

PROSPECT PARK
10961 SUN CENTER DR
RANCHO CORDOVA, CA

FOR SALE OR LEASE
4,684 RSF - 44,619 RSF
OFFICE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

REMODEL NOW UNDERWAY

FOR MORE INFORMATION CONTACT:

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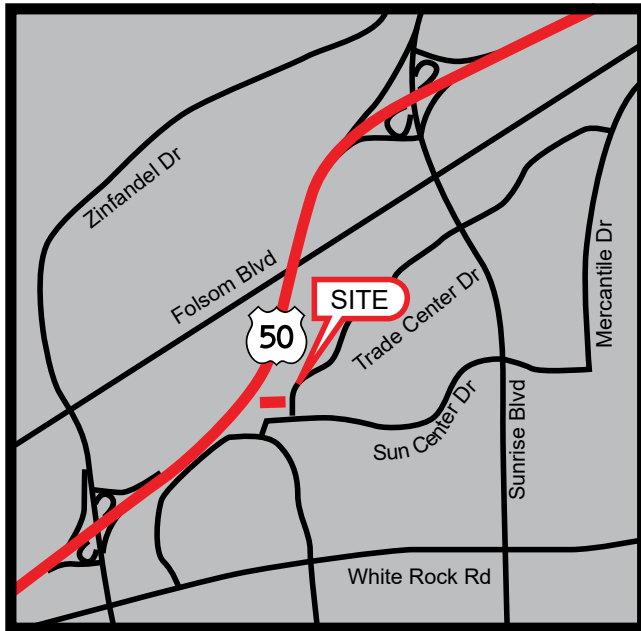
916.779.1000

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FEATURES:

- Master planned Prospect Park setting
- Excellent visibility and access to Hwy 50
- Building signage available
- Above standard 4.8:1,000 SF parking ratio
- Floor to ceiling glass line
- Many dining and retail options in close proximity
- Flexible office configurations



PROPERTY DETAILS:

2-story office building located in a professional office park with easy access to Hwy 50. Mature landscaping with campus-like feel and outdoor water feature.

LEASE RATES:

Suite 100:	4,684 - 22,497 RSF	\$1.69 - \$1.79 FSG
Suite 200:	11,201 - 22,122 RSF	\$1.69 - \$1.79 FSG

PURCHASE PRICE:

\$4,417,280.00 (\$99.00 PSF)



ETHAN CONRAD PROPERTIES, INC.

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

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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.

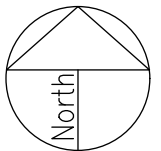
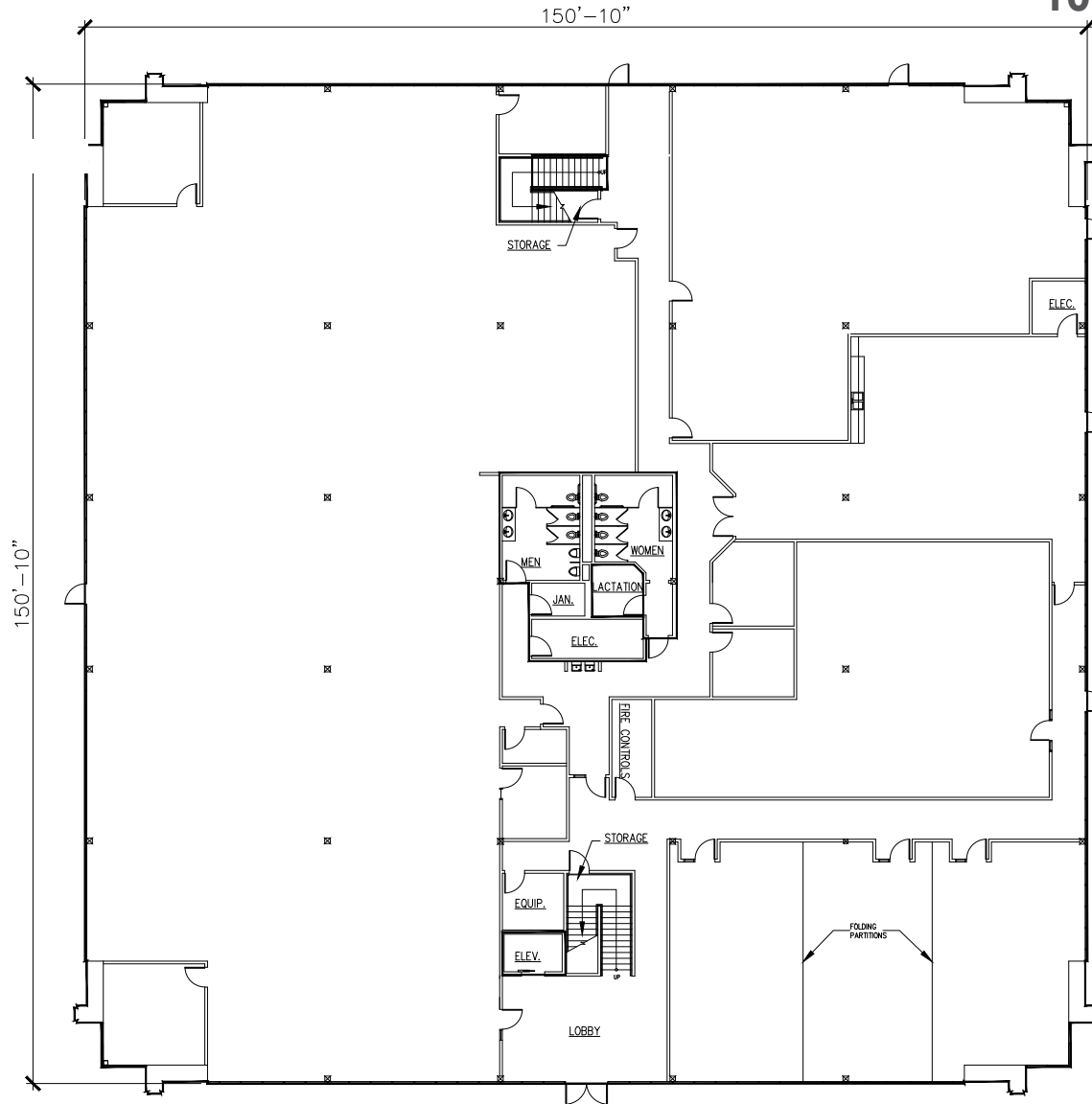
FOR LEASE

