

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 Totalling ±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

11000

11030

11020

11010

11040

11060

11070

11090

11050

11080

WHITE ROCK ROAD

PROSPECT PARK ROAD

KILGORE ROAD

Excess
Parking
Lot



WATCH VIDEO

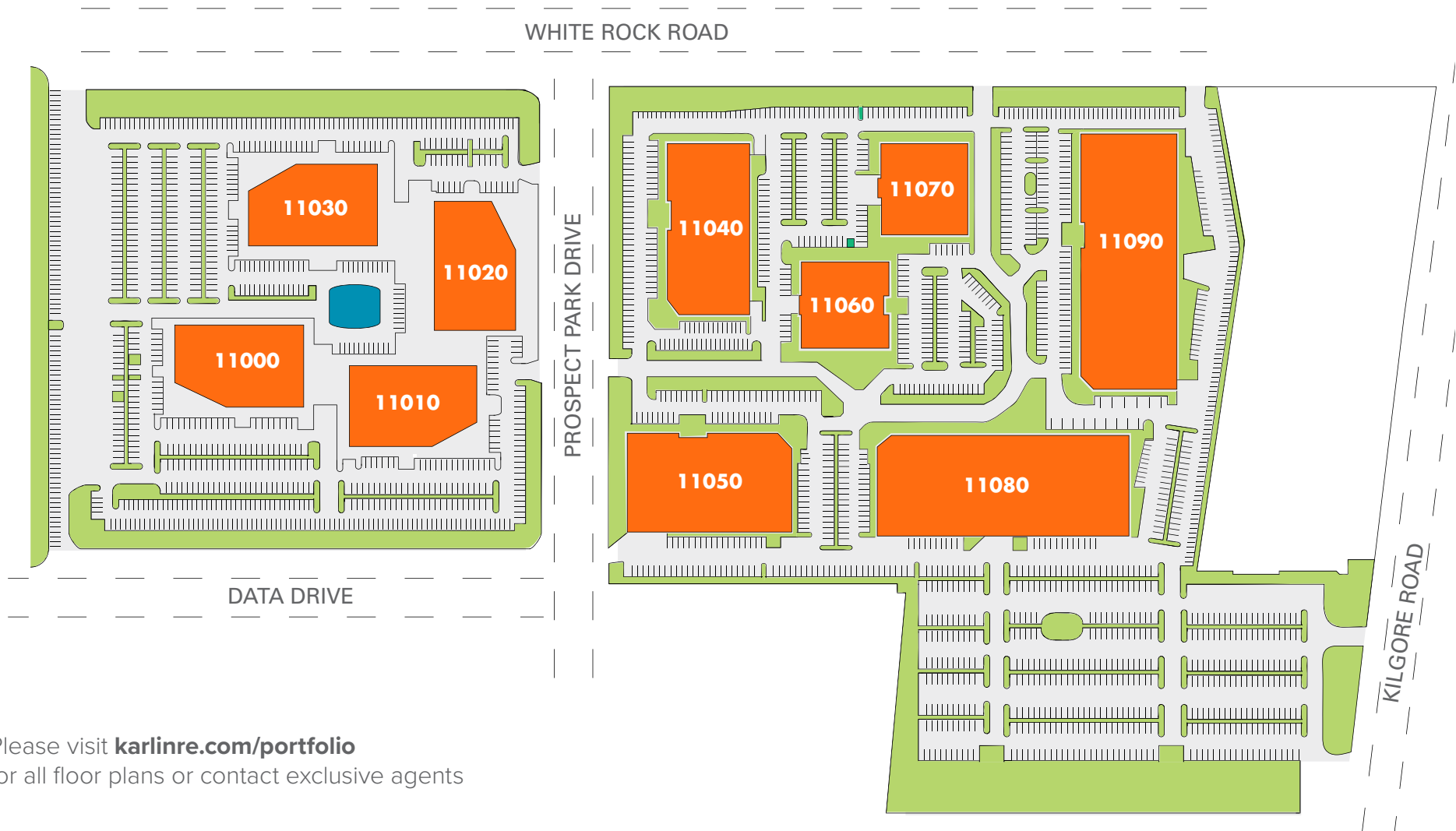
Modern Interiors





Available Space

±4,720 - ±108,000 SQUARE FEET



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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

