

PARMER WEST

A **KARLIN** PROJECT

11000-11090 White Rock Road, Rancho Cordova, CA



NEWMARK

karlinre.com/portfolio

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Project Highlights

- Parmer West Office Campus Totaling ±530,000 SF in 10 Buildings
- On-Site Property Management & Engineering
- Above Standard Parking Ratio
Mature Landscaping in Campus Setting
- Beautiful Fountain with Courtyard and Outdoor Seating Areas
- Adjacent to New Residential Community, Capital Village, Including New Restaurants, Banks and Shops
- Conveniently Located near Highway 50, Light Rail and Public Transit
- New Project Amenities Include Bike Share Program, Ping Pong Tables and Hammocks **FLYER**
- Gourmet Food Trucks Servicing the Property Regularly
- On-site Fitness Center with Showers and Lockers **FLYER**
- New EV Charging Stations **FLYER**

**BIKE SHARE
PROGRAM**

Property Aerial

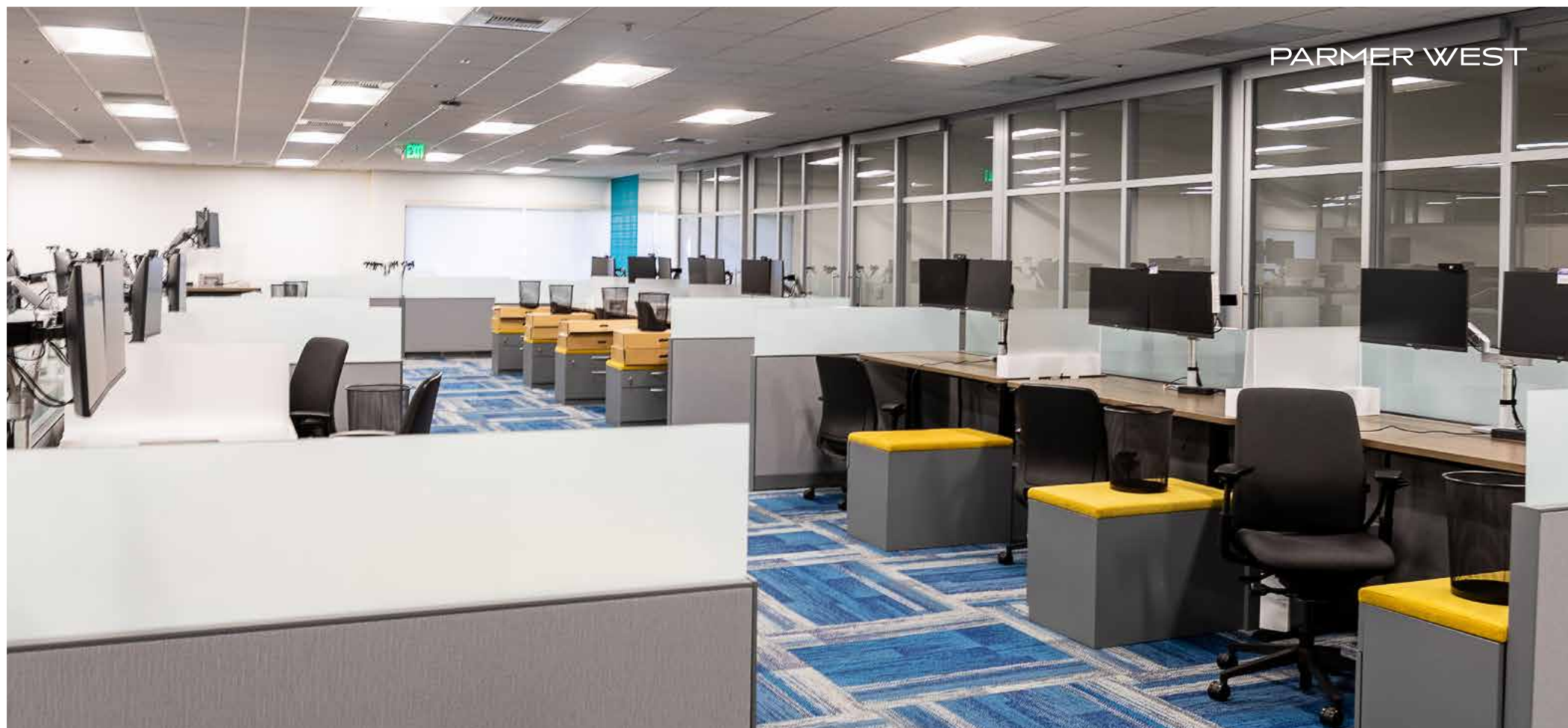
11000-11090 White Rock Road
Rancho Cordova, CA