PROSPECT PARK
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1ST FLOOR PLAN

AVAILABLE
1ST FLOOR
22,497 RSF

Divisible to
4,684 RSF



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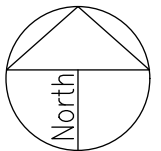
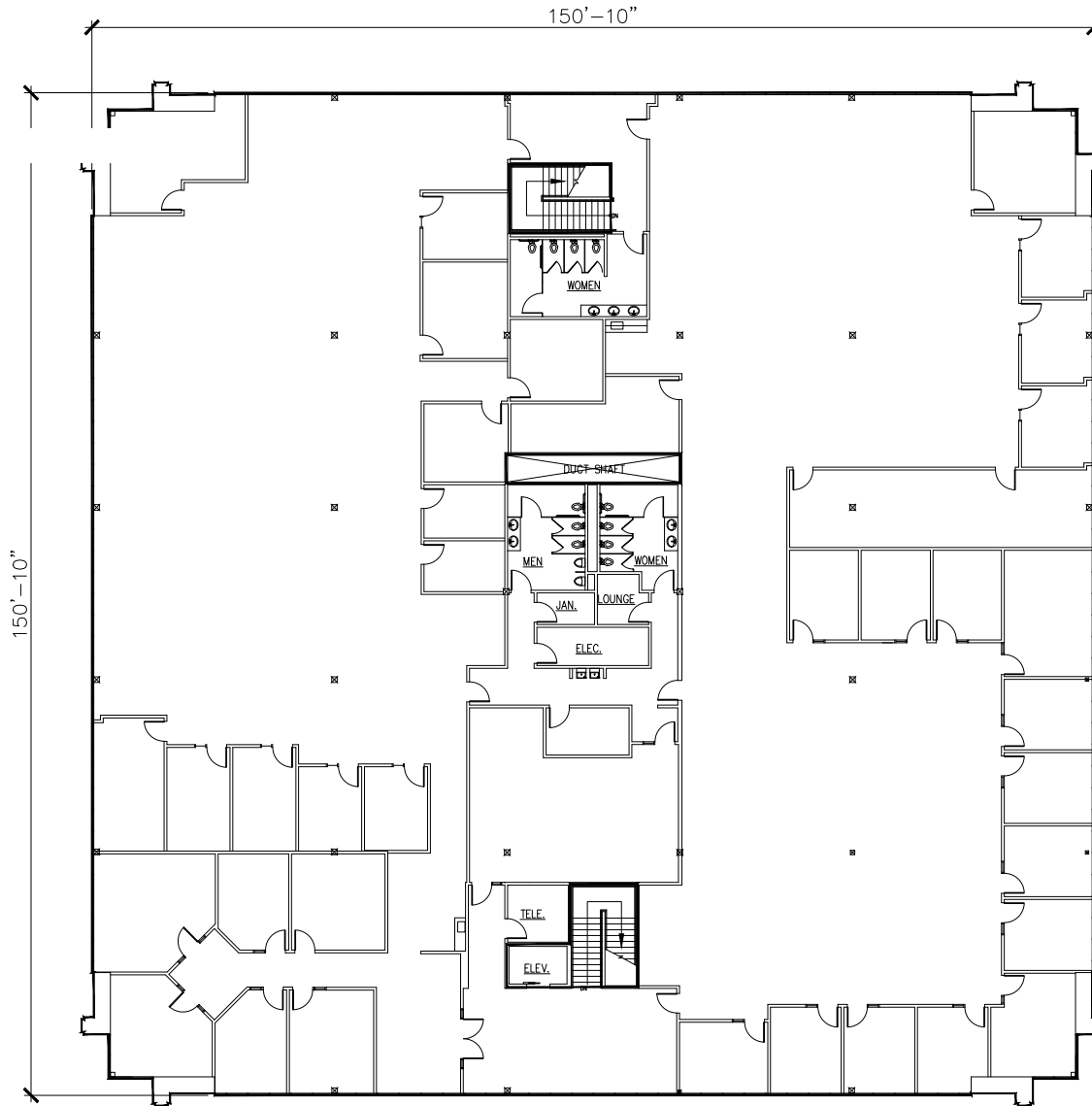
FOR LEASE

