

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

11050

11040

11060

11070

11090

11080

WHITE ROCK ROAD

PROSPECT PARK ROAD

KILGORE ROAD

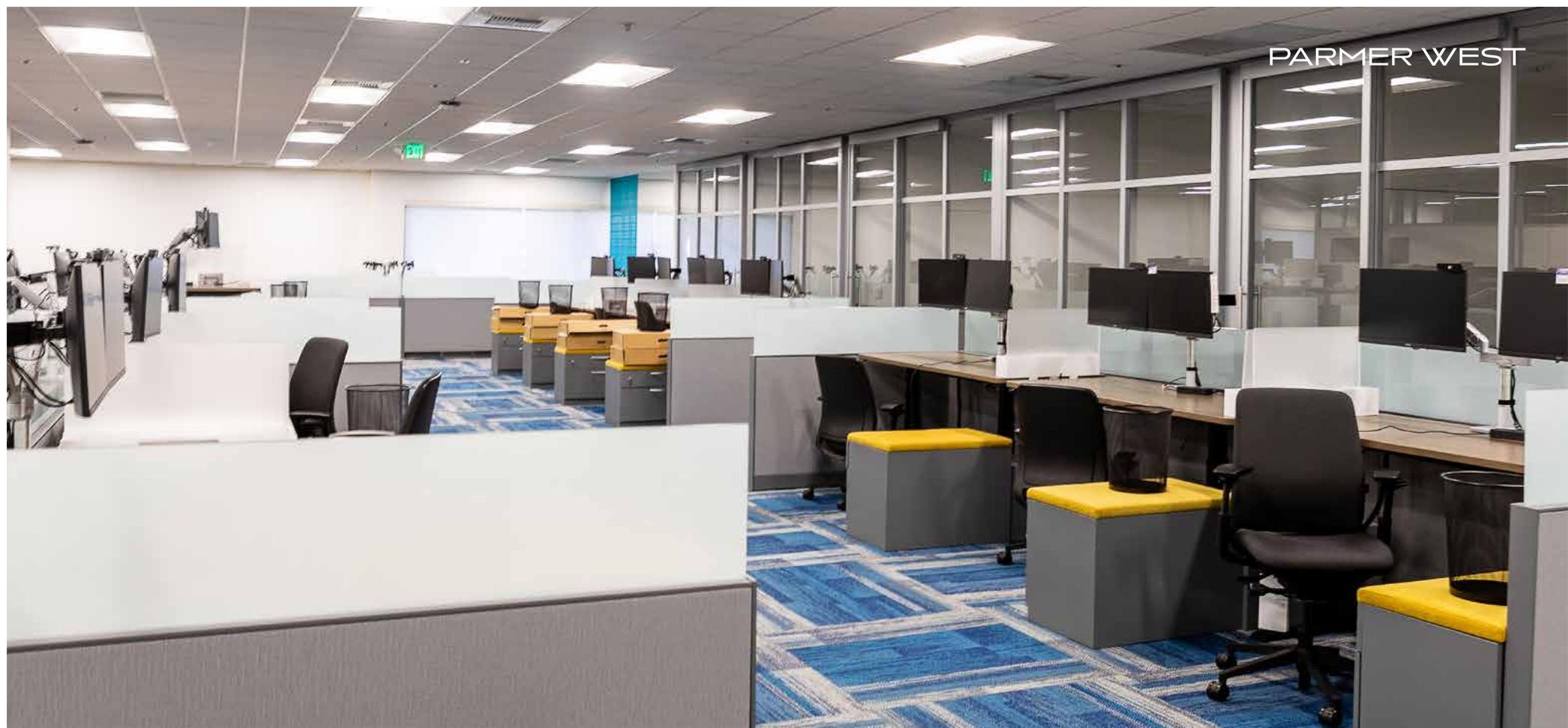
Excess
Parking
Lot



WATCH VIDEO

Modern Interiors



