

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

Zinfandel Dr.

Highway 50 (181,018 AADT)

White Rock Rd.

International Dr.

10540
White Rock Rd.

Downtown
Sacramento
14 Miles

LOCATION
AERIAL

10540 WHITE ROCK ROAD

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

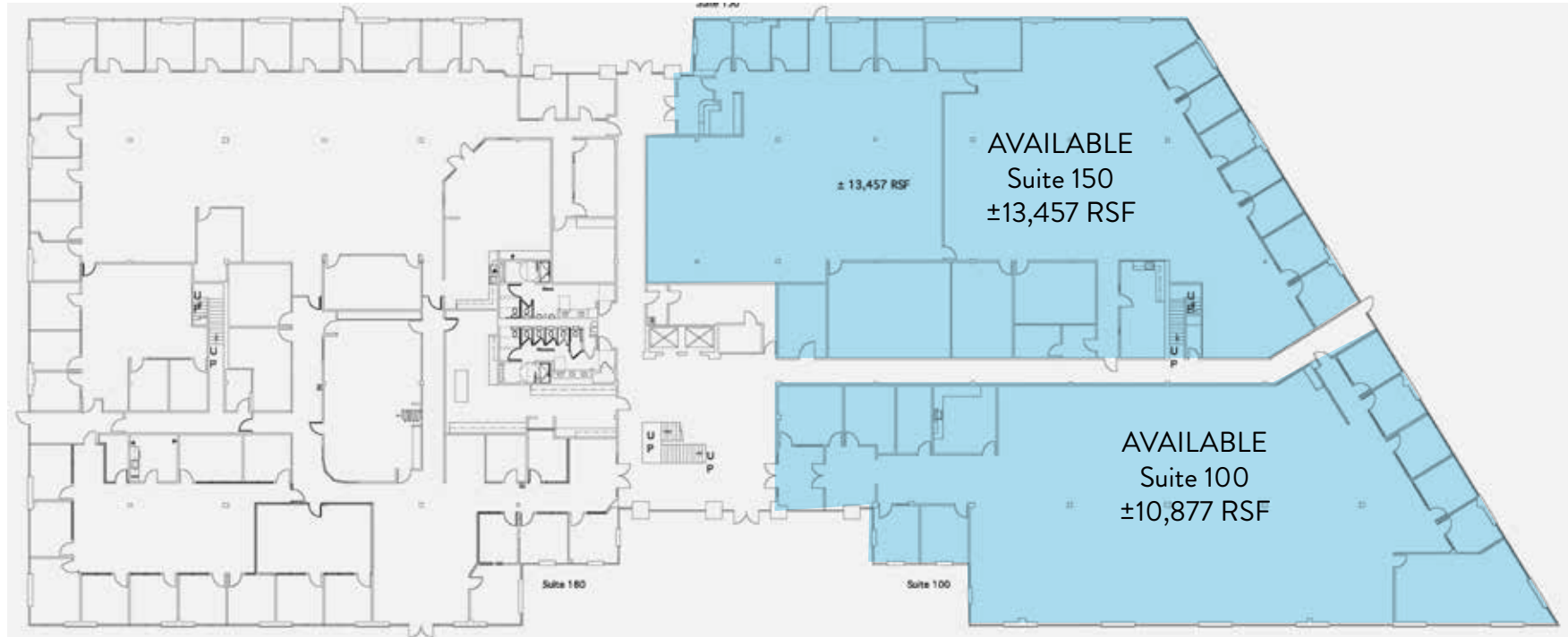


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FLOORPLAN

FIRST FLOOR

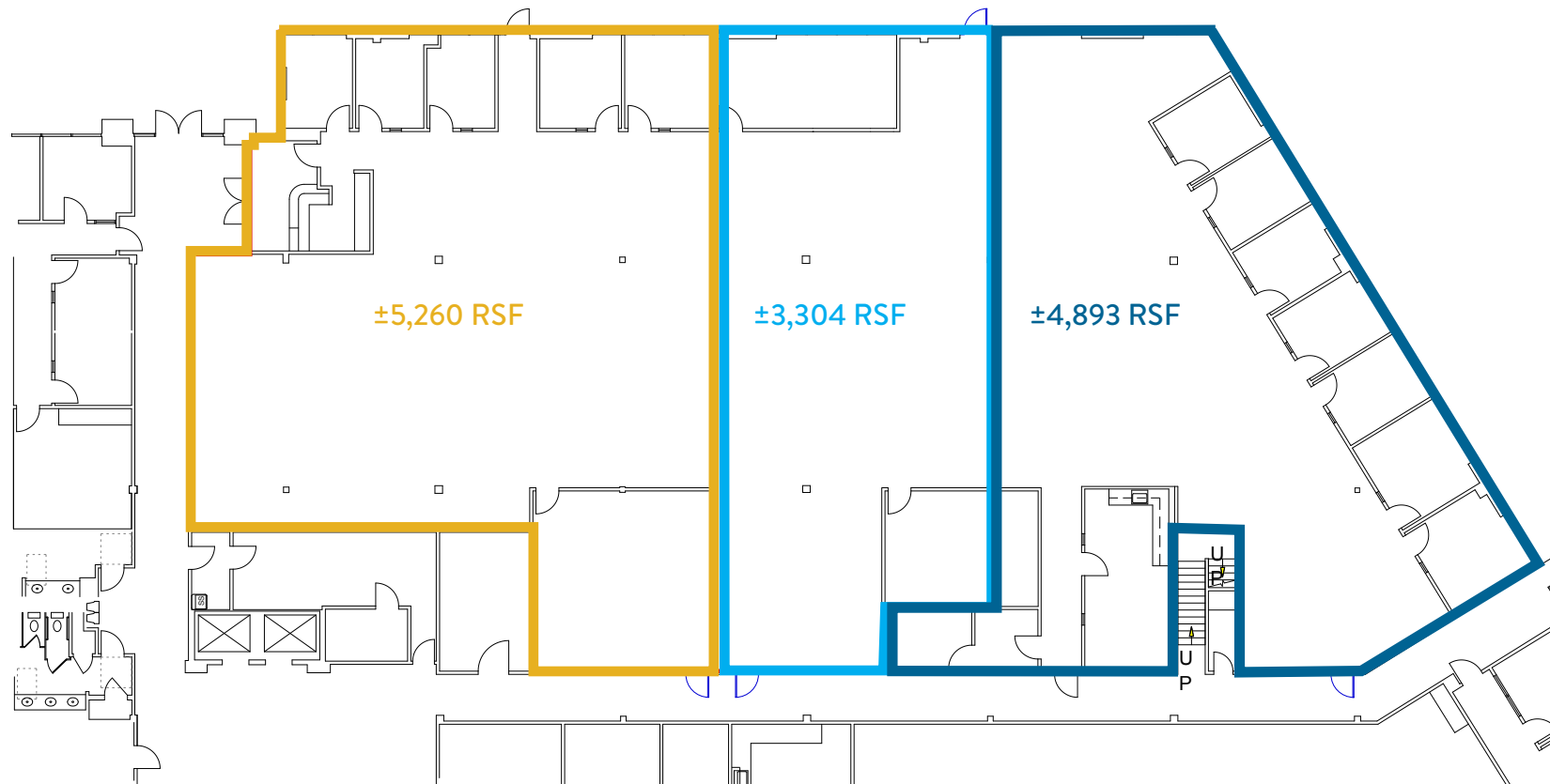
Suite 100: $\pm 10,877$ RSF & Suite 150: $\pm 13,457$ RSF



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

CONCEPT DEMISING PLAN

FIRST FLOOR Suite 150: ±13,457 RSF





Jack in the Box
SAFEWAY
Walmart Supercenter
Bank of America

CHIPOTLE MEXICAN GRILL
TARGET
LOUISIANA HOTWINGS
ARCO
ampm
Jockey Mikes
ROSS
PET SMART
Marshall's
GROCERY OUTLET
PANDA EXPRESS
TACO BELL
ULTA BEAUTY
Michaels

FAVORITE BURGERS & BREW
Shell
McDonald's
HOMEWOOD SUITES by Hilton
extended STAY AMERICA
COURTYARD by Marriott
HYATT PLACE
Hampton Inn

STARBUCKS COFFEE
planet fitness
Firestone

10540
WHITE ROCK RD

the Habit BURGER GRILL
rubio's
chili's
LOWE'S
noodles
STARBUCKS COFFEE
WING STOP
Panera BREAD

NEARBY RETAIL & LODGING

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