PROSPECT PARK
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2ND FLOOR PLAN

AVAILABLE
2ND FLOOR
22,122 RSF

Divisible to
11,201 RSF



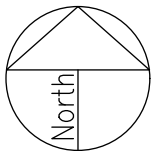
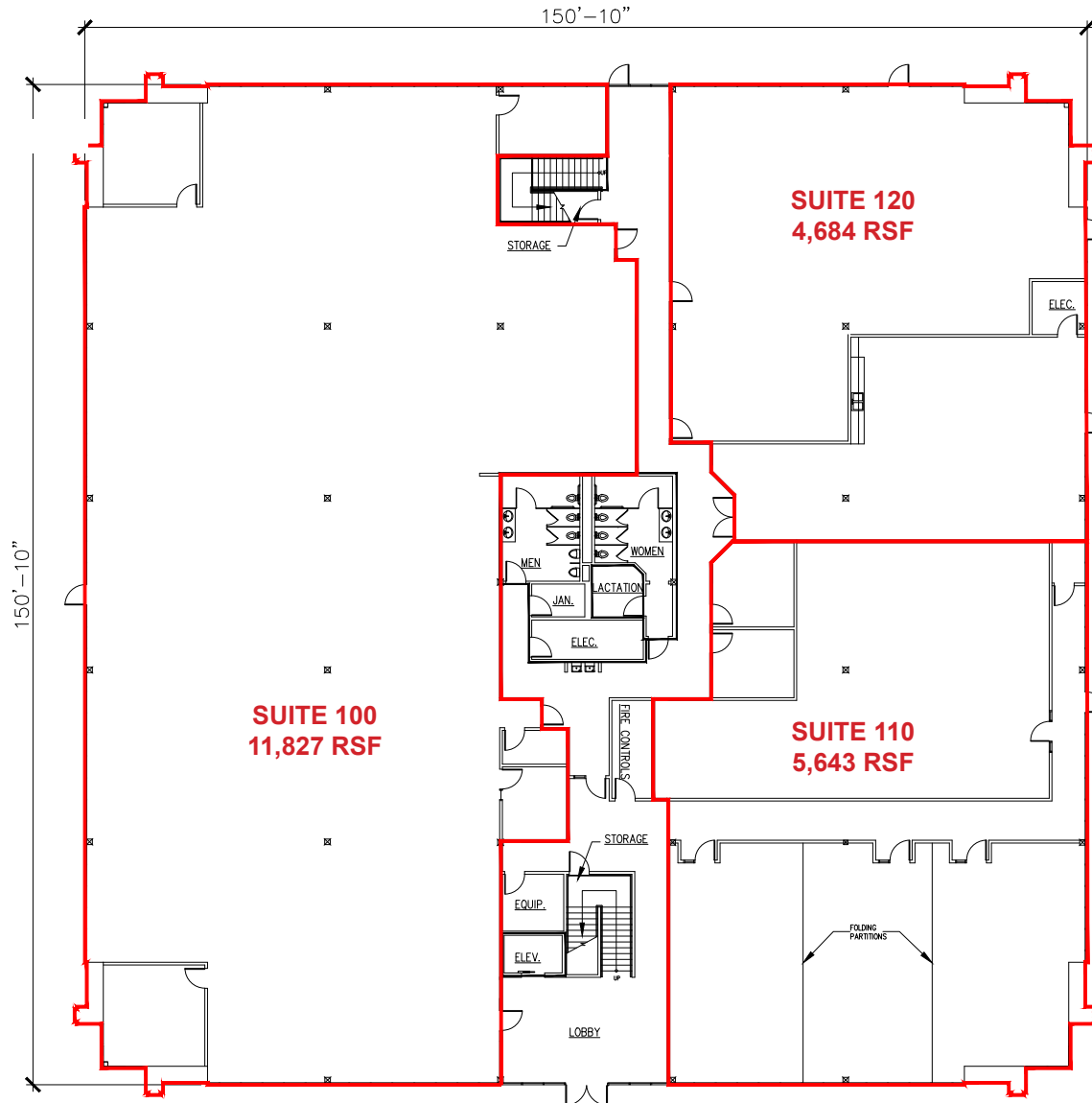
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1ST FLOOR PLAN
1ST FLOOR
PROPOSED DIVISIBLE