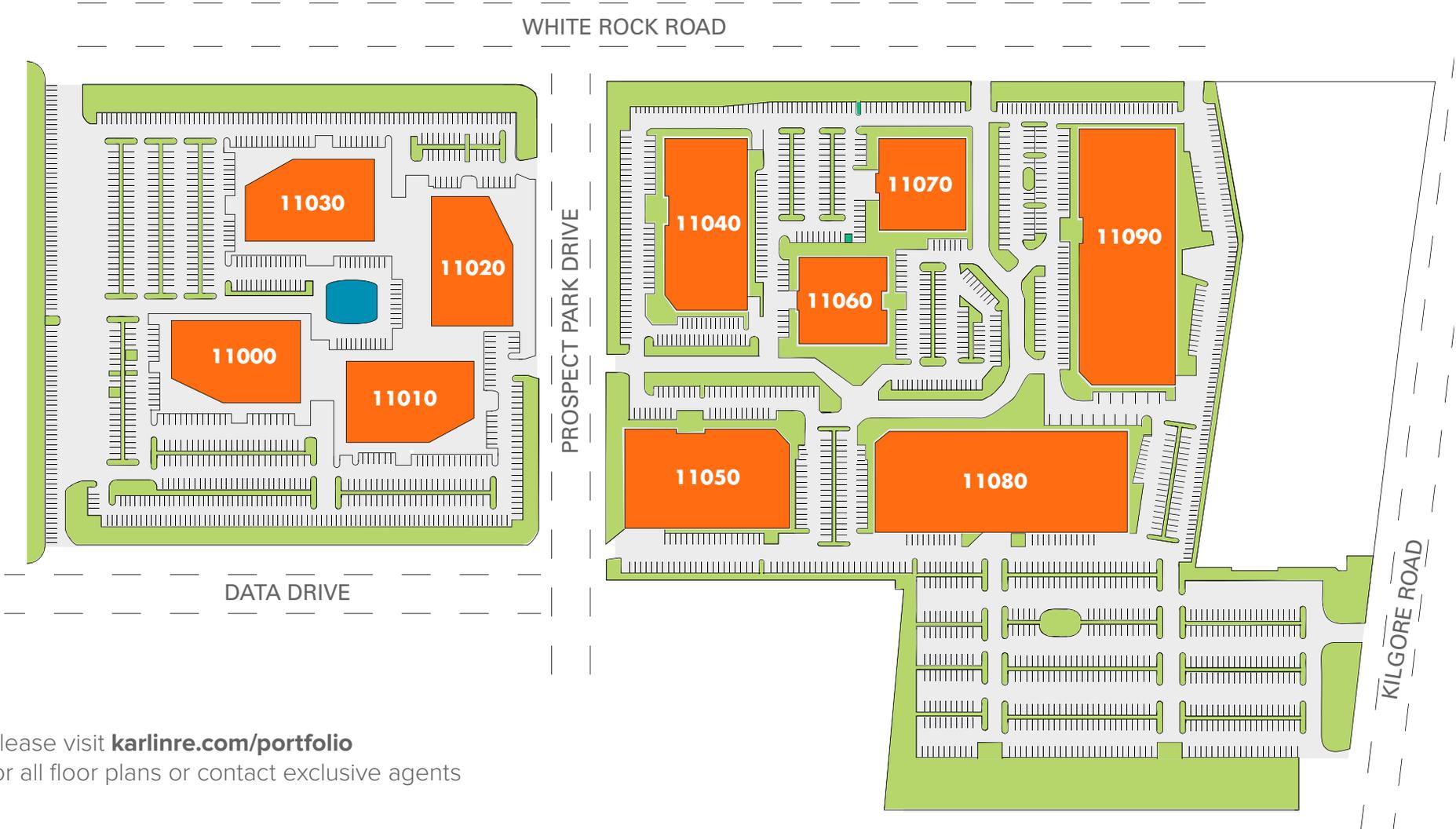


Modern Interiors



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

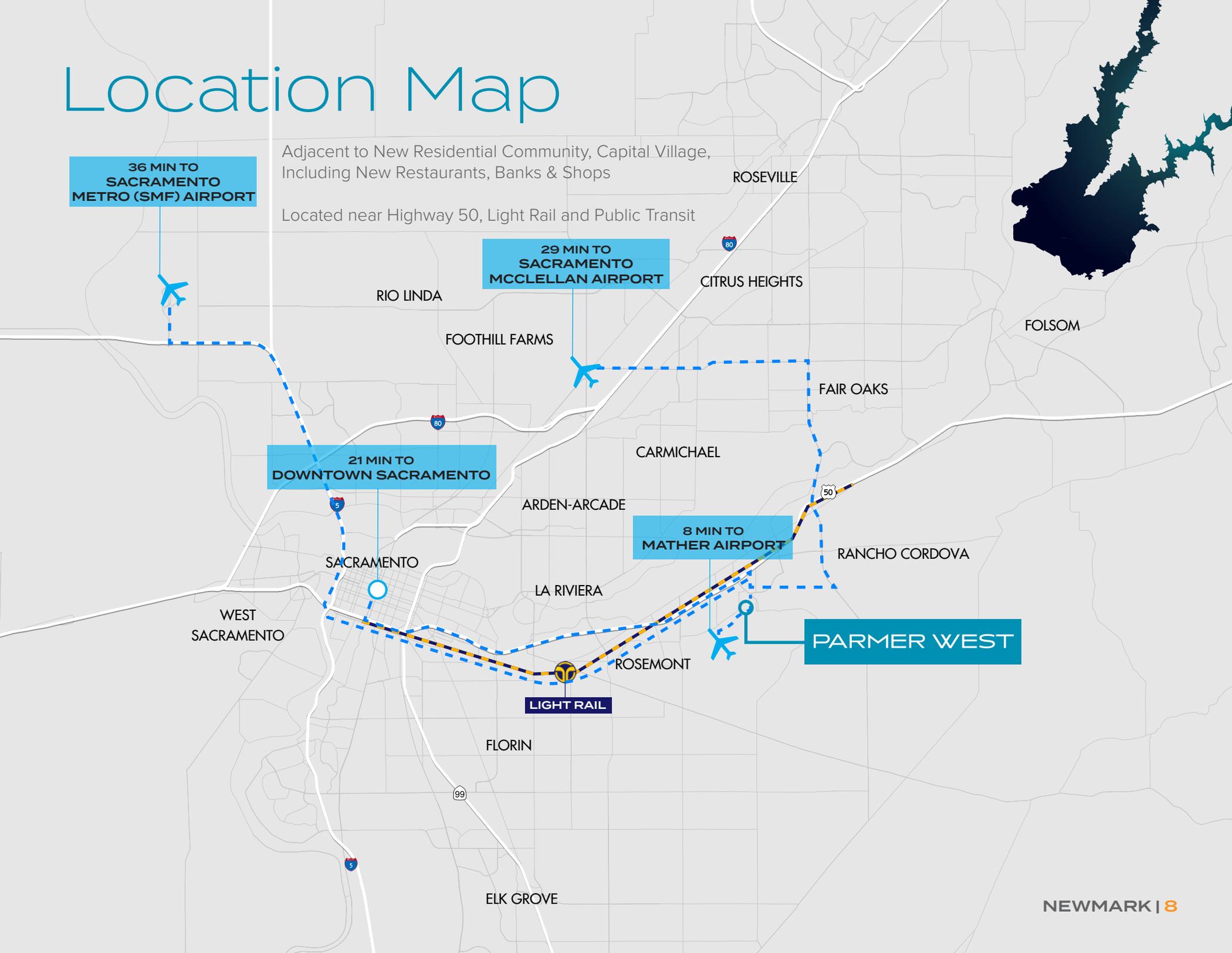
29 MIN TO
SACRAMENTO
MCCLELLAN AIRPORT

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

RESTAURANTS/