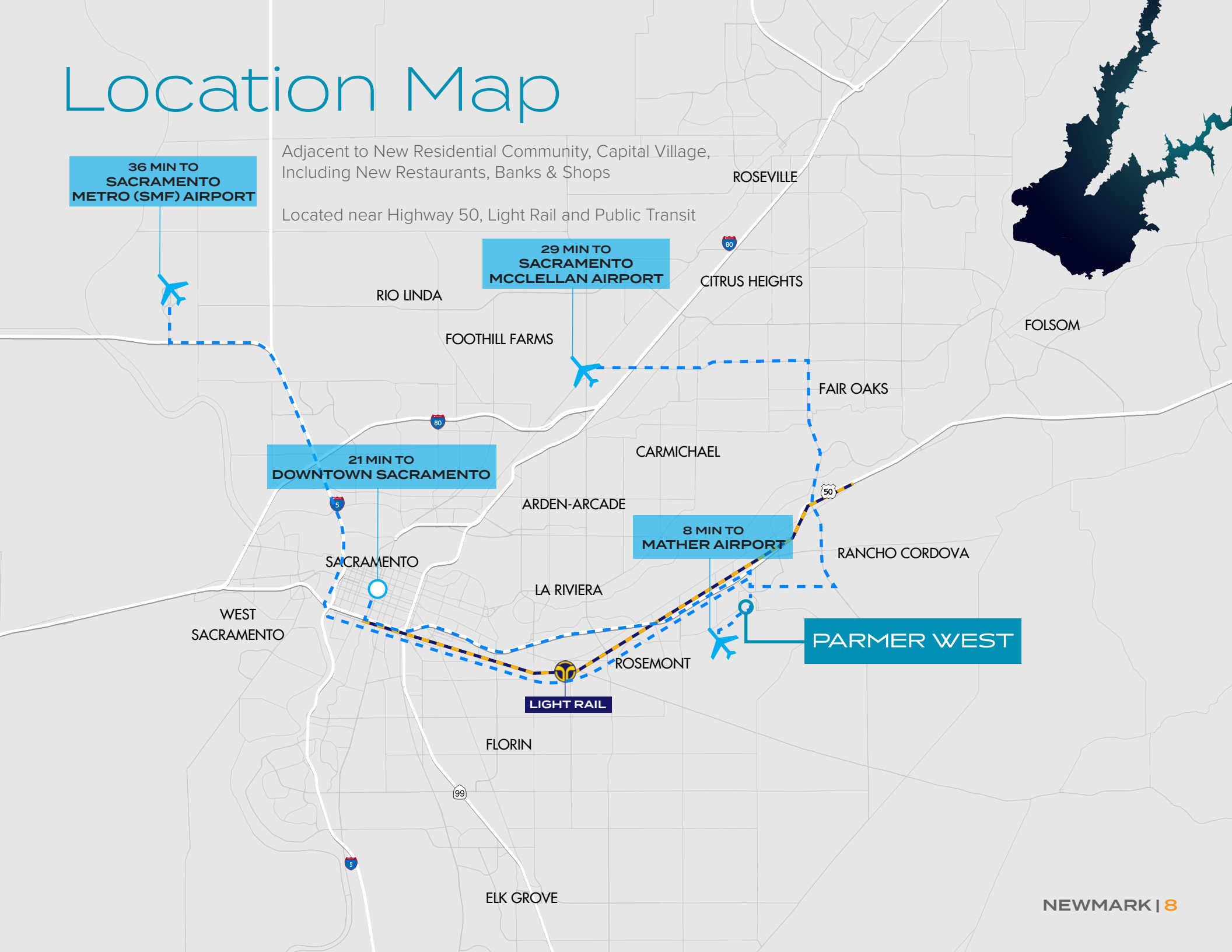
29 MIN TO
SACRAMENTO
MCCLELLAN AIRPORT

21 MIN TO
DOWNTOWN SACRAMENTO

8 MIN TO
MATHER AIRPORT

PARMER WEST

LIGHT RAIL



Amenities Map

RANCHO CORDOVA TOWN CENTER/
ZINFANDEL PLAZA <6 MIN

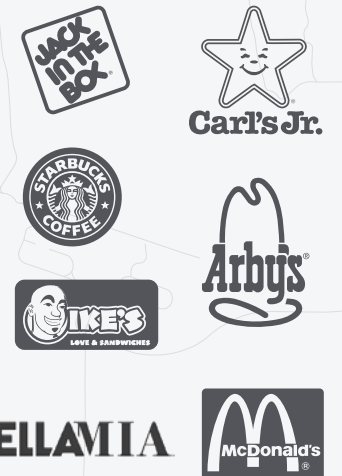


RESTAURANTS/
SUNRISE BLVD <8 MIN



PARMER WEST

RESTAURANTS/
SUNSHINE BLVD <5 MIN



HOTELS/ ZINFANDEL DR <4 MIN



CAPITAL VILLAGE <5 MIN



Old Placerville Rd

Zinfandel Dr

White Rock Rd

Sunrise Blvd

Folsom Blvd

50

Douglas Rd

Space to Unwind

PROPERTY AMENITIES



Major Tenants

