



SIGNAGE OPPORTUNITIES AVAILABLE

OFFICE SPACE FOR LEASE IN RANCHO CORDOVA, CA  
AVAILABILITIES RANGING FROM ±3,000 – ±176,430 SF

**3310**

Quality Drive

**3343**

Capital Center Drive

**3344**

Quality Drive

**3355**

Data Drive

**3366**

Quality Drive



FRANKLIN  
TEMPLETON



CUSHMAN &  
WAKEFIELD



# THE IDEAL CHOICE FOR EXCEPTIONAL VALUE IN THE SACRAMENTO REGION

## Highlights

- 5-building campus located 3 minutes from Highway 50
- Signage & branding opportunities
- Market-leading amenity package
- Ample free parking (5/1,000 SF)
- Backup generators
- Furniture available
- On-site management and 24-hour security
- Landscaped courtyard with water feature and outdoor seating
- On-site wellness center
- Grade level loading
- Owner is committed to ESG initiatives and continually upgrading campus facilities



	Address	Building Size	Availability
1	3355 Data Drive	67,668 SF	3,320 RSF
2	3310 Quality Drive	67,054 SF	67,054 SF
3	3343 Capital Center Drive	72,794 SF	3,000 - 12,501 SF
4	3344 Quality Drive	91,152 SF	3,819 - 91,152 SF
5	3366 Quality Drive	162,023 SF	5,839 - 19,294 SF 58,311 RSF (Warehouse)



# ONE OF SACRAMENTO'S MOST HIGHLY AMENITIZED SUBURBAN OFFICE BUILDING CAMPUSES

Park once and take advantage of all the conveniences on the campus for a more efficient workday. With spaces that support wellness and collaboration, the campus' amenity package is unmatched at this price point, making it the best value in the submarket.



New state-of-the-art fitness center



Outdoor basketball court



144-seat auditorium



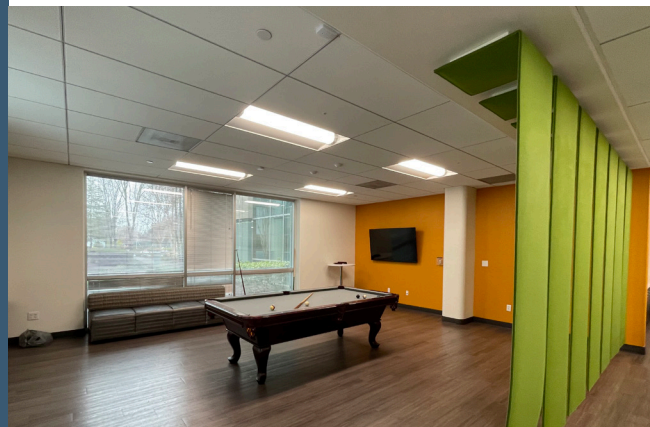
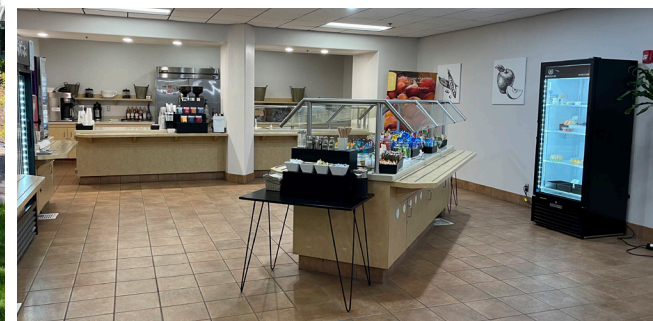
Conference center



On-site cafe



Tenant lounge with ping pong & billiards









# SEAMLESSLY CONNECTED TO YOUR NEXT DESTINATION

## Retail

1

- Staples
- Wendy's
- The Home Depot

2

- Taco Bell
- Togo's Great Sandwiches

3

- Costco
- Arby's
- Carl's Jr
- Starbucks

4

- Chili's
- Lowe's
- FedEx
- The Habit
- Panera
- Starbucks
- Anytime Fitness

5

- Target
- Chipotle
- The Golden 1
- Jamba Juice
- Panda Express
- AmPm
- Rubio's
- AutoZone
- USPS
- Ross Dress for Less
- Marshalls
- Jiffy lube

