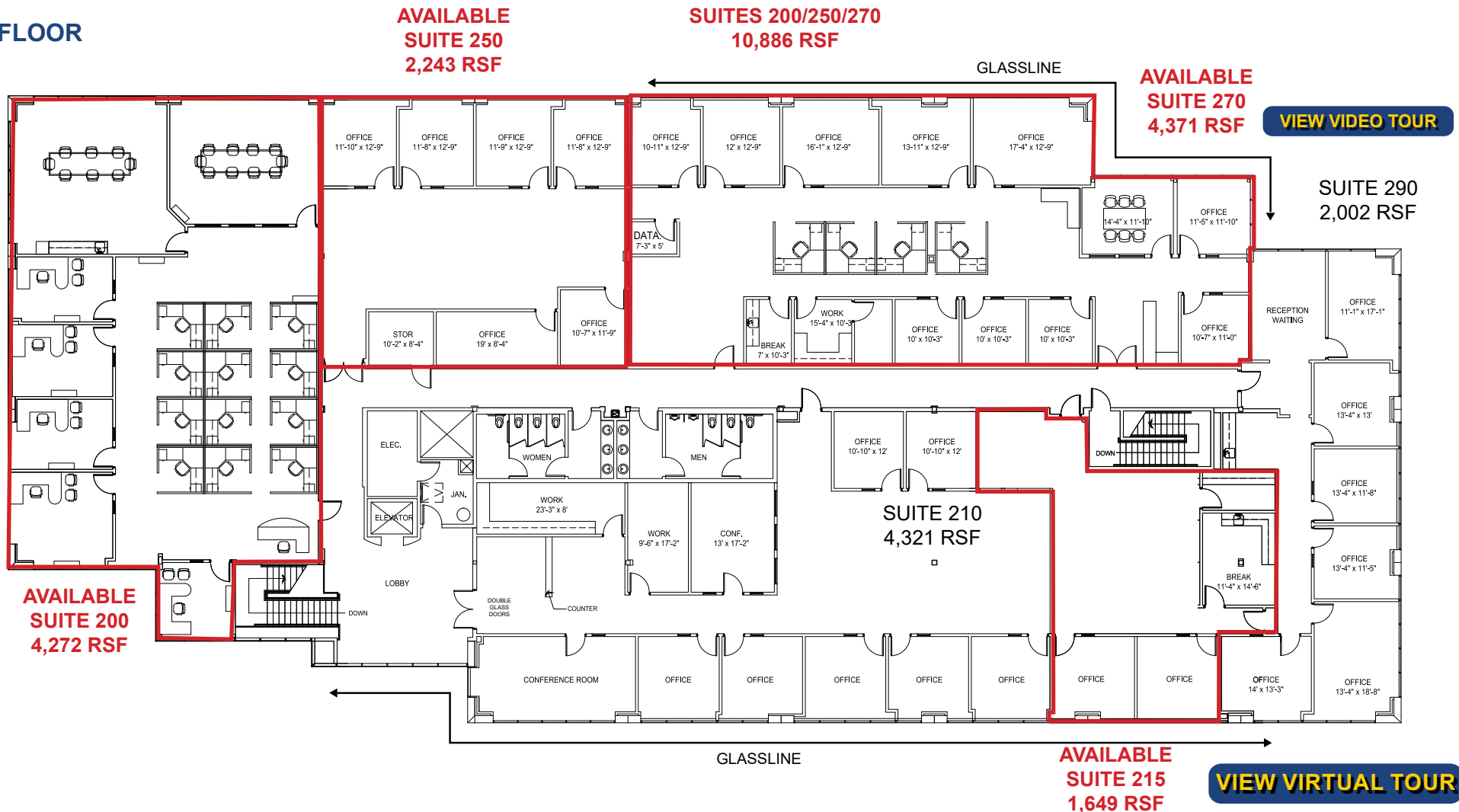
AVAILABLE  
SUITE 180  
2,216 RSF

[VIEW VIRTUAL TOUR](#)

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2ND FLOOR



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