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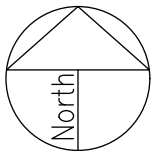
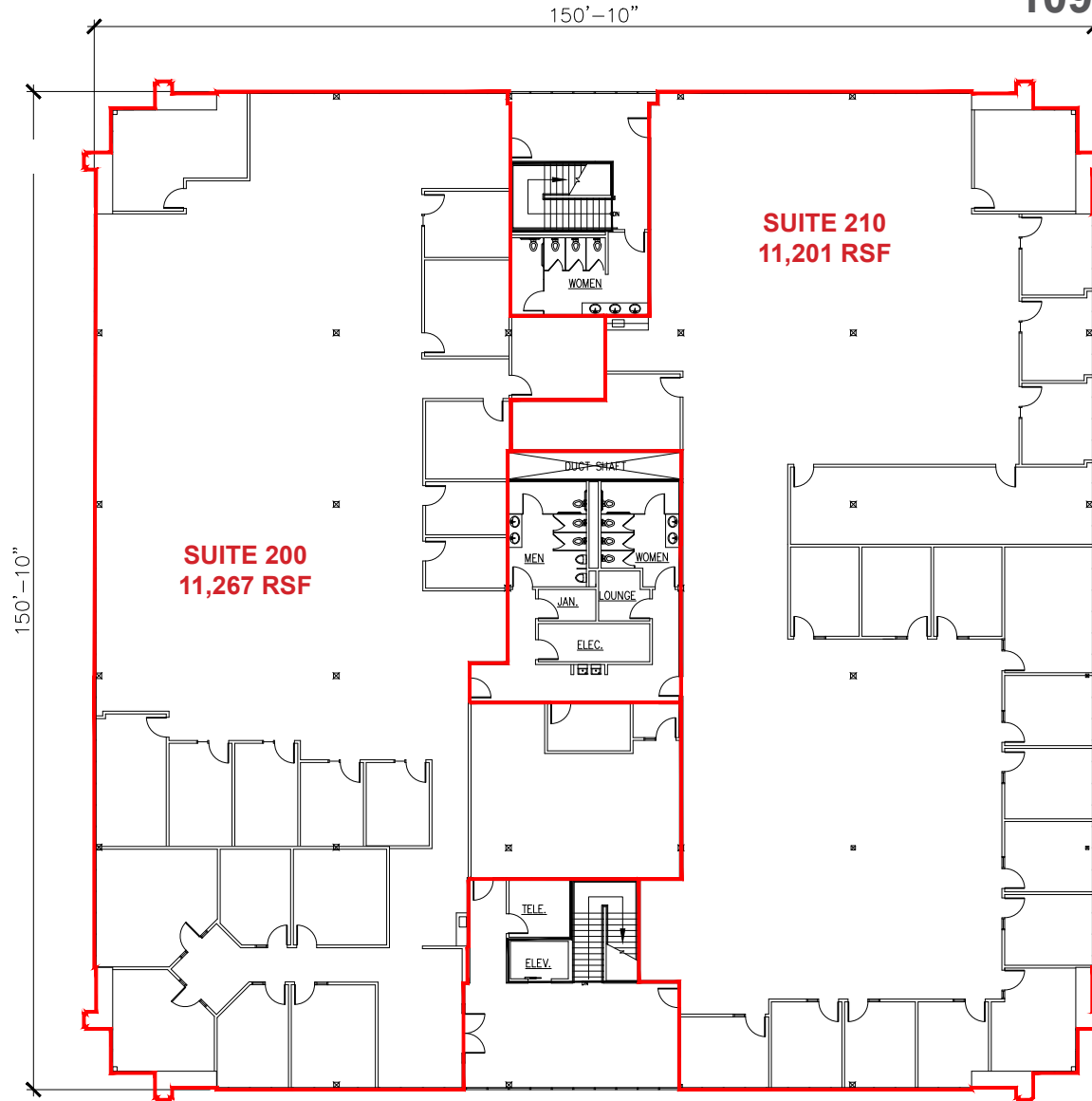
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FOR LEASE

