

UP TO ±43,426 RSF AVAILABLE FOR LEASE

OIMU ZONING ALLOWS FOR OFFICE, LAB, LIGHT MANUFACTURING AND OTHER RELATED USES!

PROSPECT POINT

- FULL MARKET COMMISSION + \$2/SF BONUS FOR LEASE TRANSACTIONS ABOVE 5,000 SF
- FULL MARKET COMMISSION + \$1/SF BONUS FOR LEASE TRANSACTIONS BELOW 5,000 SF

*Minimum 3-year Term and Subject to Landlord Approval

*Promo Expires on December 31, 2024

- \$3.00/SF MOVING ALLOWANCE FOR NEW TENANTS
- \$100 GIFT CARD FOR ALL QUALIFIED TOURS
(Listing broker must be present)

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

CBRE

11000 & 11050 OLSON DRIVE FEATURES

 **\$1.59 PSF**
FULLY SERVICED

 Energy Efficiency
Upgrades with
Solar Panels

 6.4/1000
Free Parking

 .3 Miles from
Zinfandel Drive

 Fiber Optics
Served

 Prominent
Freeway Signage

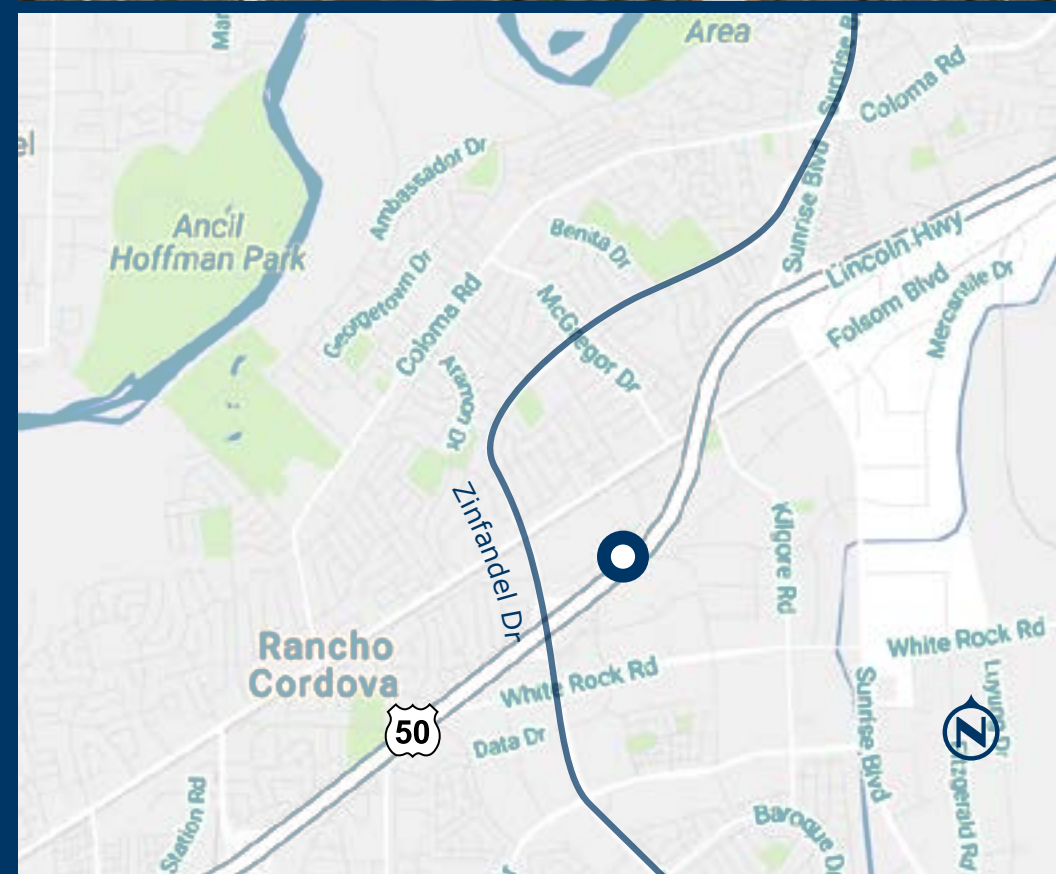
 Expansive
Window Line

 Classic Brick
Exterior

 Campus Office
Setting

 1 Block to
Light Rail

 2024 New Common
Area Upgrades
Complete!



11000 & 11050 OLSON DRIVE
THE BUILDINGS

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



11050

11000

OLSON DRIVE

50

11000 OLSON DR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



11050 OLSON DR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



LOBBY REMODEL COMPLETE!