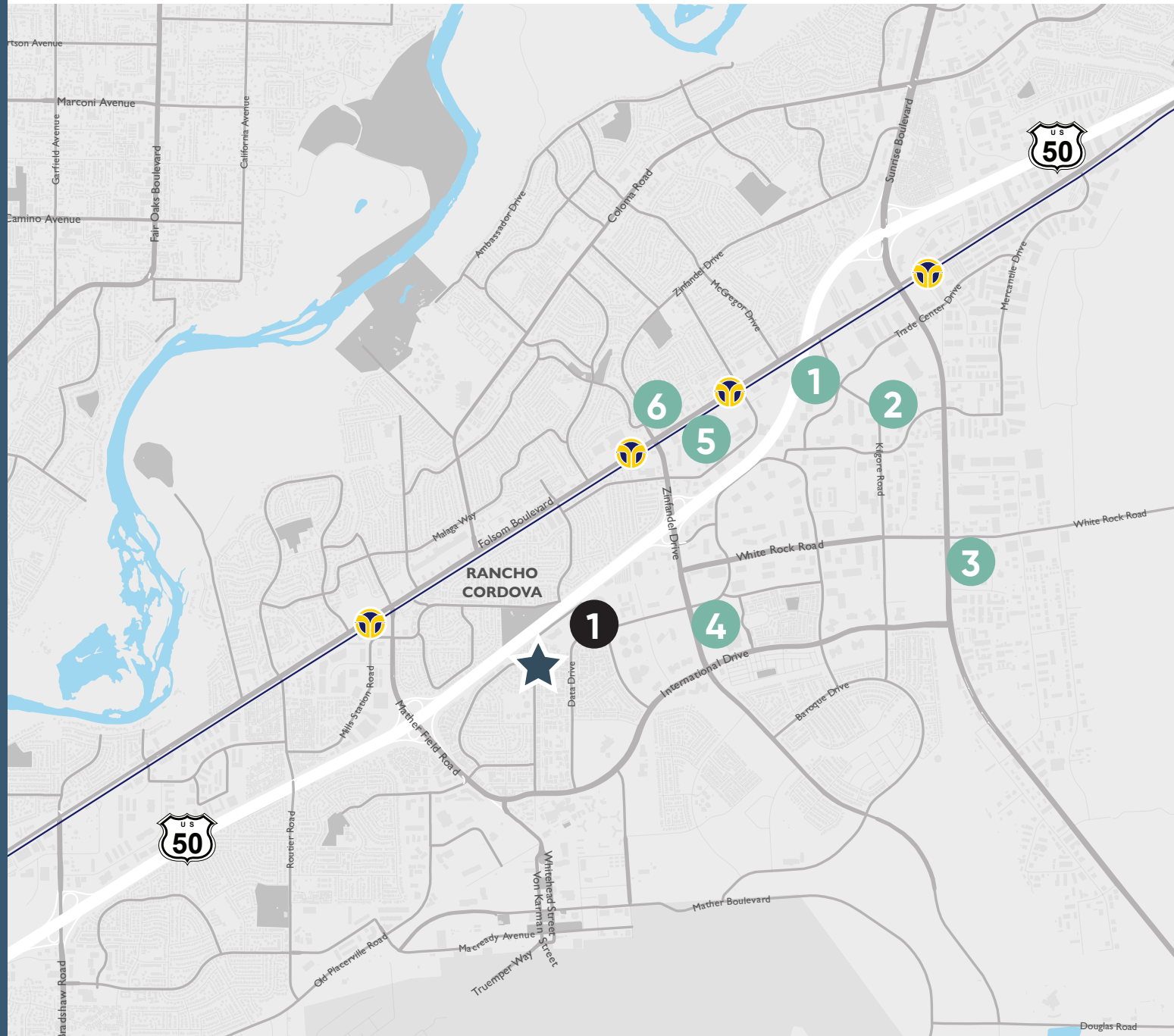
6

- Bank of America
- WalMart Supercenter
- Safeway

## Hotels

1