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2ND FLOOR PLAN

2ND FLOOR
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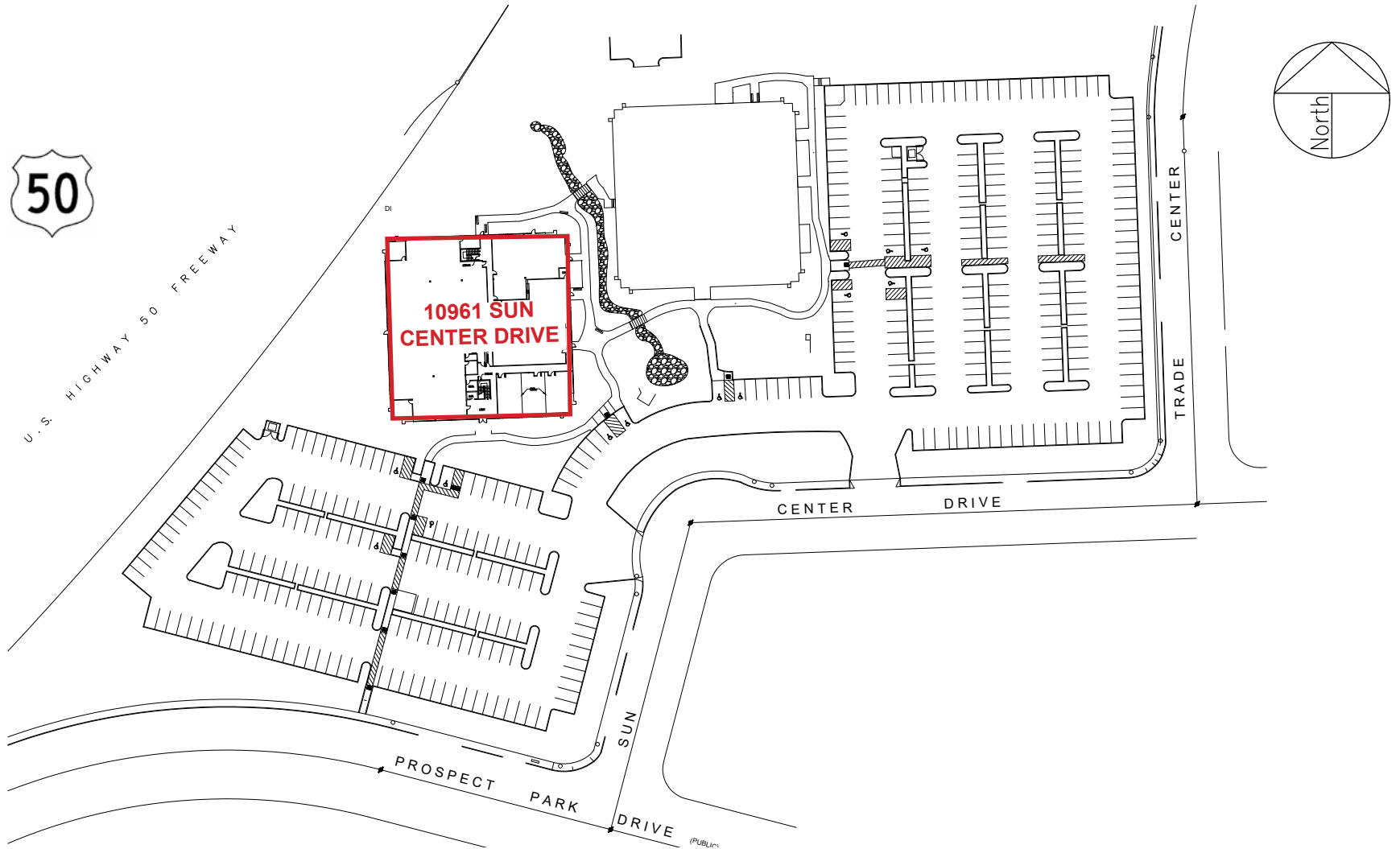
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SITE PLAN



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