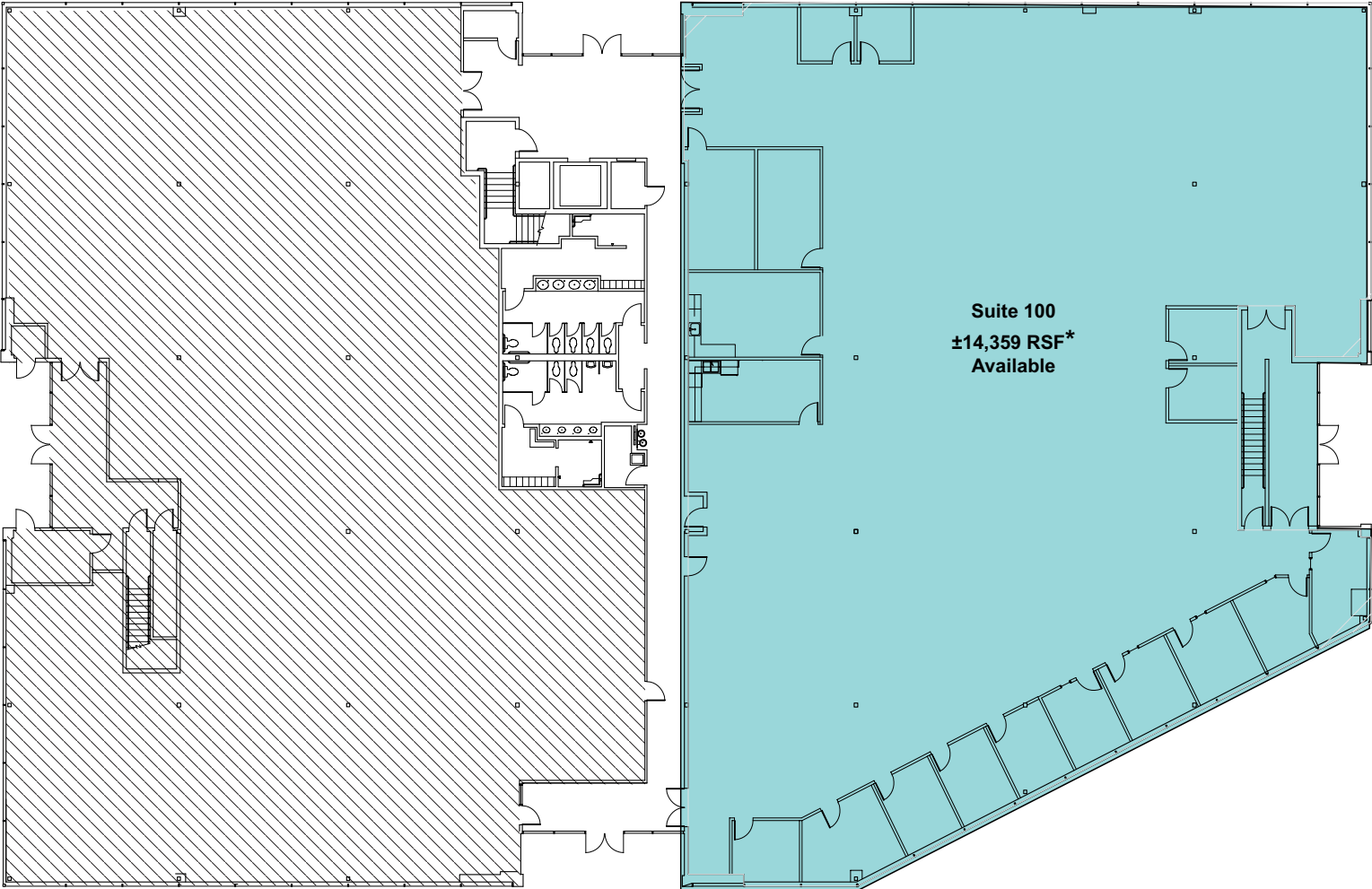
WITHIN PARMER WEST



A collection of logos for major tenants, each enclosed in a white teardrop-shaped outline. The logos are arranged in a roughly circular pattern. From top to bottom, the logos are: BlueCross (blue cross with a globe), GEICO (blue text), SuperiorVision (blue sunburst icon and text), TRAVELERS Insurance (black text with a red umbrella icon and tagline "Insurance. In-synch."), CGI (red text), Magellan HEALTH (black and blue text), and SACRAMENTO COUNTY (blue and black text with a blue wave icon).