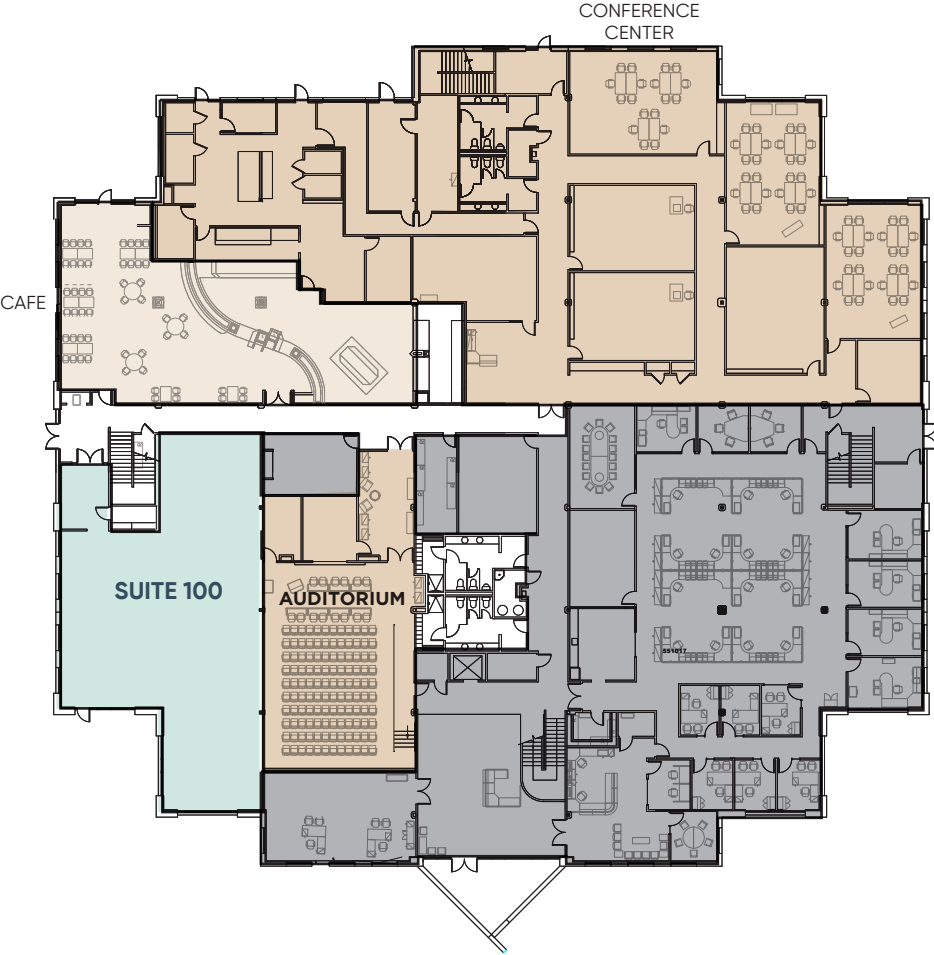
- Extended Stay
- Best Western Plus
- Courtyard
- Homewood Suites