WATCH VIDEO

Modern Interiors





PARMER WEST



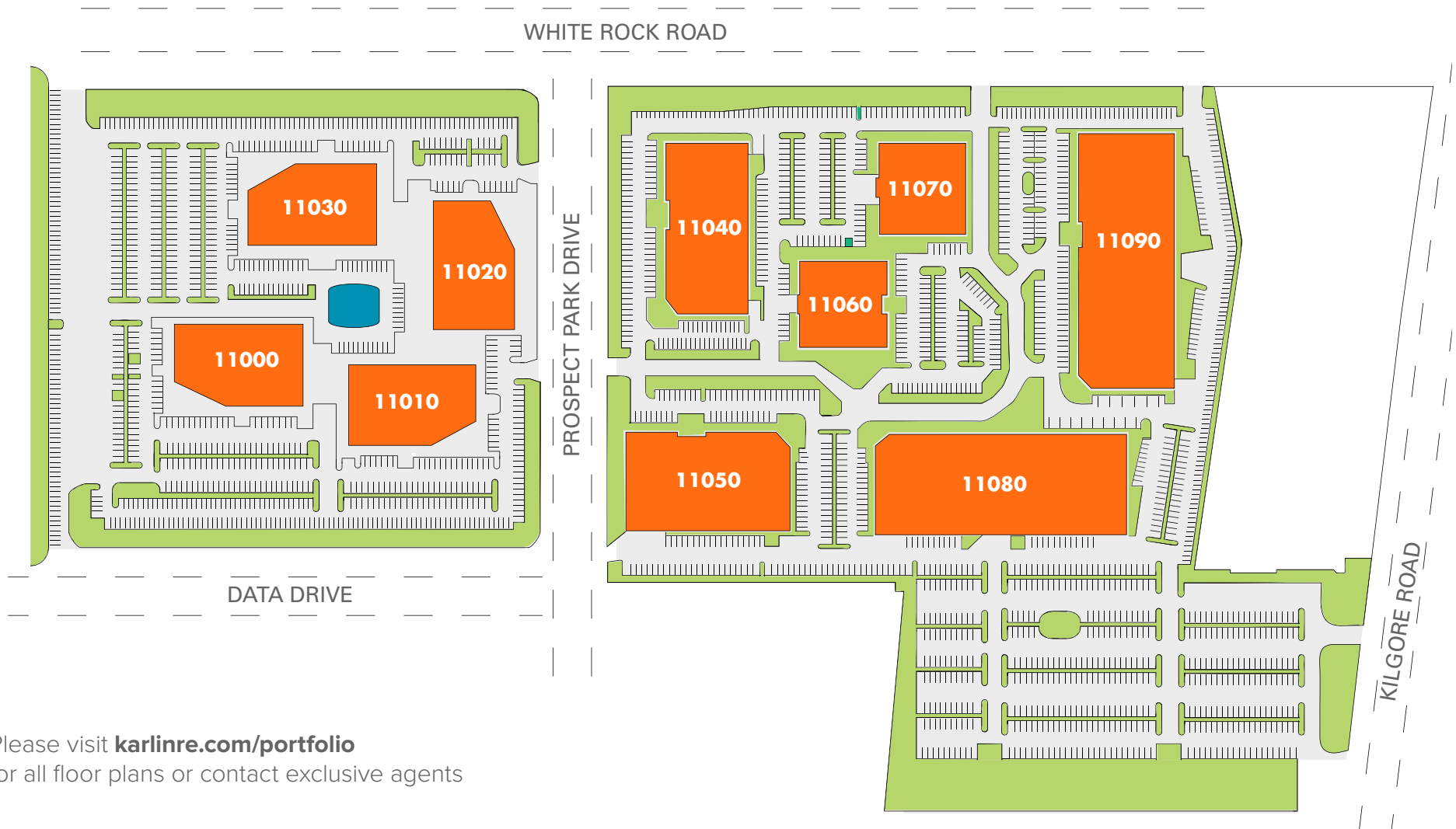
Modern
Interiors



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Available Space

±4,720 - ±108,000 SQUARE FEET



Please visit karlinre.com/portfolio
for all floor plans or contact exclusive agents

Relaxing Outdoors

PROPERTY AMENITIES

Location Map

36 MIN TO
SACRAMENTO
METRO (SMF) AIRPORT

Adjacent to New Residential Community, Capital Village,
Including New Restaurants, Banks & Shops