SUNSHINE BLVD <5 MIN

HOTELS/
ZINFANDEL DR <4 MIN

CAPITAL VILLAGE <5 MIN

PARMER WEST



 Zinfandel Pedestrian Overcrossing Project

Old Place

50

Folsom Blvd

White Rock Rd

Sunrise Blvd

Zinfandel Dr

Douglas Rd

Space to Unwind

PROPERTY AMENITIES



Major Tenants

WITHIN PARMER WEST



11010 White Rock

FIRST FLOOR

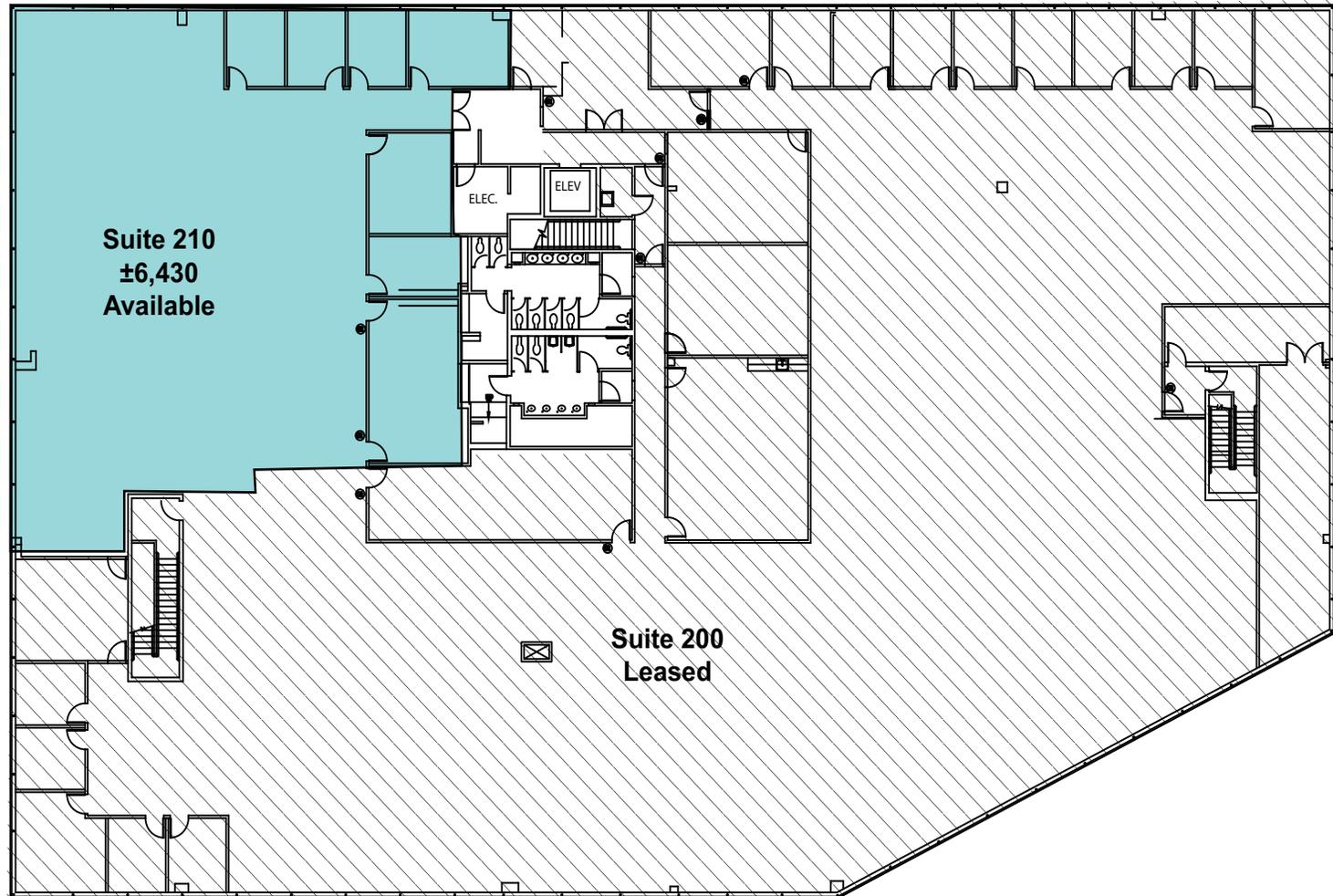


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< Back to Available Spaces

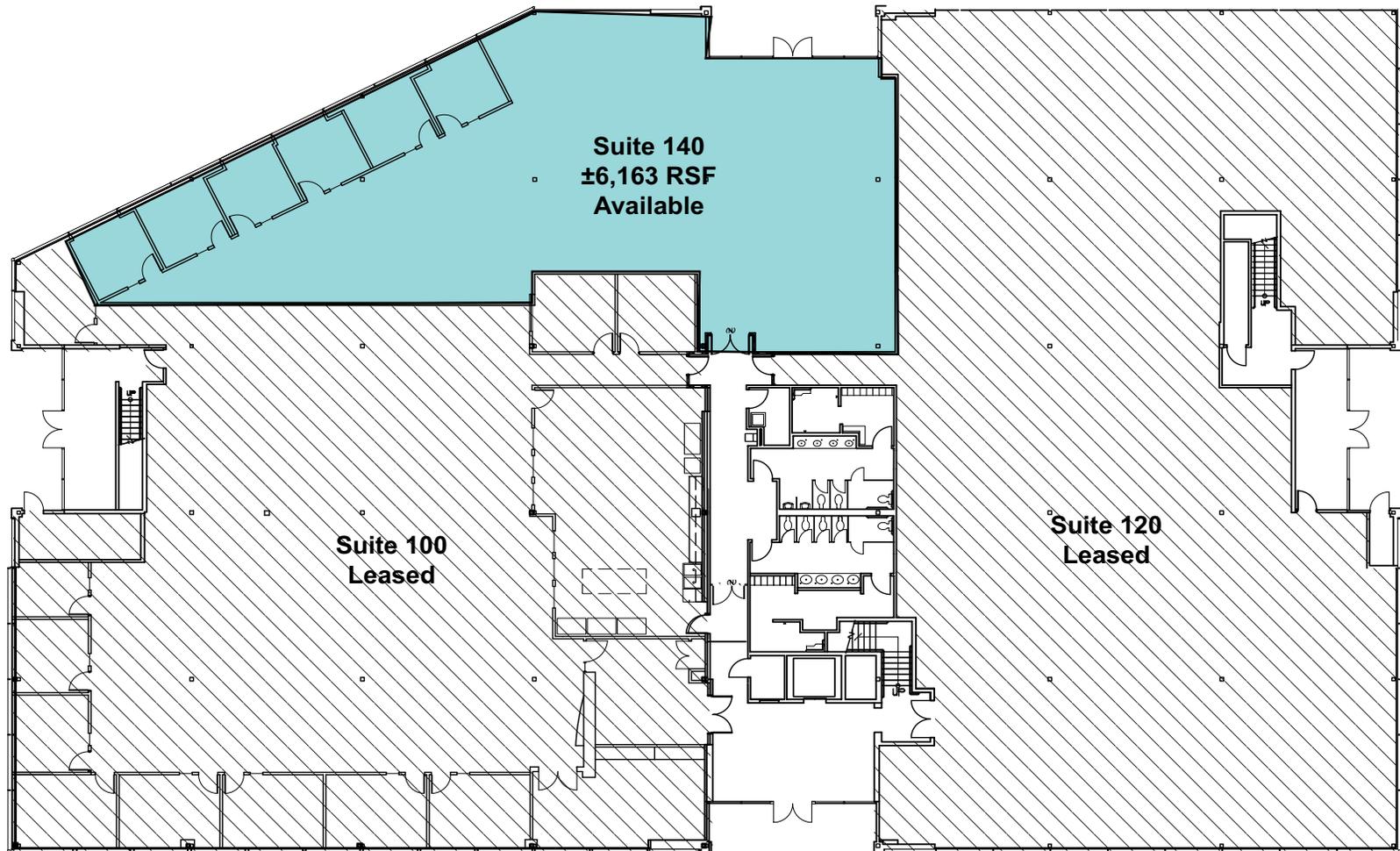
11010 White Rock

SECOND FLOOR