# BUILDING 1 | FLOOR PLAN

3355 DATA DRIVE



SUITE 100 | ±3,320 SF

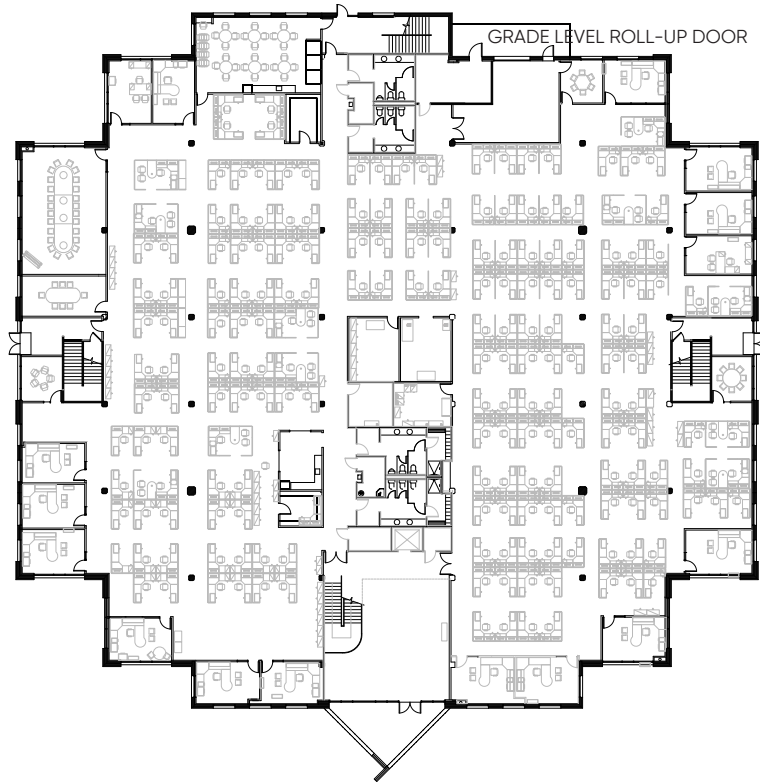


# BUILDING 2 | FLOOR PLANS

3310 QUALITY DRIVE

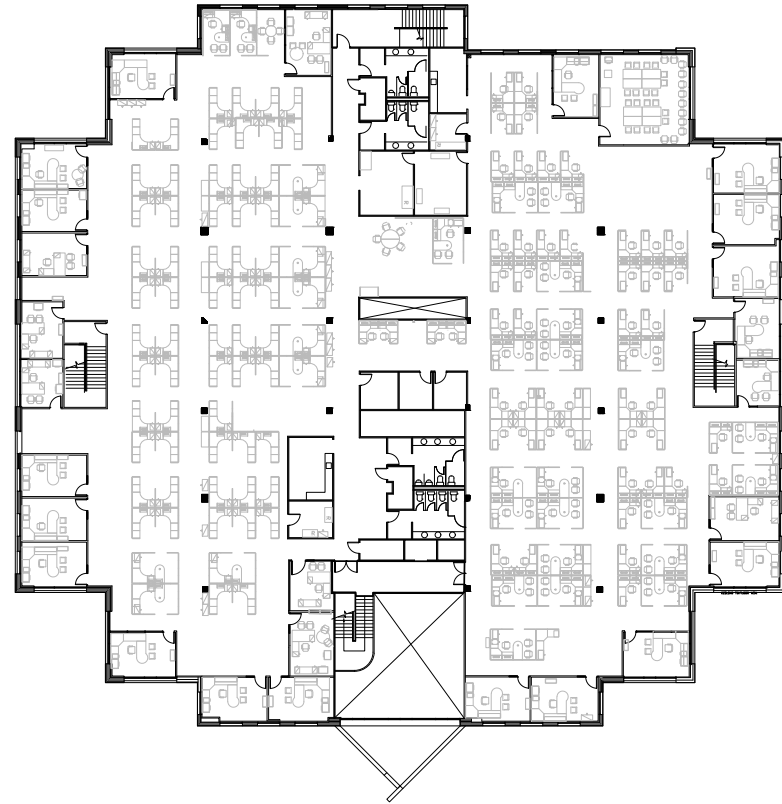
ENTIRE BUILDING AVAILABLE

## FIRST FLOOR



SUITE 100 | ±33,527 SF

## SECOND FLOOR



SUITE 200 | ±33,527 SF

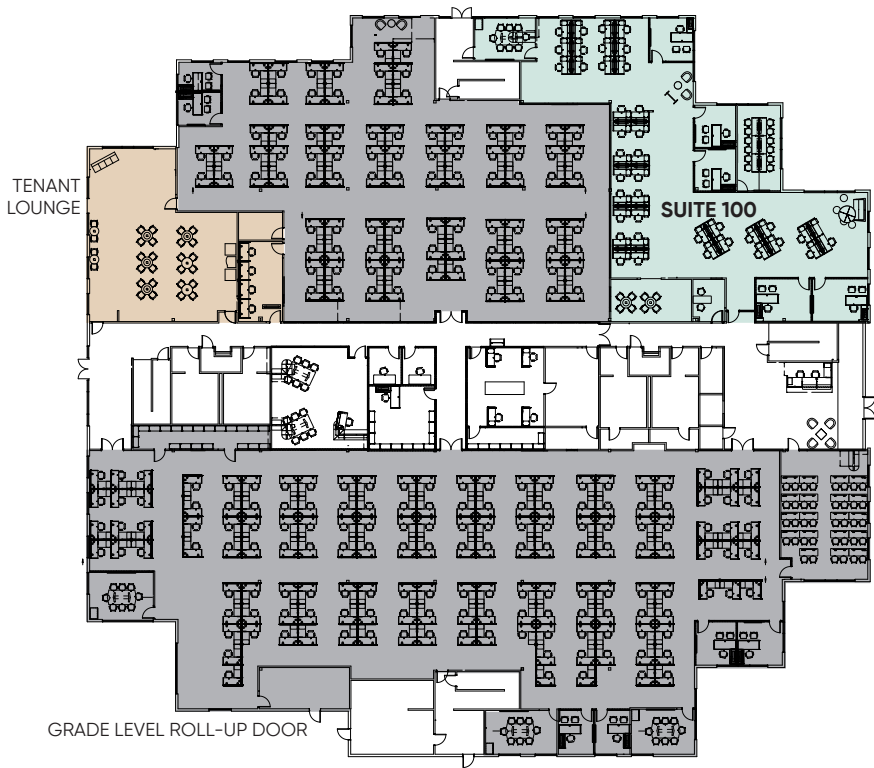
VIRTUAL TOUR



# BUILDING 3 | FLOOR PLANS

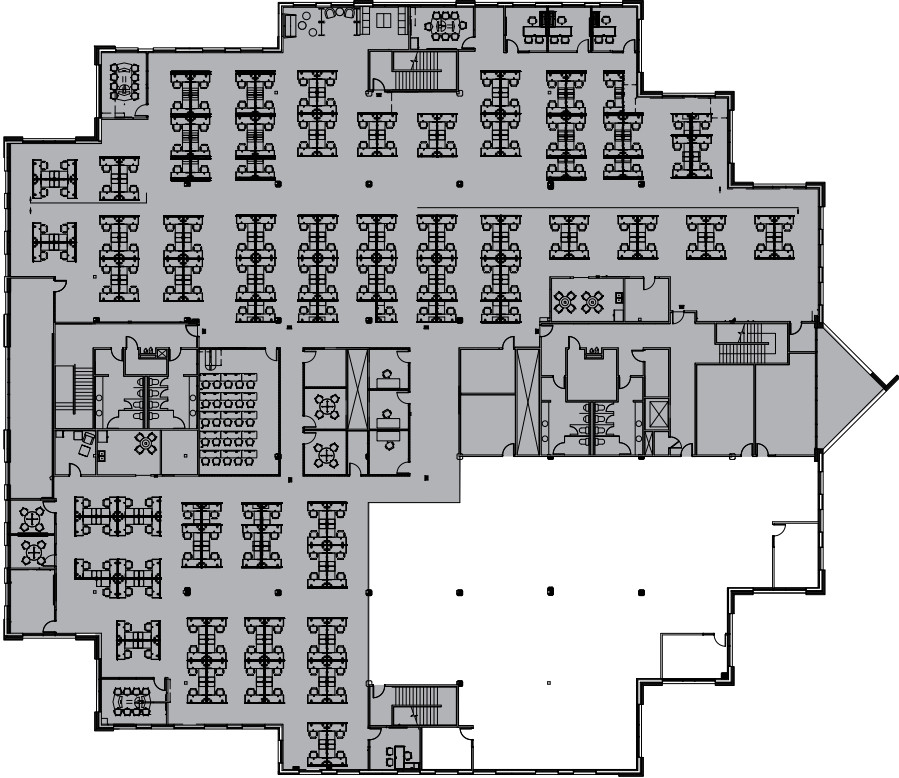
3343 CAPITAL CENTER DRIVE

## FIRST FLOOR



SUITE 100 | ±5,804 SF