11010 White Rock

FIRST FLOOR



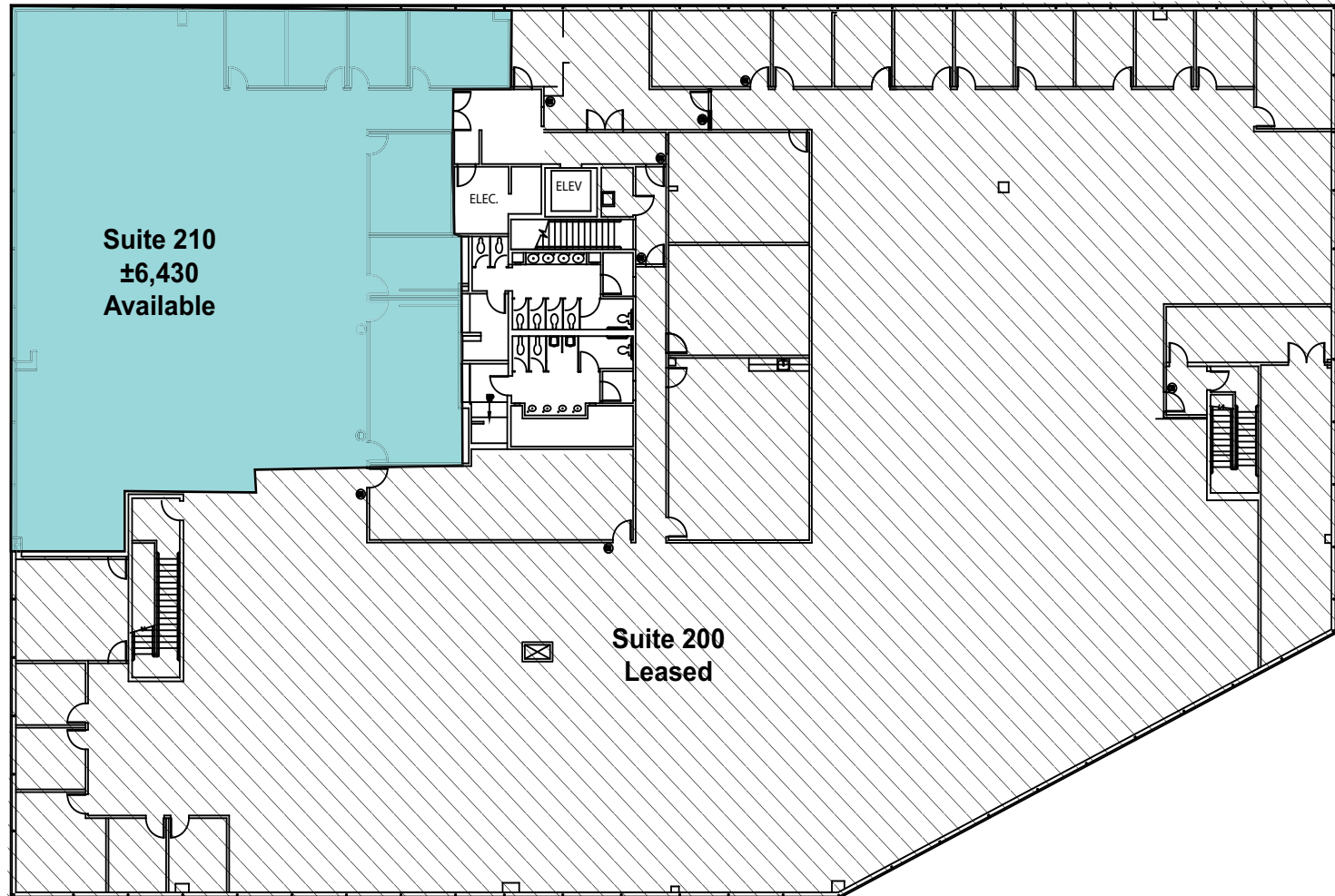
*This space is divisible

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< Back to Available Spaces

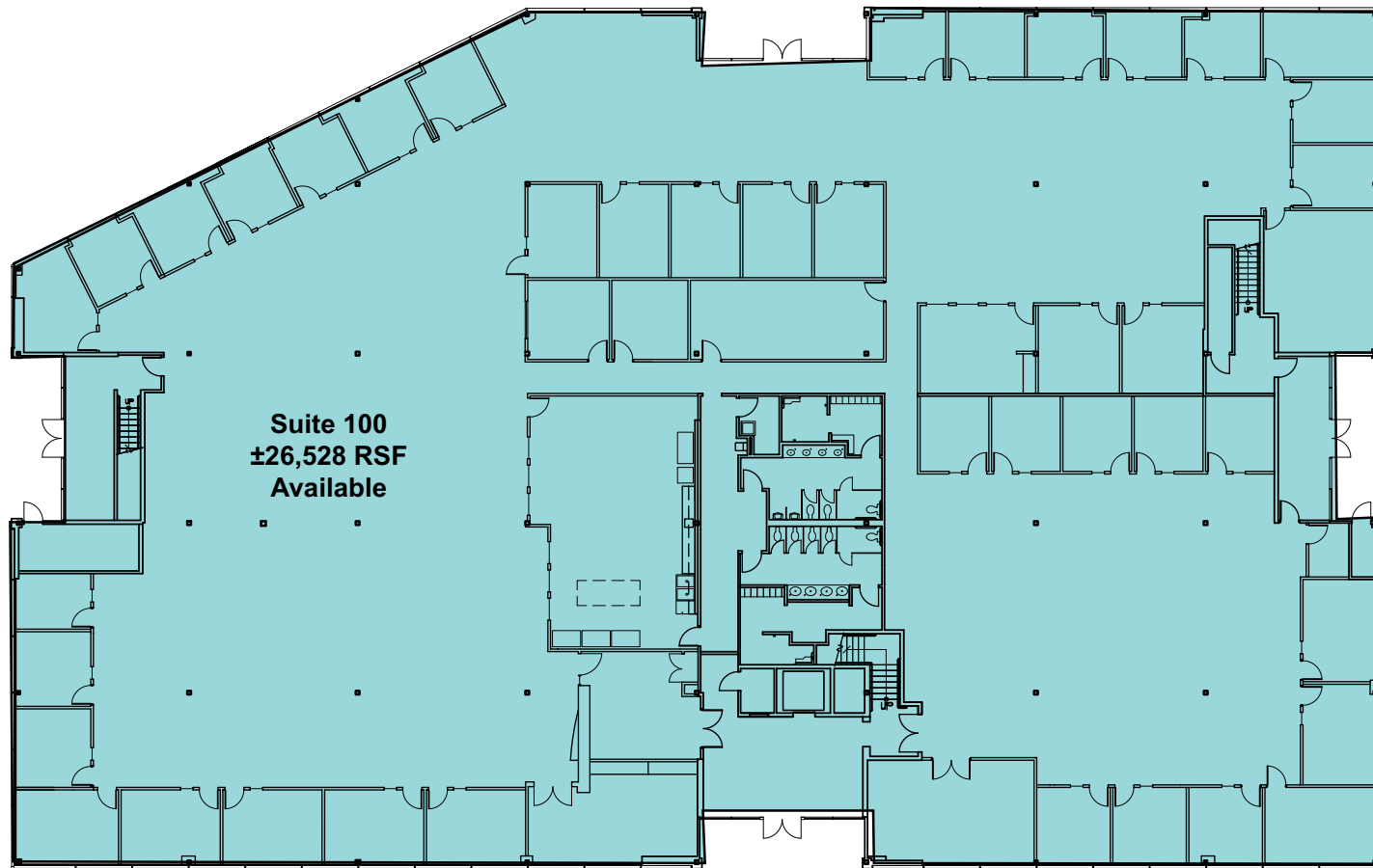
11010 White Rock

SECOND FLOOR



11020 White Rock