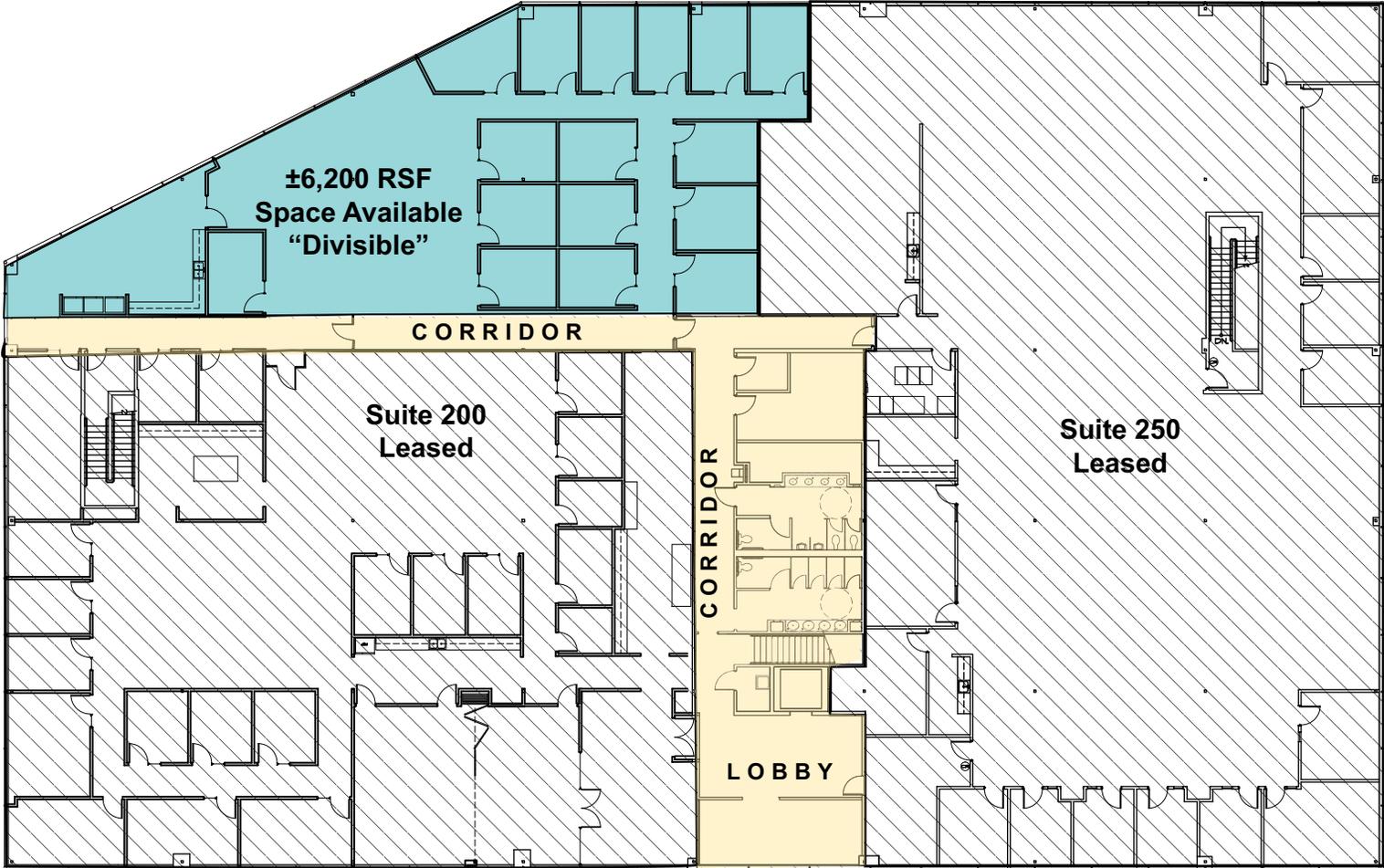
11020 White Rock

FIRST FLOOR



11020 White Rock

SECOND FLOOR

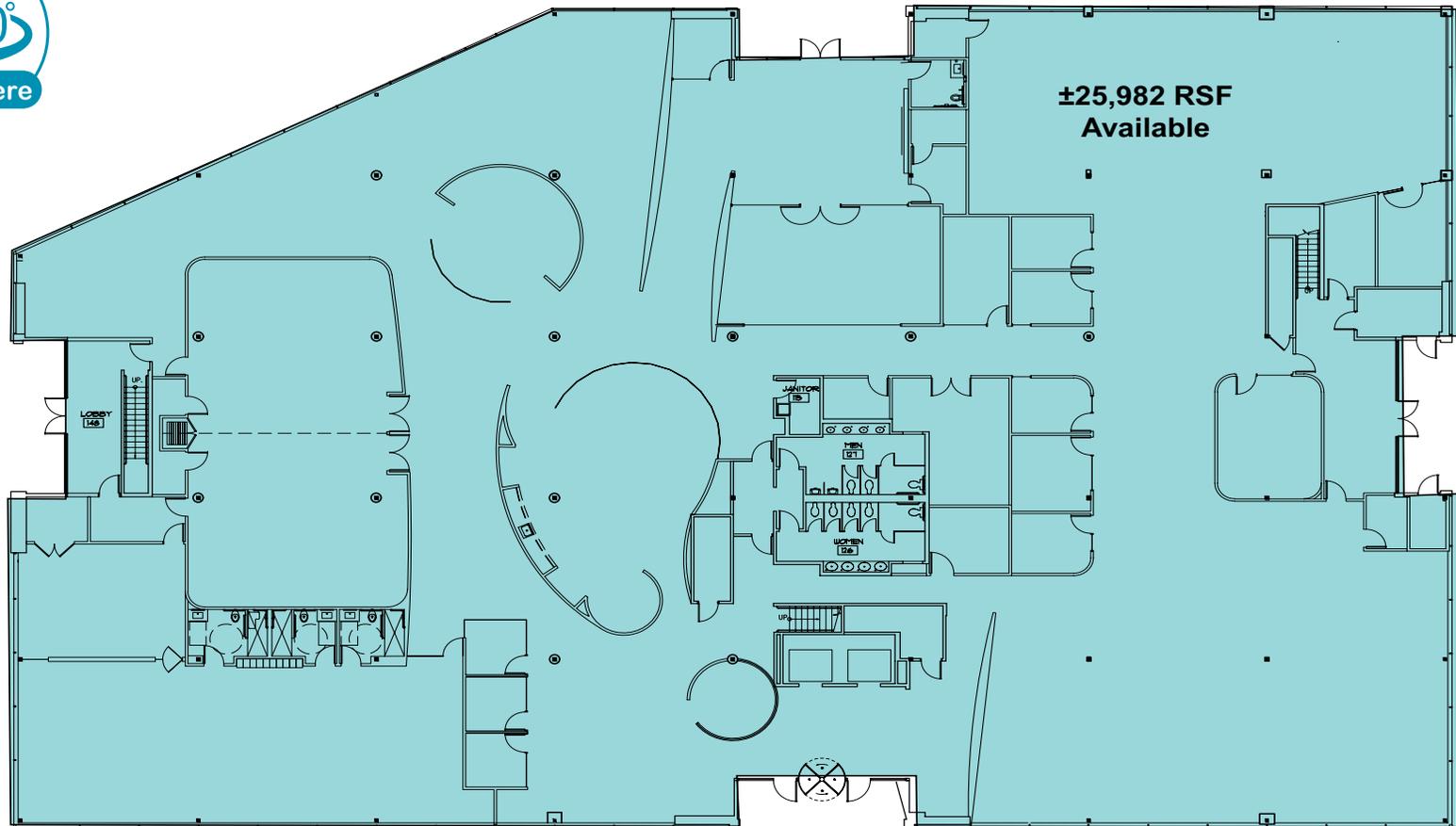


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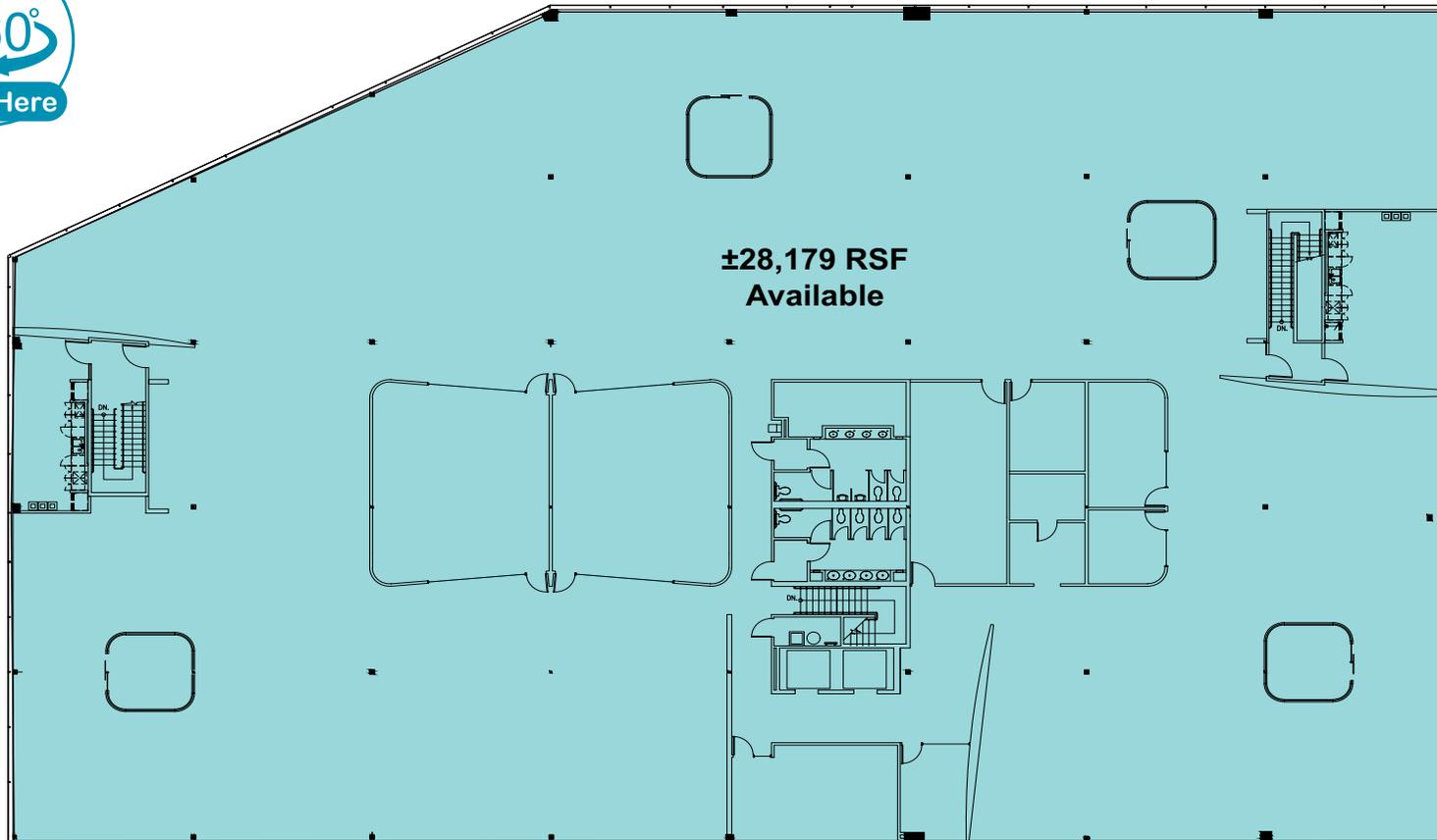
11030 White Rock