## SECOND FLOOR



SUITE 200 | ±9,100 SF

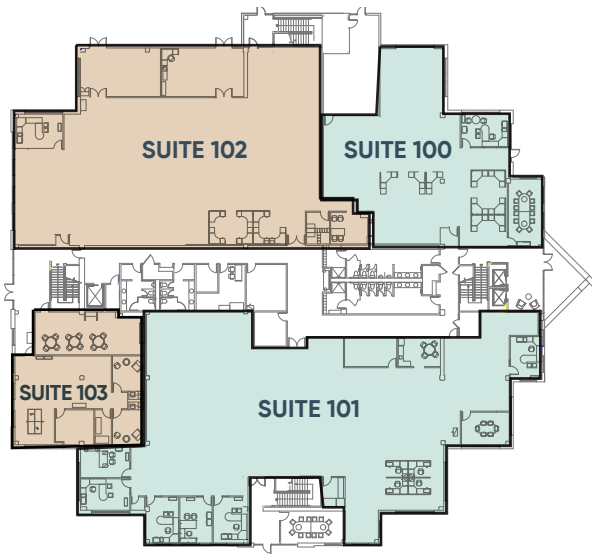


# BUILDING 4 | FLOOR PLANS

3344 QUALITY DRIVE

ENTIRE BUILDING AVAILABLE

## FIRST FLOOR



**SUITE 100** | ±3,819 SF

**SUITE 102** | ±7,732 SF

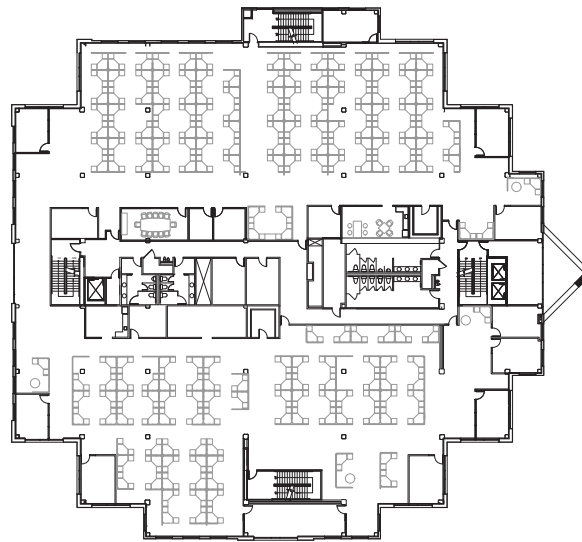
**CONTIGUOUS** | ±11,551 SF

**SUITE 101** | ±9,501 SF

**SUITE 103** | ±3,000 SF

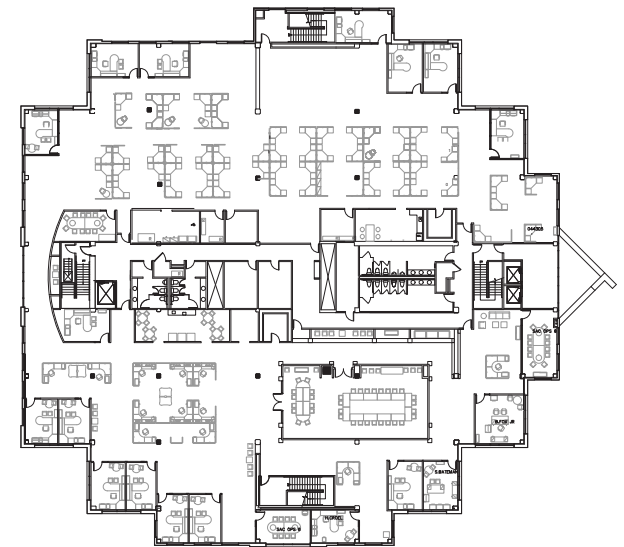
**CONTIGUOUS** | ±12,501 SF

## SECOND FLOOR



**SUITE 200** | ±31,175 SF

## THIRD FLOOR



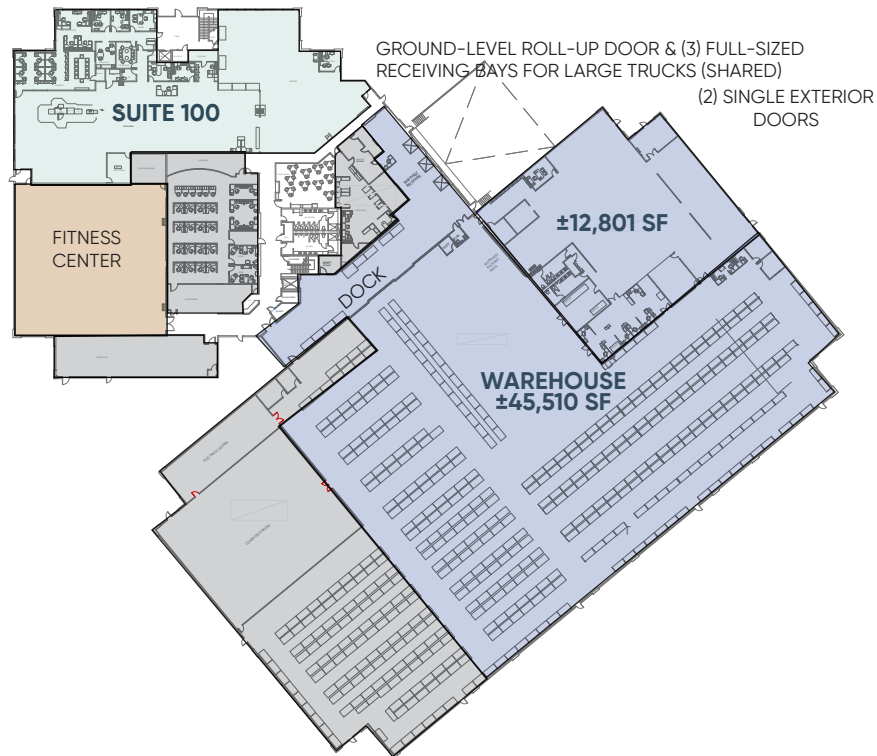