FIRST FLOOR

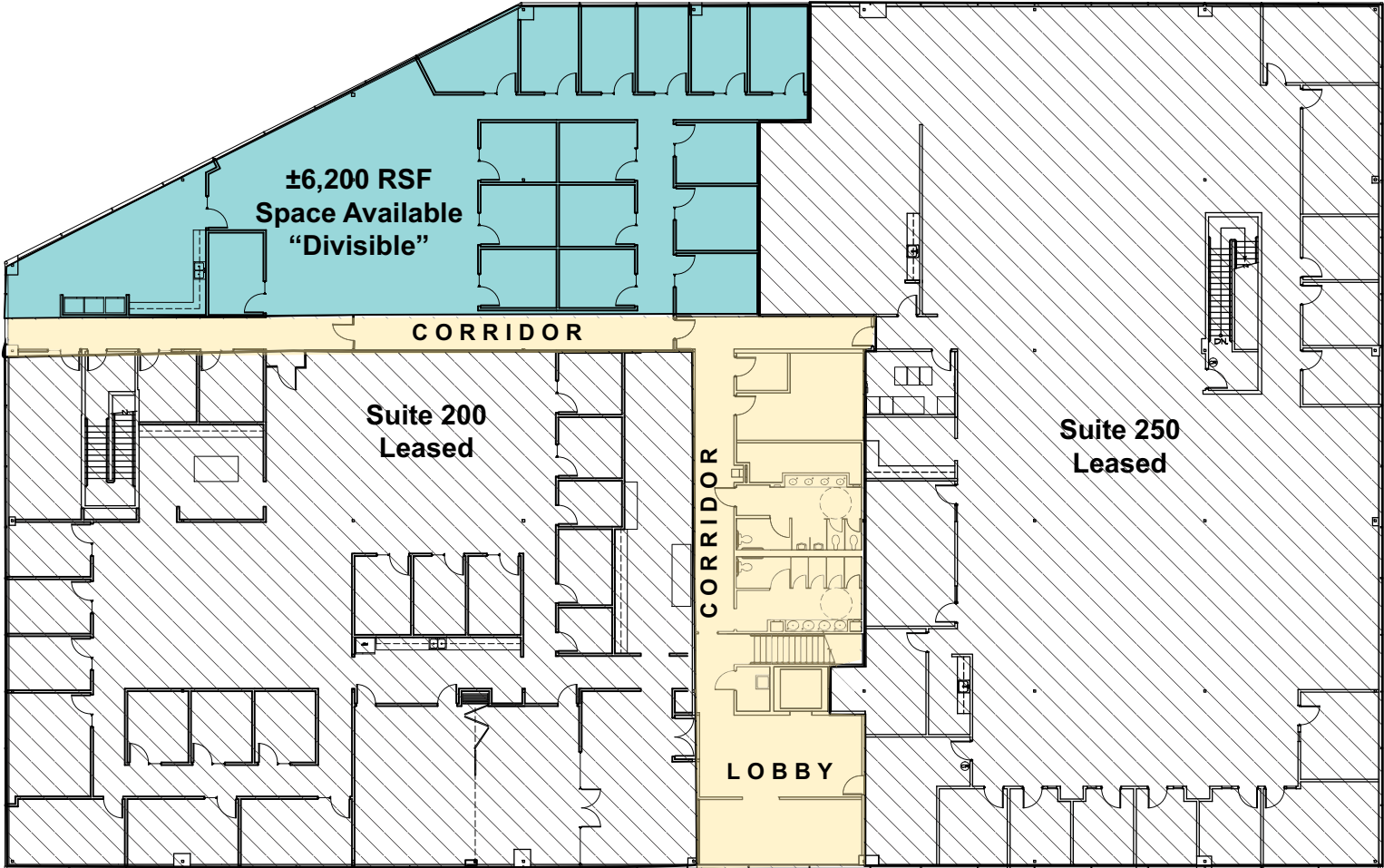


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11020 White Rock

SECOND FLOOR

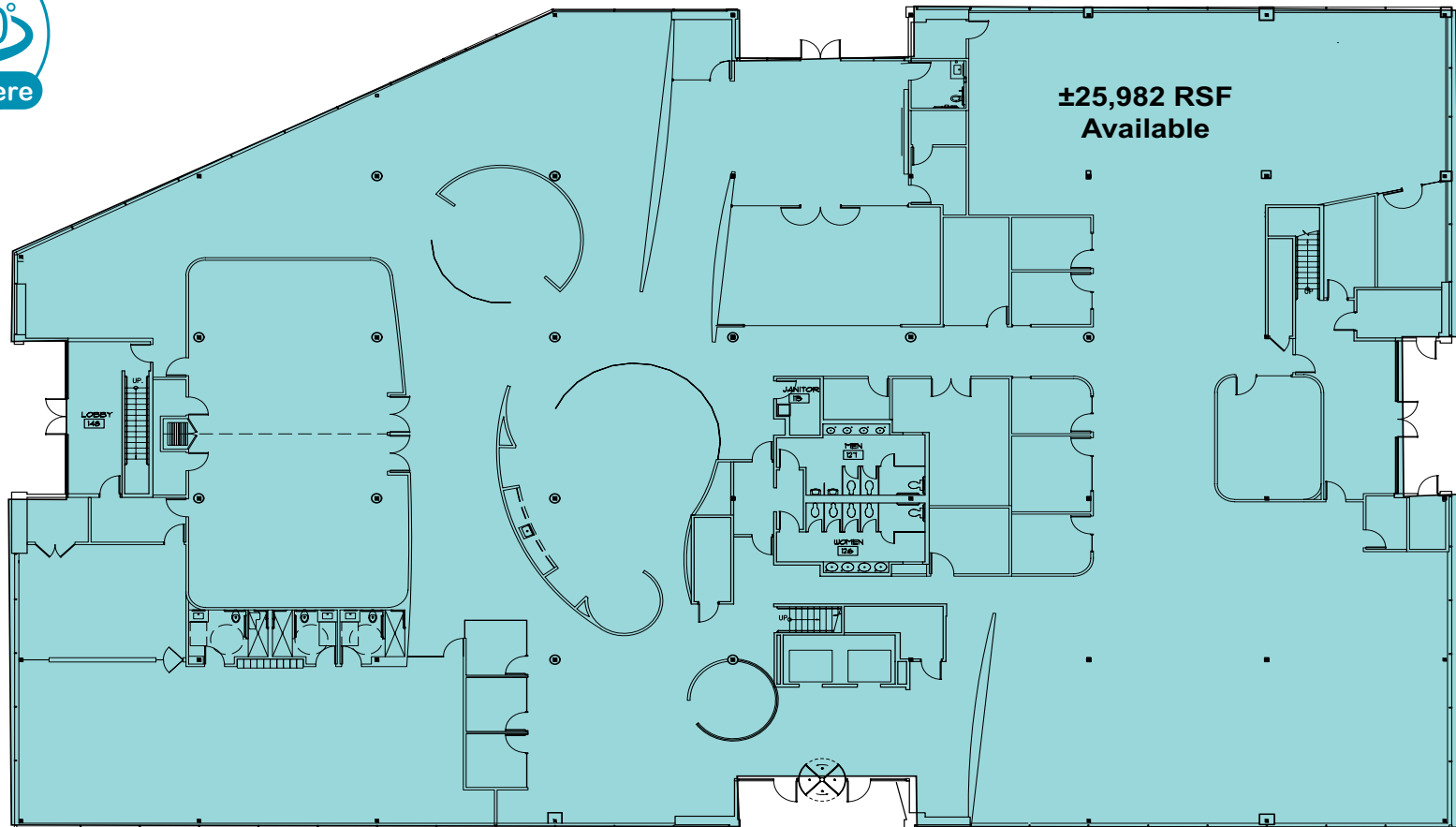


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11030 White Rock

FIRST FLOOR