Located near Highway 50, Light Rail and Public Transit

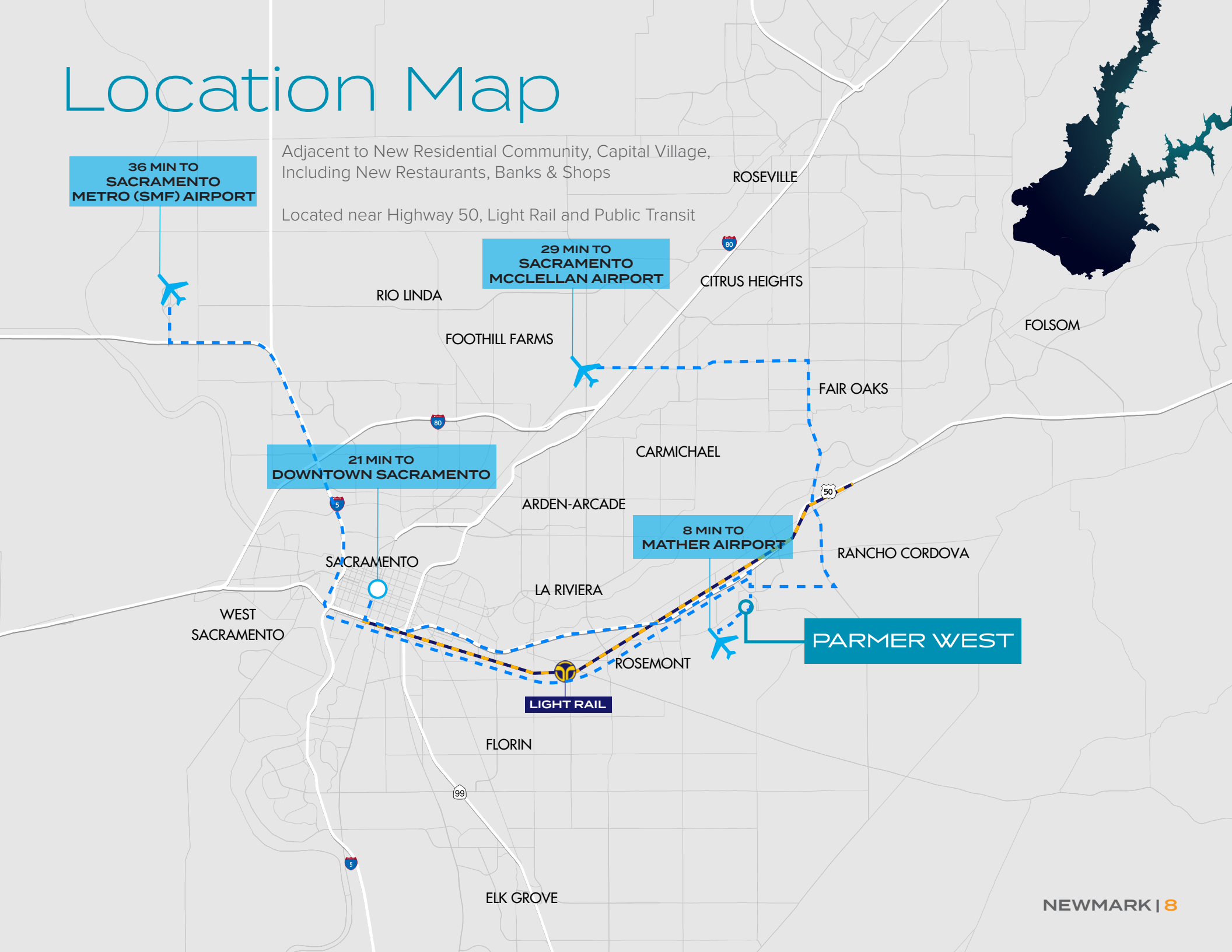
29 MIN TO
SACRAMENTO
MCCLELLAN AIRPORT

21 MIN TO
DOWNTOWN SACRAMENTO

8 MIN TO
MATHER AIRPORT

PARMER WEST

LIGHT RAIL



Amenities Map

RANCHO CORDOVA TOWN CENTER/
ZINFANDEL PLAZA

<6 MIN



Colma Rd



Folsom Blvd

RESTAURANTS/
SUNRISE BLVD

<8 MIN



Holiday Inn



DOUBLETREE
HOTEL



PARMER WEST

White Rock Rd

Sunrise Blvd