**SUITE 300** | ±31,175 SF



# BUILDING 5 | FLOOR PLANS

3366 QUALITY DRIVE

## FIRST FLOOR



### OFFICE SPACE

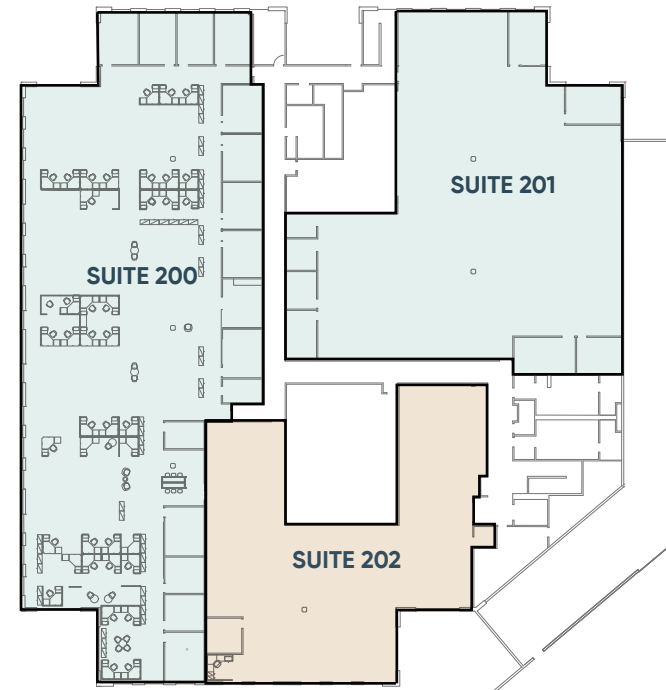
**SUITE 100** | ±15,222 SF

### WAREHOUSE SPACE

**SUITE 101** | ±45,510 SF

DIVISIBLE TO ±12,801 SF  
FULLY AIR CONDITIONED

## SECOND FLOOR



**SUITE 200** | ±13,455 SF

**SUITE 202** | ±5,839 SF

**SUITE 201** | ±9,062 SF

CONTIGUOUS FOR ±19,294 SF





THE CAMPUS IS OWNED BY ACTIVE, EXPERIENCED OWNERS DEDICATED TO DELIVERING A QUALITY PRODUCT AND RESPONSIVE MANAGEMENT.

TO SCHEDULE A TOUR OR FOR INFORMATION, PLEASE CONTACT:

**LISA STANLEY**

Executive Director

+1 916 769 3141

[lisa.stanley@cushwake.com](mailto:lisa.stanley@cushwake.com)

CA LIC # 01340056

**CHRIS SCHWARZE**

Executive Director

+1 (916) 288 4803

[chris.schwarze@cushwake.com](mailto:chris.schwarze@cushwake.com)

CA LIC # 01291261



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