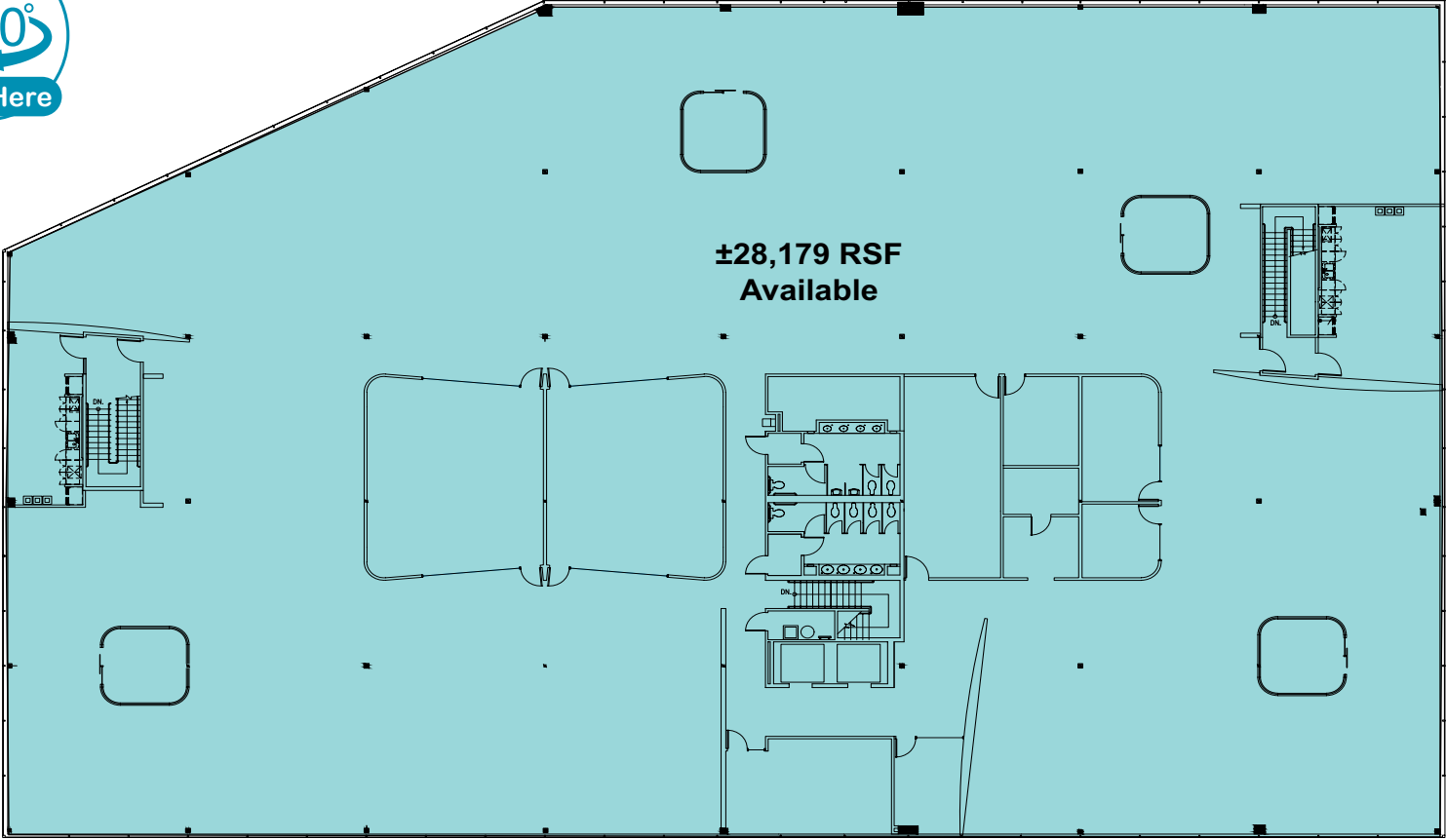


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11030 White Rock

SECOND FLOOR

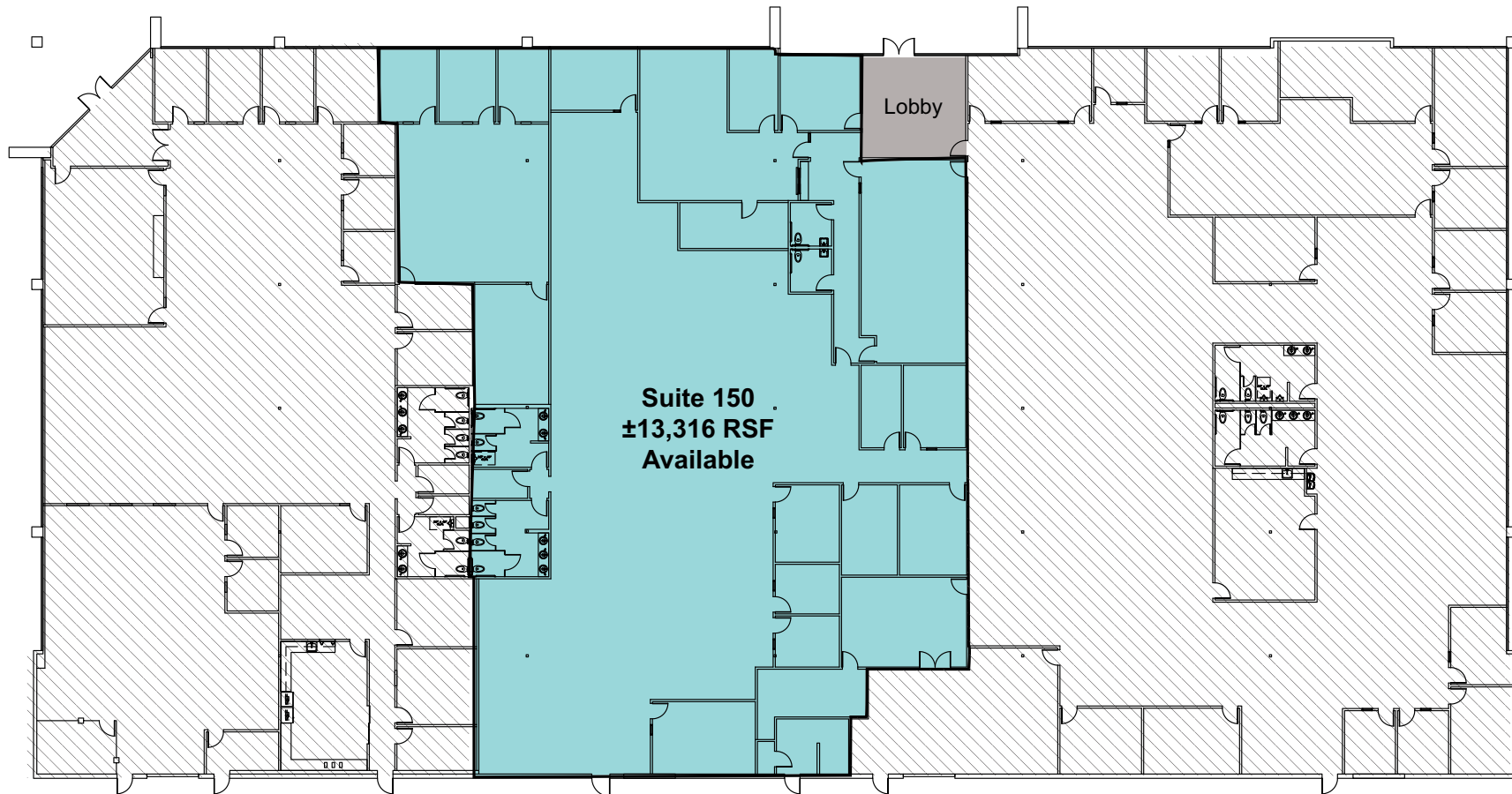


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11040 White Rock

FIRST FLOOR