RESTAURANTS/
SUNSHINE BLVD

<5 MIN

HOTELS/ ZINFANDEL DR

<4 MIN



Route 99

CAPITAL VILLAGE

<5 MIN



Old Placerville Rd

Douglas Rd

Space to Unwind

PROPERTY AMENITIES



Major Tenants

WITHIN PARMER WEST



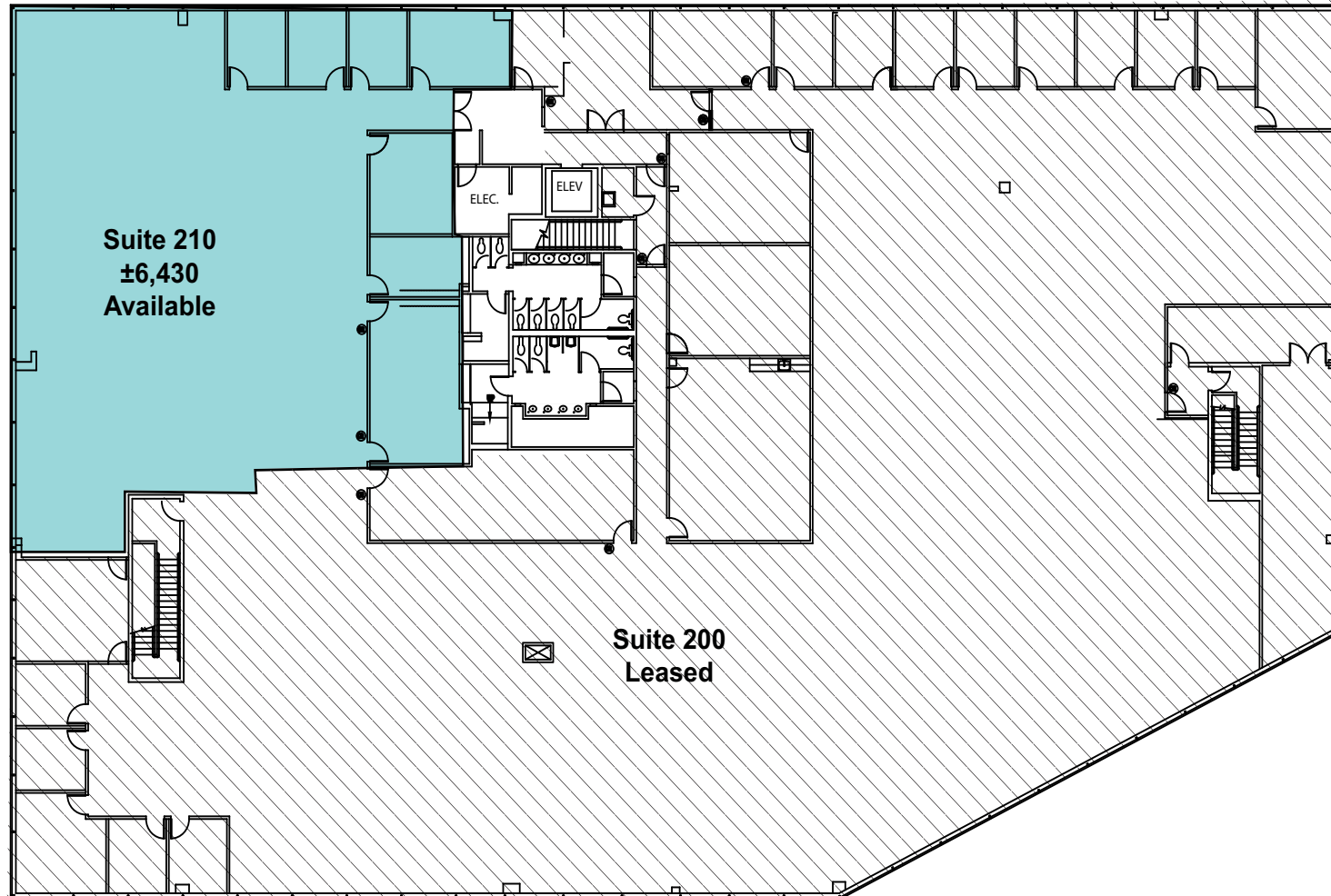
11010 White Rock

FIRST FLOOR



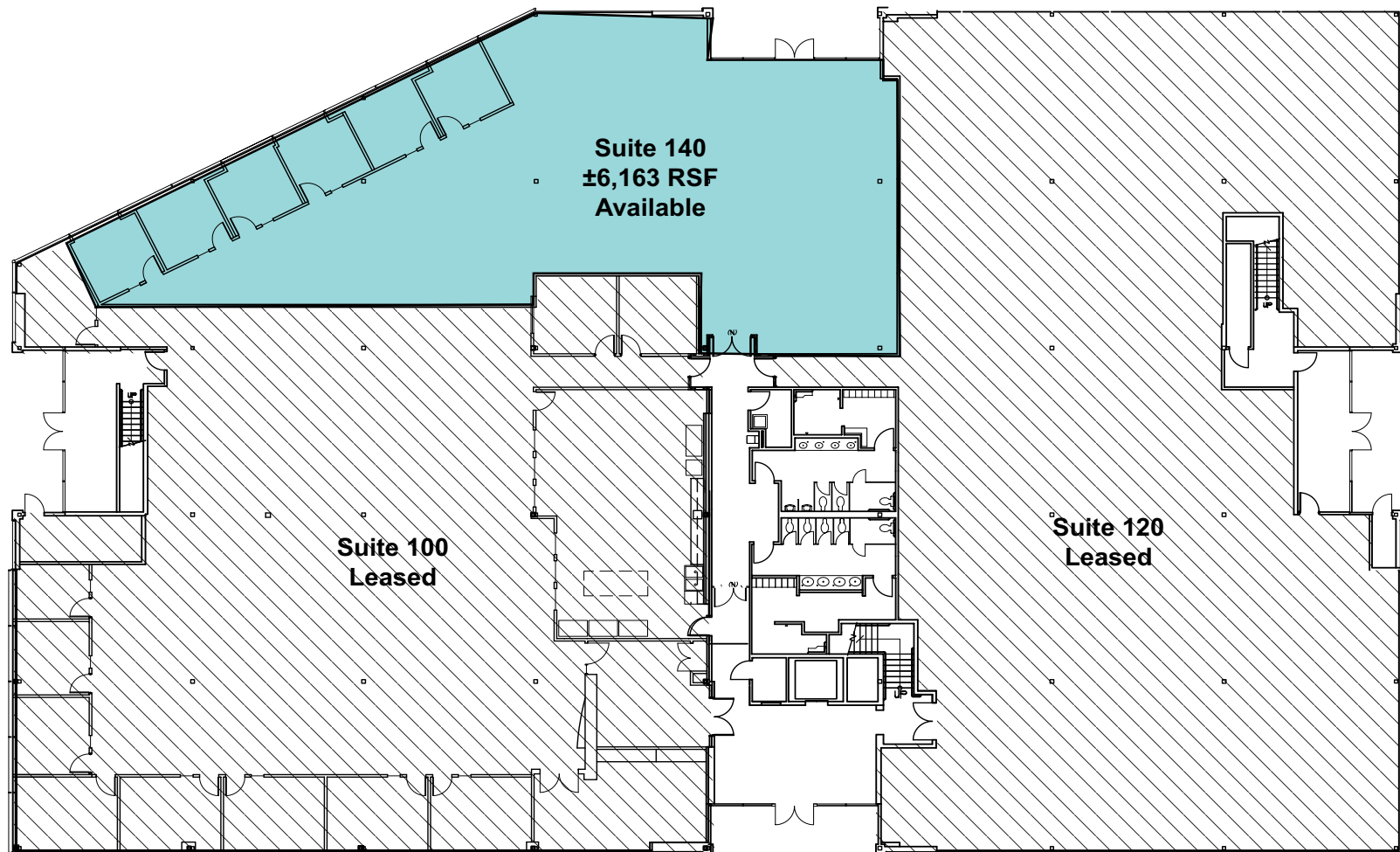
11010 White Rock

SECOND FLOOR



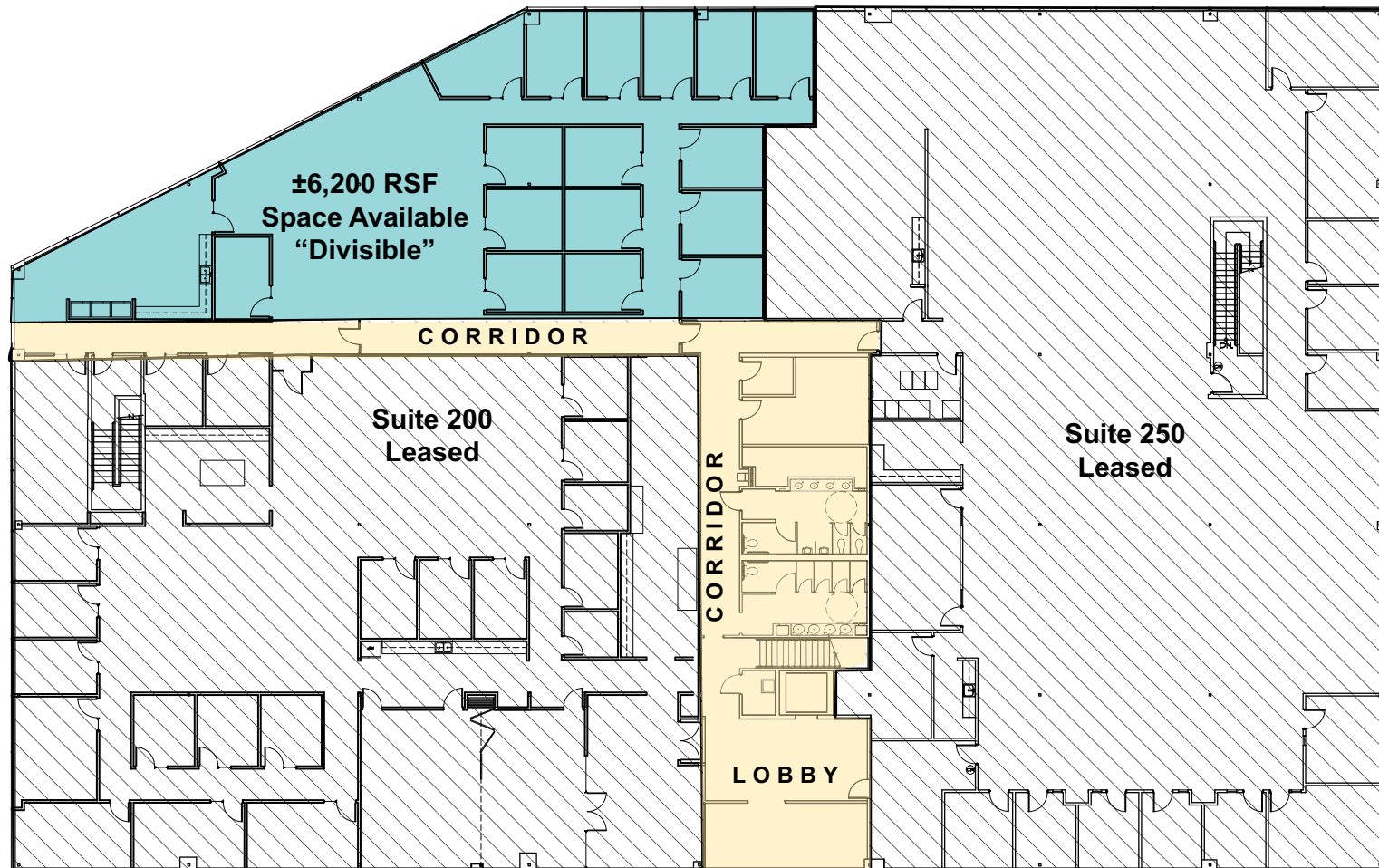
11020 White Rock