FIRST FLOOR



11030 White Rock

SECOND FLOOR

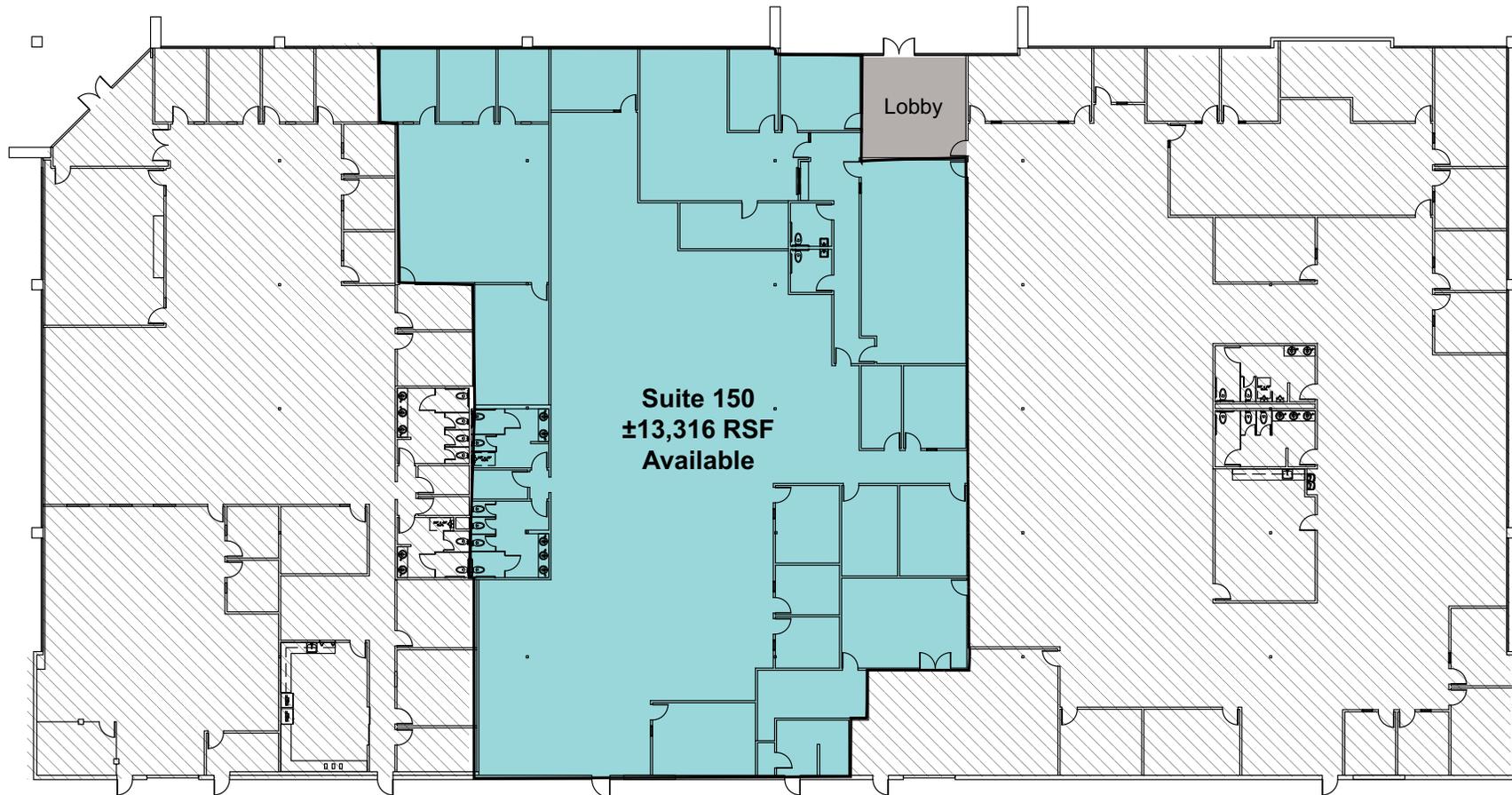


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11040 White Rock

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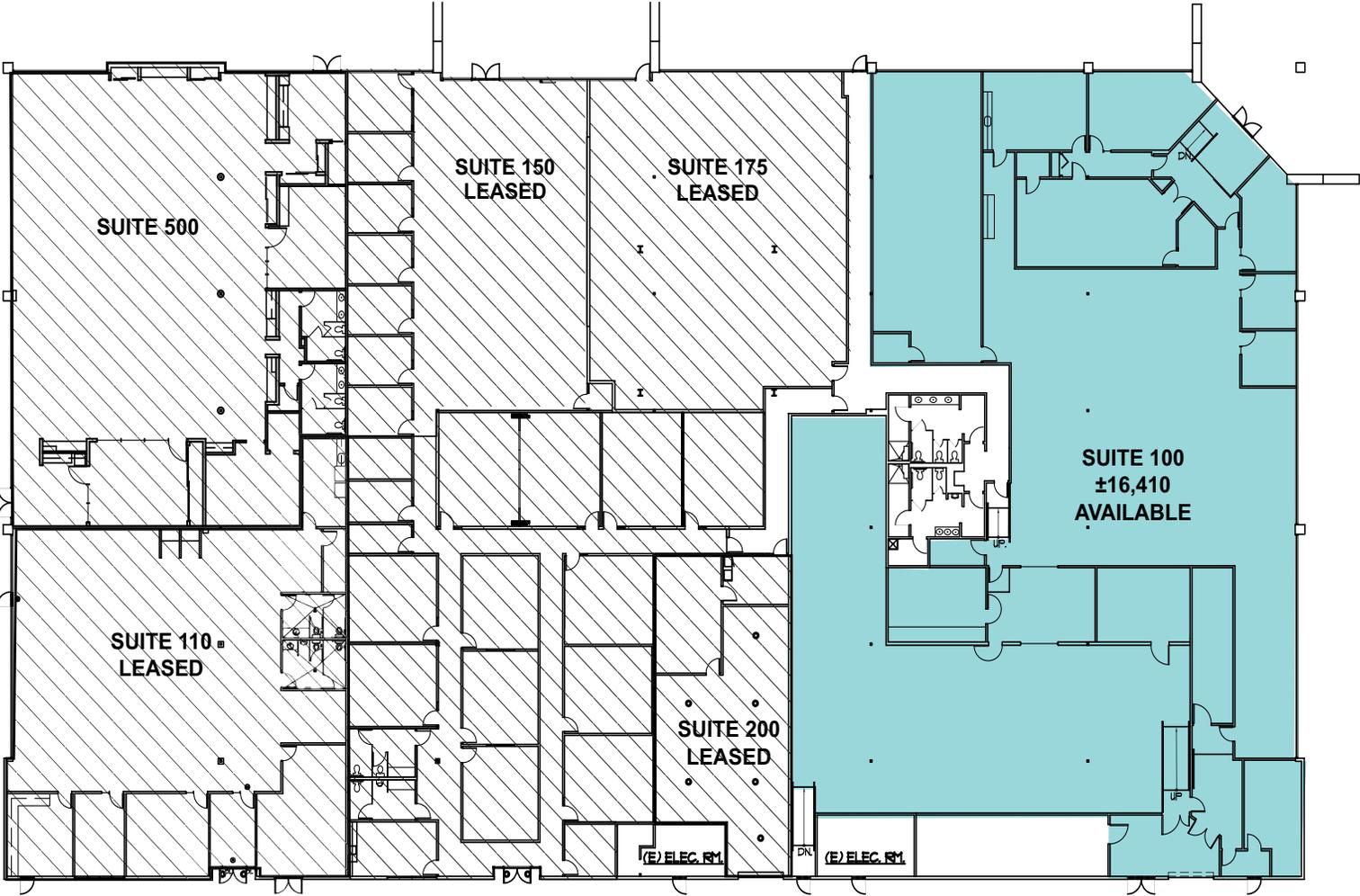