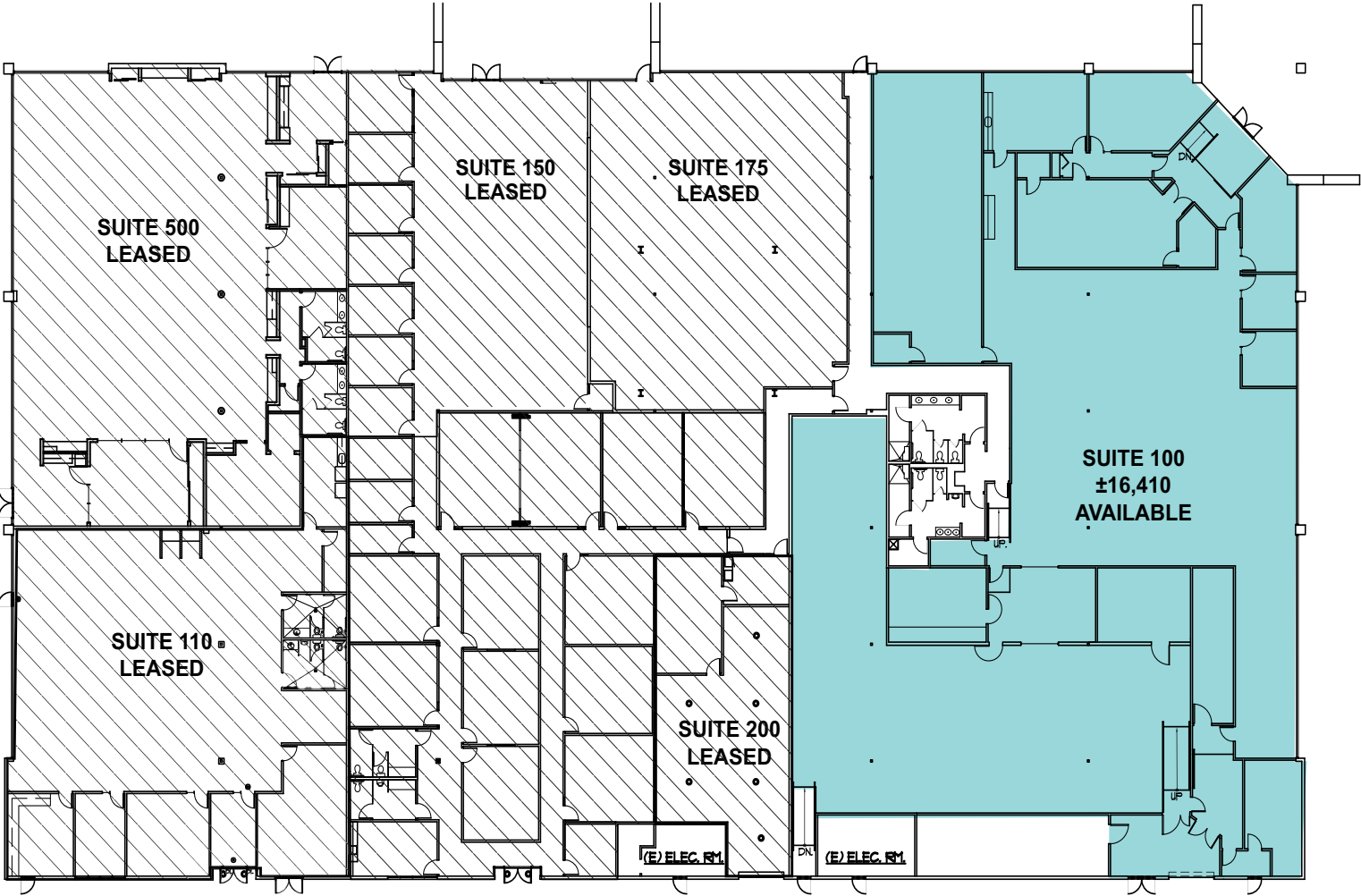


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11050 White Rock

FIRST FLOOR

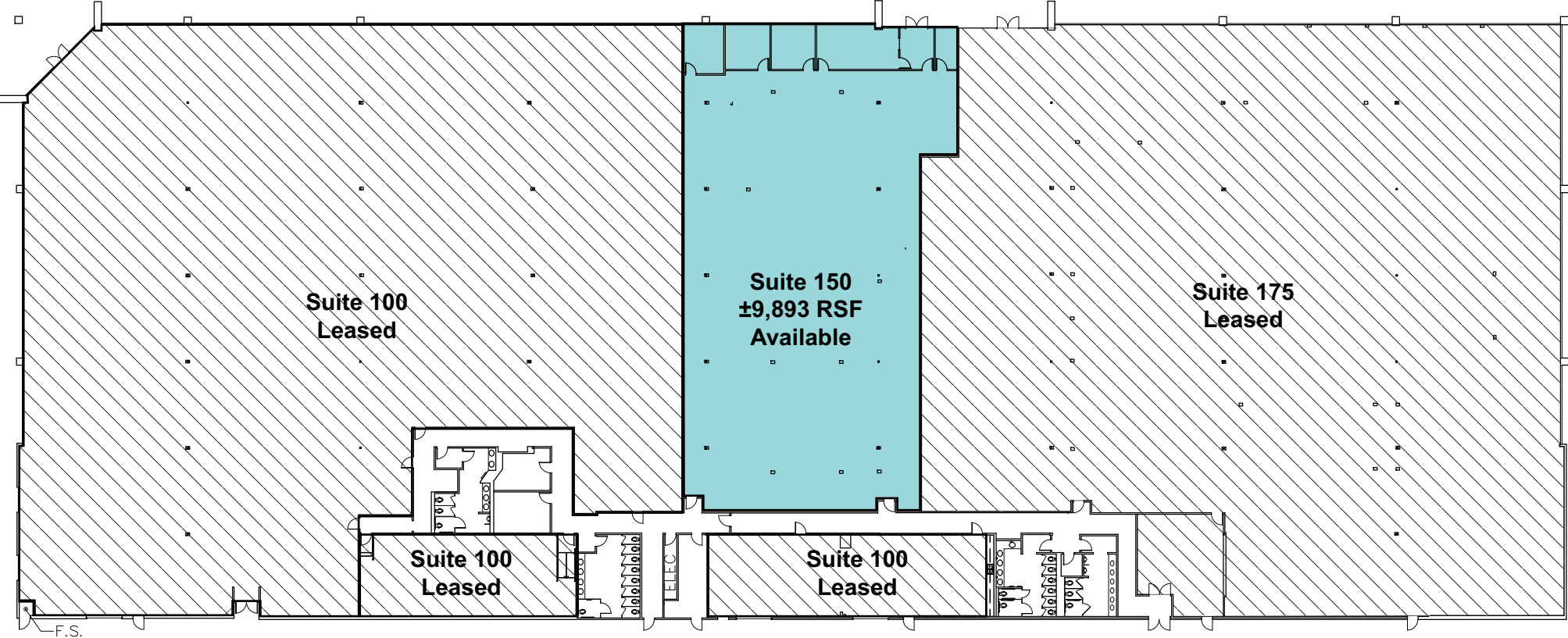


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11090 White Rock

FIRST FLOOR