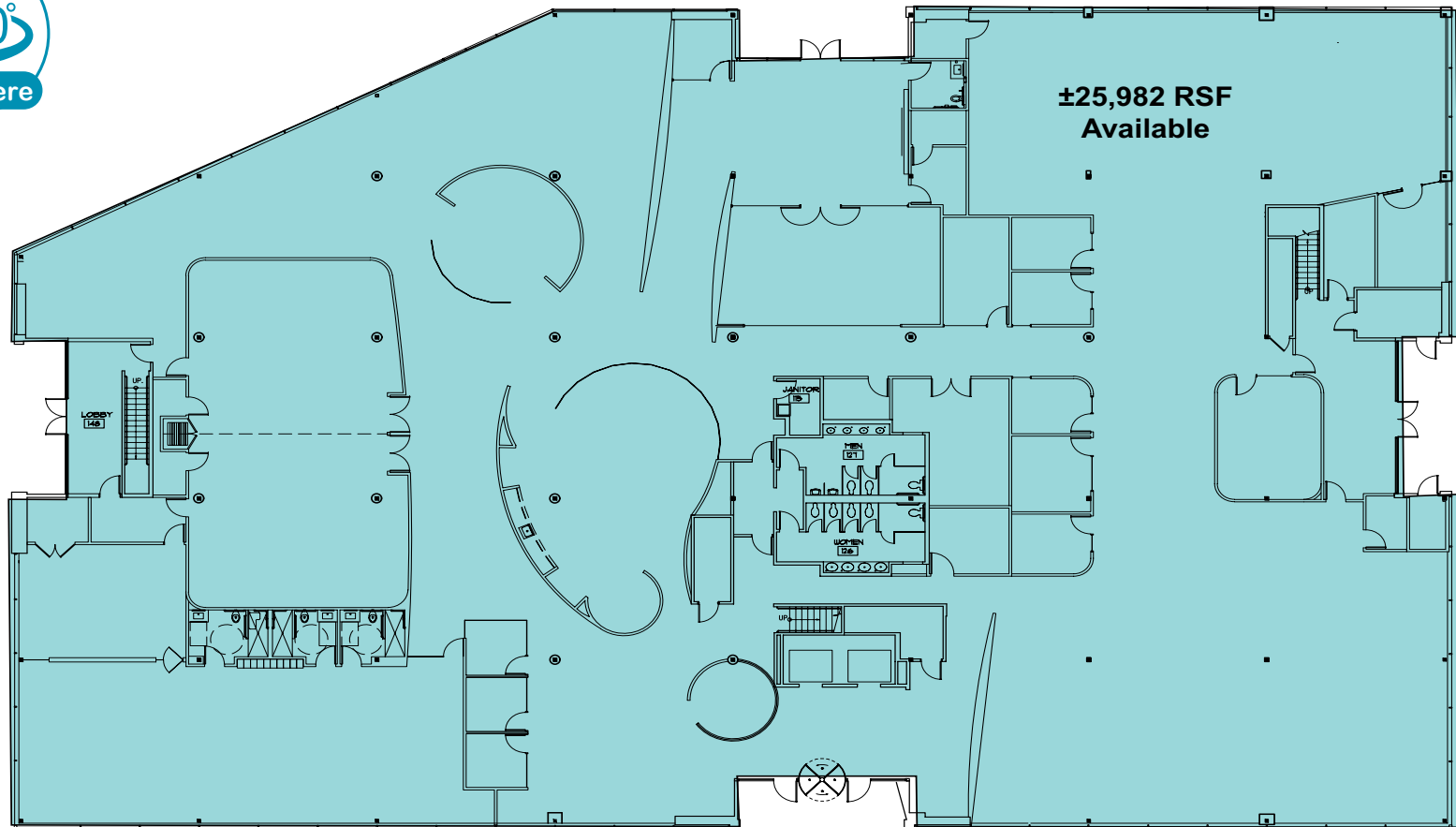
FIRST FLOOR



11020 White Rock

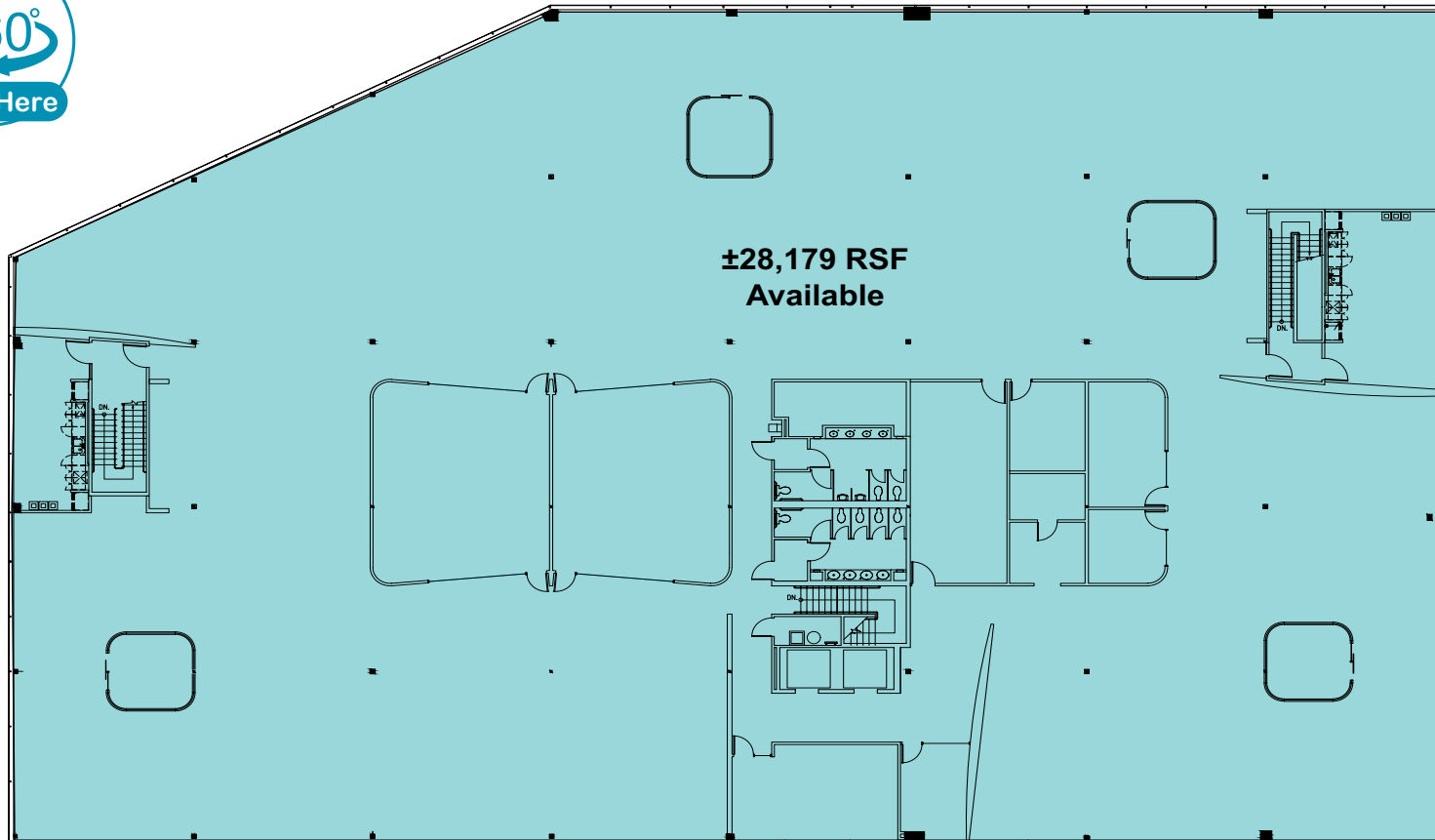
SECOND FLOOR



A circular button with a blue border and a white background. Inside the circle, the text "360°" is written in a large, bold, blue font. Below the text, there is a blue curved arrow pointing to the left. At the bottom of the circle, there is a blue rectangular button with the text "Click Here" in white.