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11050 White Rock

FIRST FLOOR

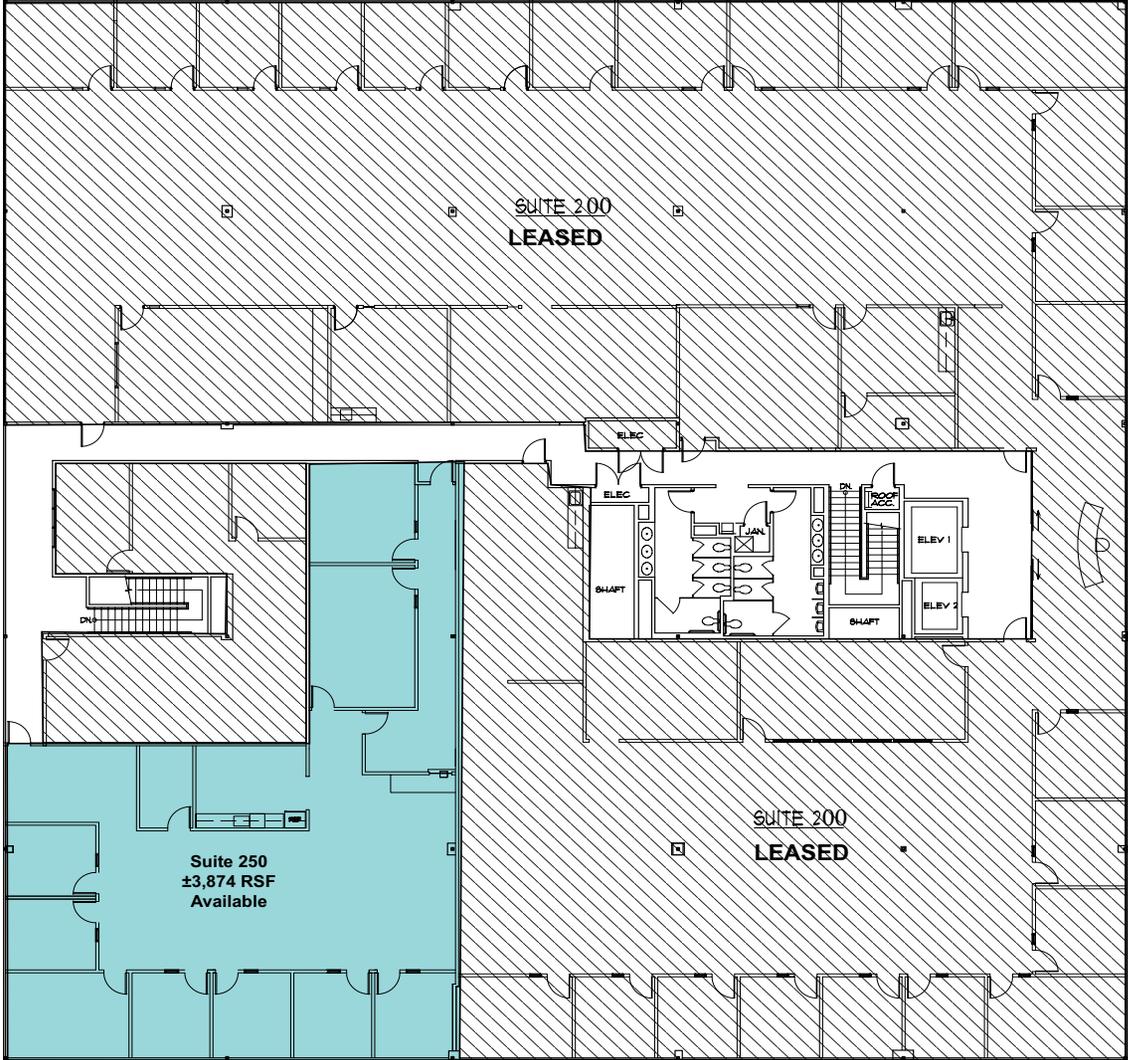


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11060 White Rock

SECOND FLOOR

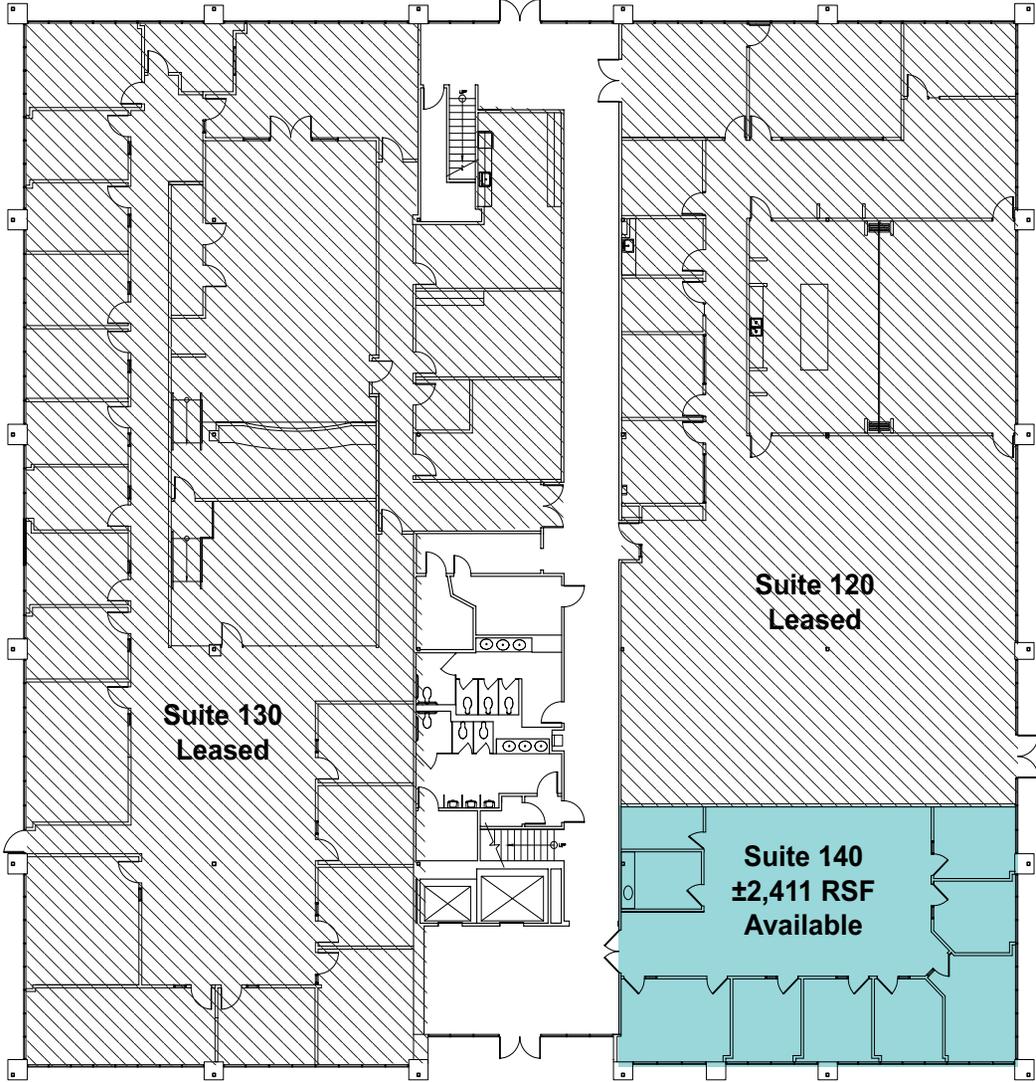


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11070 White Rock

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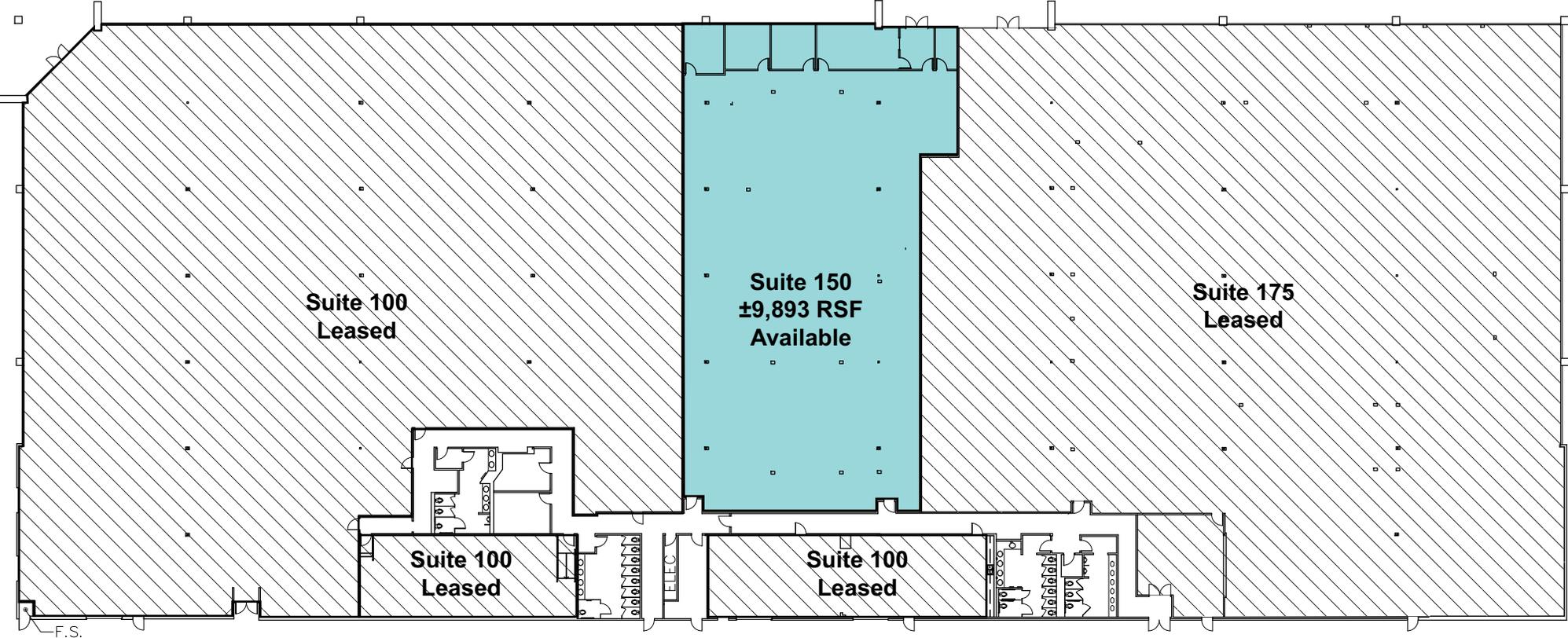


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11090 White Rock

FIRST FLOOR



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An Open Feeling



On-Site
Fitness Center



PARMER WEST



NEWMARK | 24



PARMER WEST

EV Charging Stations

PARMER WEST

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SACRAMENTO, CALIFORNIA

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