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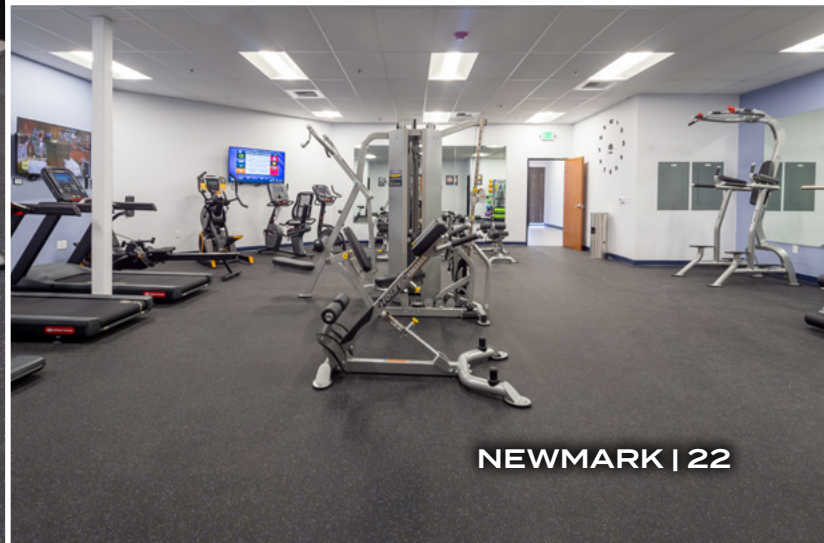
An Open Feeling



On-Site
Fitness Center



PARMER WEST



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A **KARLIN** PROJECT

SACRAMENTO, CALIFORNIA

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