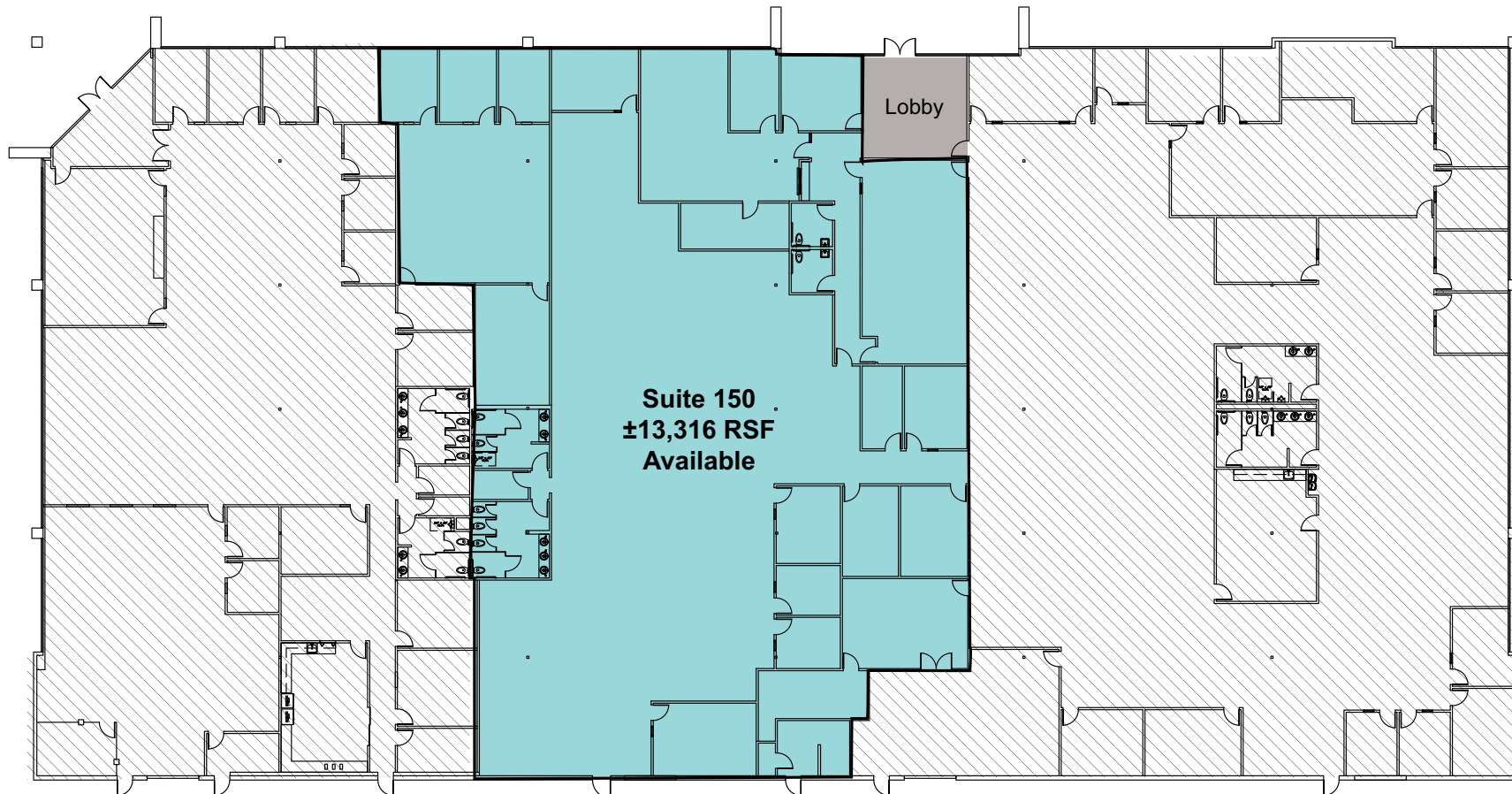
11030 White Rock

SECOND FLOOR



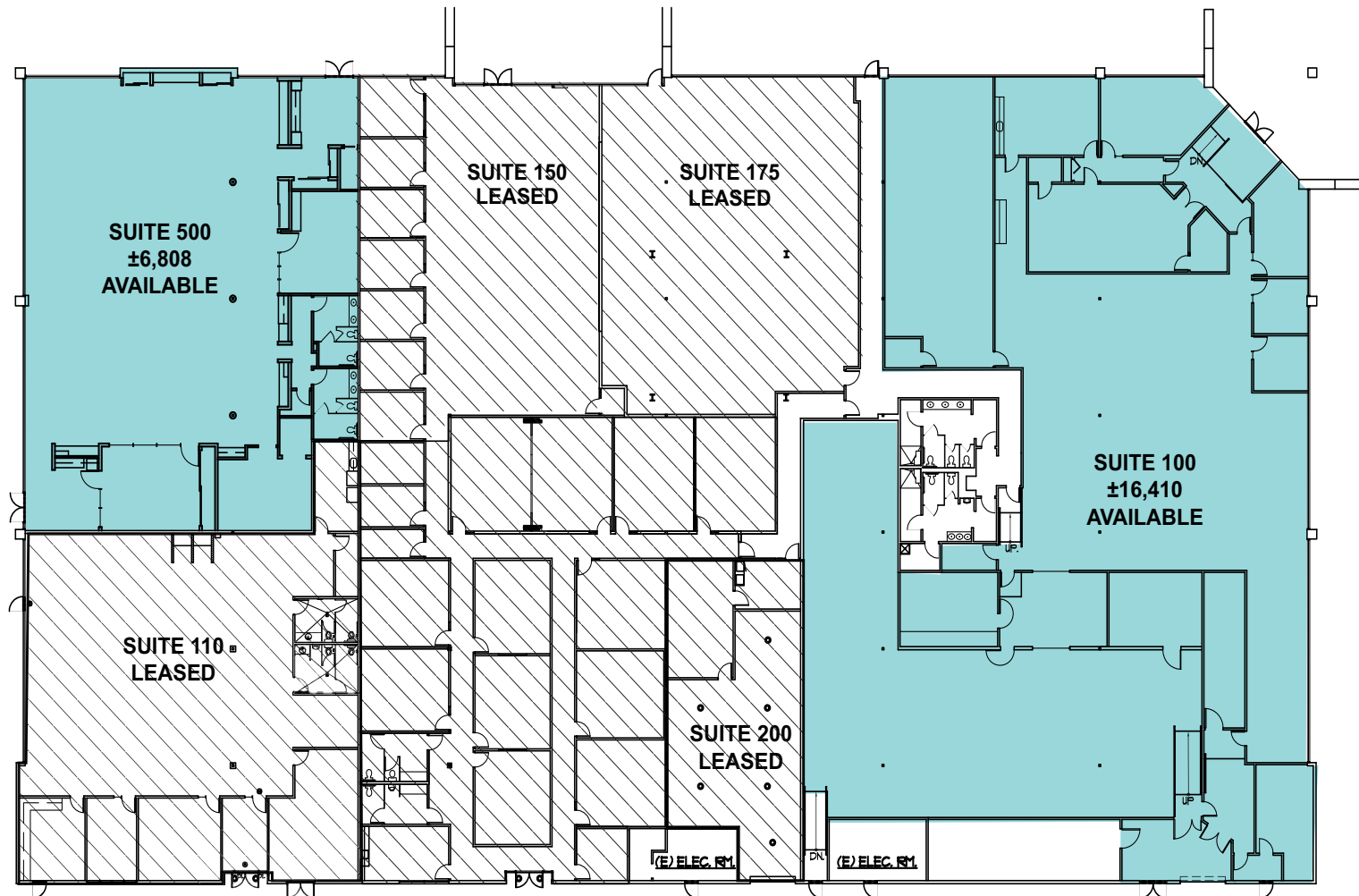
