

# 10540

WHITE ROCK ROAD

RANCHO CORDOVA | CALIFORNIA



## PRIME OFFICE SPACE AVAILABLE FOR LEASE

**NEWMARK**



Pappas Investments

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Folsom  
10 Miles

10540 WHITE ROCK ROAD



LOCATION  
AERIAL

## PROPERTY HIGHLIGHTS

**SUITE 100: ±10,877 RSF**

**SUITE 150: ±13,457 RSF\***

\*Can be demised - see floor plan

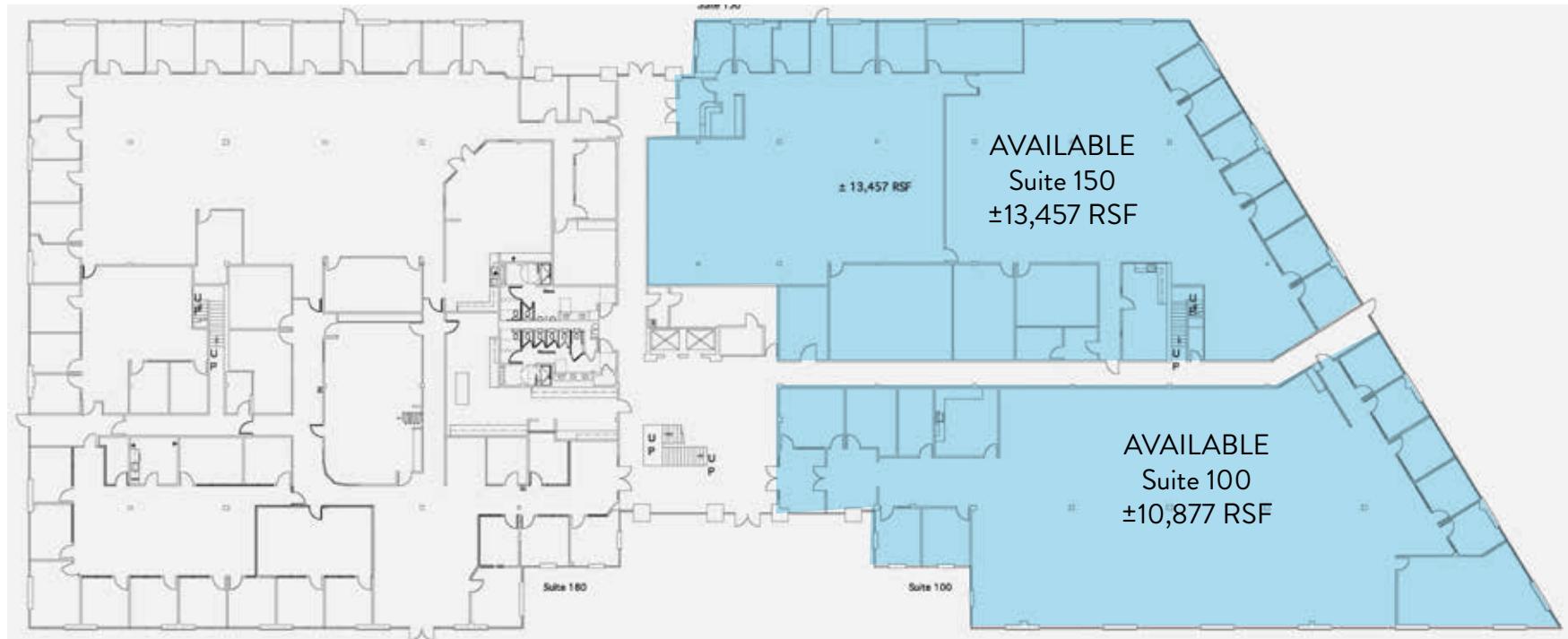
- Class A professional office space
- Recently completed upgrades now in place
- Building & monument signage with freeway visibility available
- Elegant two-story lobby entrance
- 500 KW backup generator available
- Completely equipped with sprinklers & monitored fire alarm system
- Shower facilities with lockers available in the building
- Powered by Solar Energy
- Located under 2 miles from Mather Executive Airport
- Visible from the freeway to more than 153,000 daily commuters
- Parking: 4.4/1,000 USF
- Just a short distance from the new residential developments and rapidly expanding areas in Southeast Rancho Cordova and South Folsom



## FLOORPLAN

### FIRST FLOOR

**Suite 100:  $\pm 10,877$  RSF & Suite 150:  $\pm 13,457$  RSF**



**SUITES CAN BE COMBINED FOR A TOTAL OF  $\pm 24,334$**

## CONCEPT DEMISING PLAN

### FIRST FLOOR

Suite 150:  $\pm 13,457$  RSF

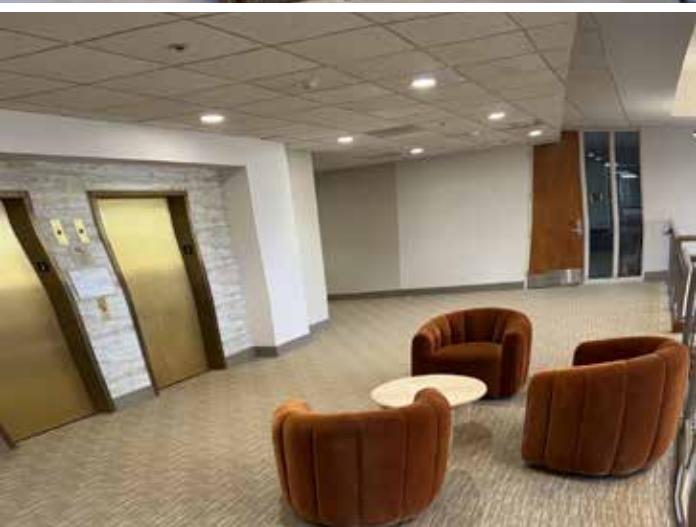




# NEARBY RETAIL & LODGING



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