11040 White Rock

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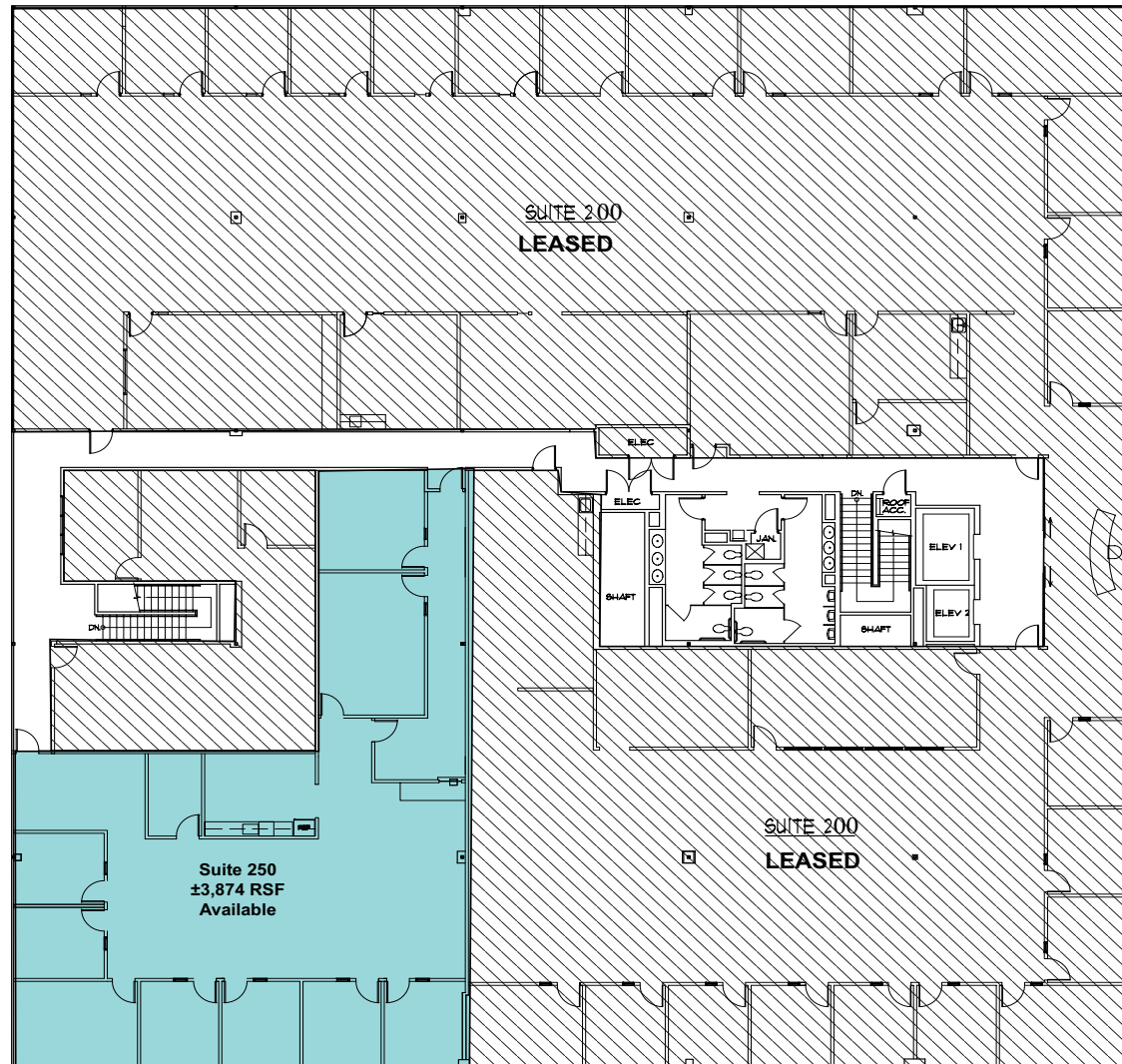
11050 White Rock

FIRST FLOOR



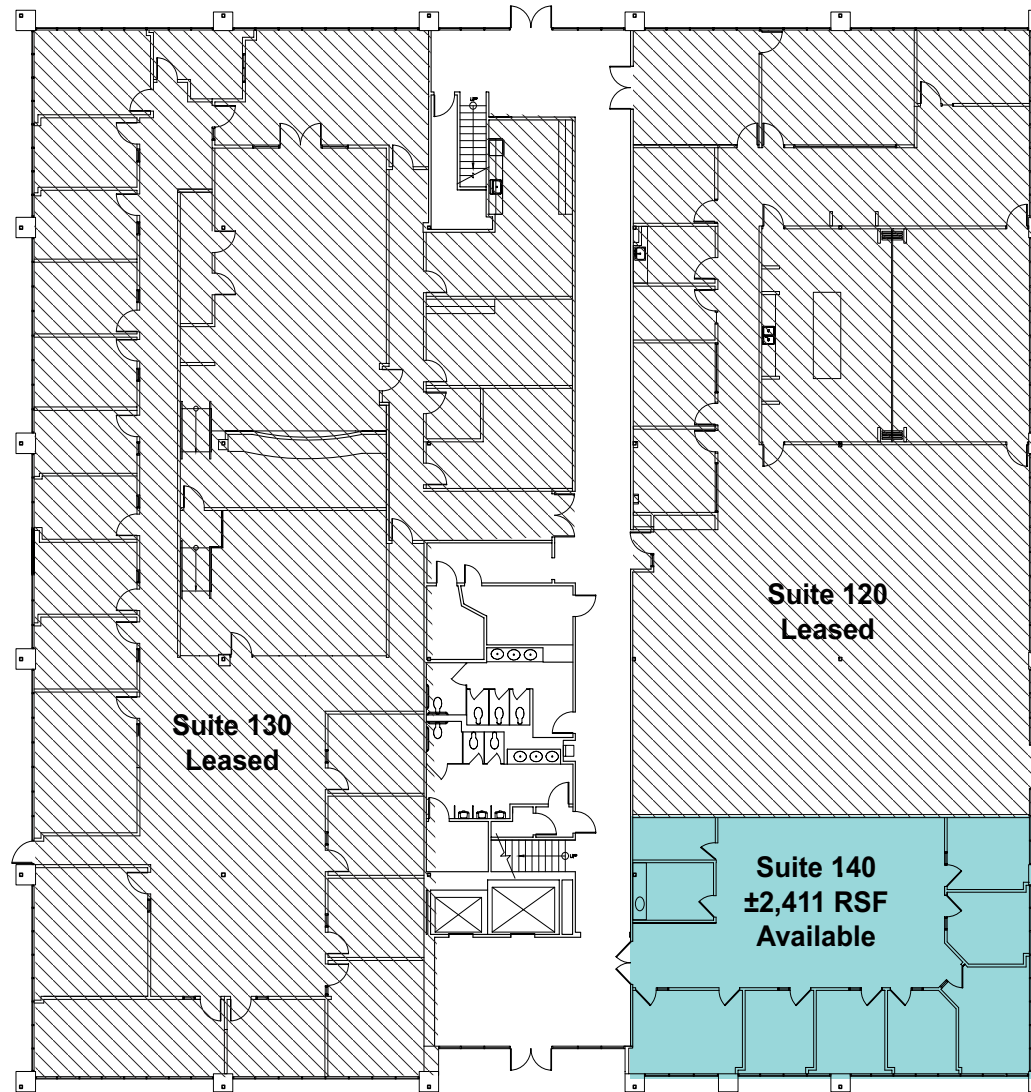
11060 White Rock

SECOND FLOOR



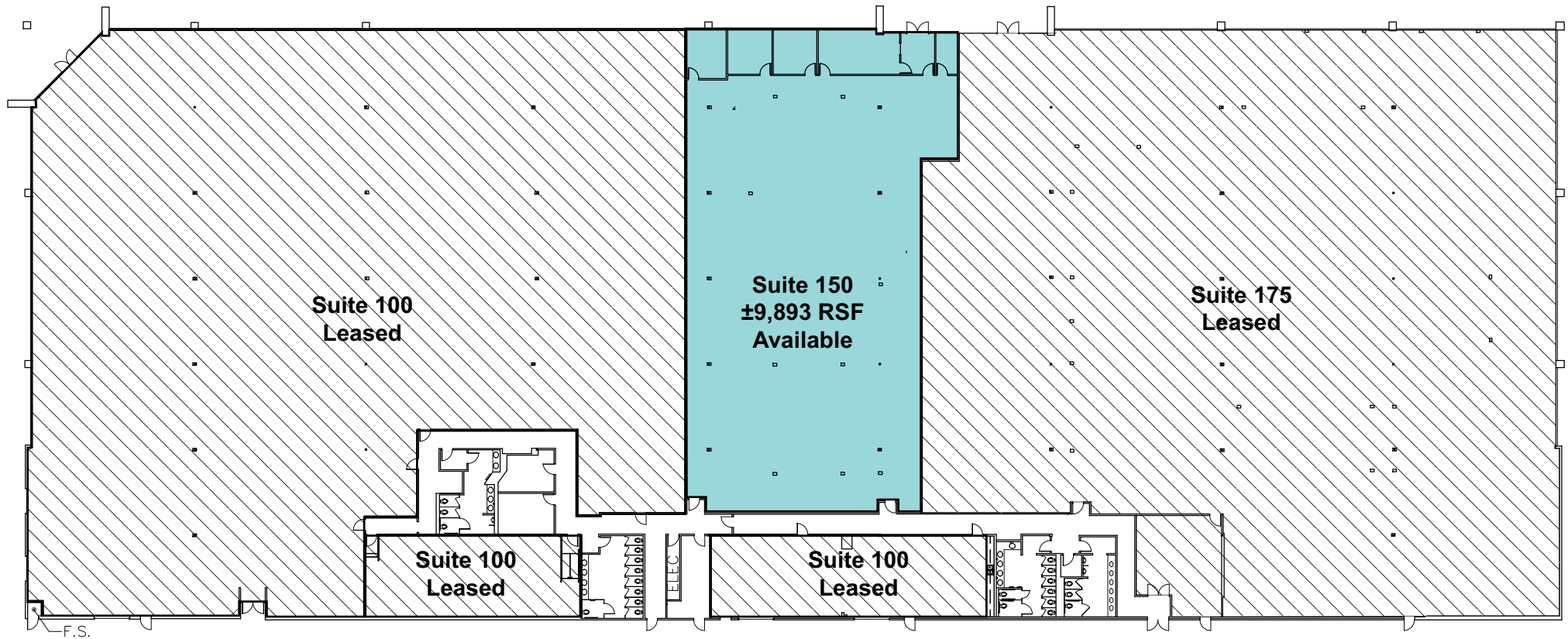
11070 White Rock

FIRST FLOOR



11090 White Rock

FIRST FLOOR



An Open Feeling



On-Site Fitness Center



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PARMER WEST

EV Charging Stations

PARMER WEST

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SACRAMENTO, CALIFORNIA

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