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



AVAILABILITY

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

| BLDG. | SUITE | SQ. FT. | ASKING LEASE RATE | |
|------------------|--|-------------------|-------------------|--|
| 11000 - 1st Flr. | 105 | ±3,620 RSF | \$1.59 PSF |  |
| 11000 - 2nd Flr. | 205 | ±5,208 RSF | \$0.99 PSF* | VIRTUAL TOUR  |
| 11000 - 2nd Flr. | 210 | ±5,000-11,560 RSF | \$1.59 PSF | VIRTUAL TOUR  |
| 11050 - 2nd Flr. | 200  | ±14,397 RSF | \$0.99 PSF* | VIRTUAL TOUR  |
| 11050 - 2nd Flr. | 230 | ±4,033 RSF | \$1.59 PSF | |
| 11050 - 2nd Flr. | 240  | ±2,981 RSF | \$0.99 PSF* | |

BLDG. 11000 | CONTIGUOUS SPACE AVAILABLE
SUITES 205 & 210
±16,768 RSF

BLDG. 11050 | CONTIGUOUS SPACE AVAILABLE
SUITES 200, 230 & 240
±21,411 RSF

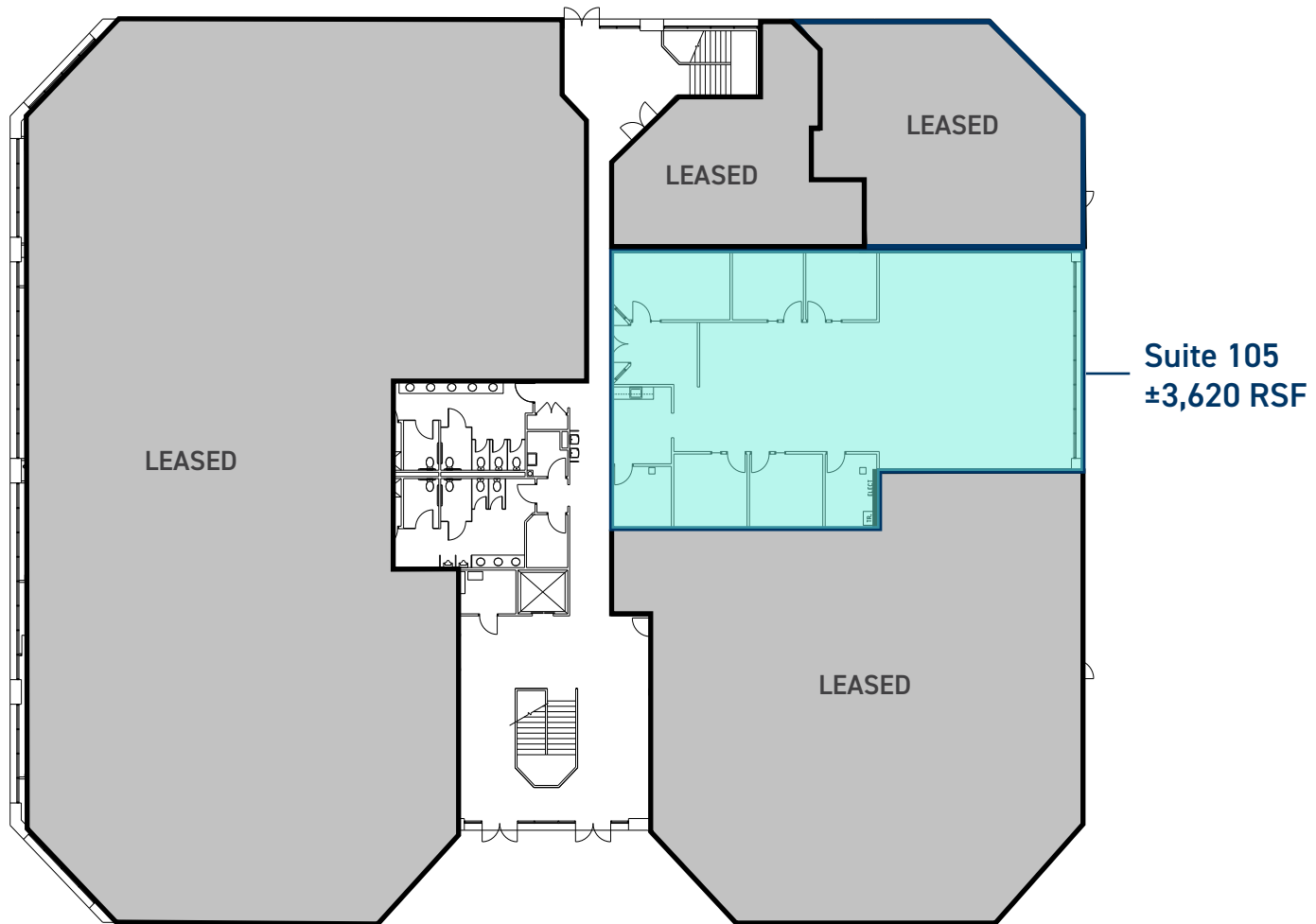
*PROMO RATE FOR THE FIRST YEAR OF LEASE TERM FOR NEW TENANTS. MINIMUM 3-YEAR LEASE, AS-IS DEALS.

 = Plug & Play with furniture

11000 OLSON DR
1ST FLOOR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

Space Available
Suite 105
±3,620 RSF



11000 OLSON DR
2ND FLOOR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

Contiguous Space Available
Suite 205 & 210
±16,768 RSF

BRAND NEW SPEC SUITE!



Suite 205
±5,208 RSF

VIRTUAL
TOUR 

Suite 210
±5,000-11,560 RSF

11000 OLSON DR

SUITE 205 | MOVE-IN READY!



11000 OLSON DR

SUITE 210



11050 OLSON DRIVE
2ND FLOOR

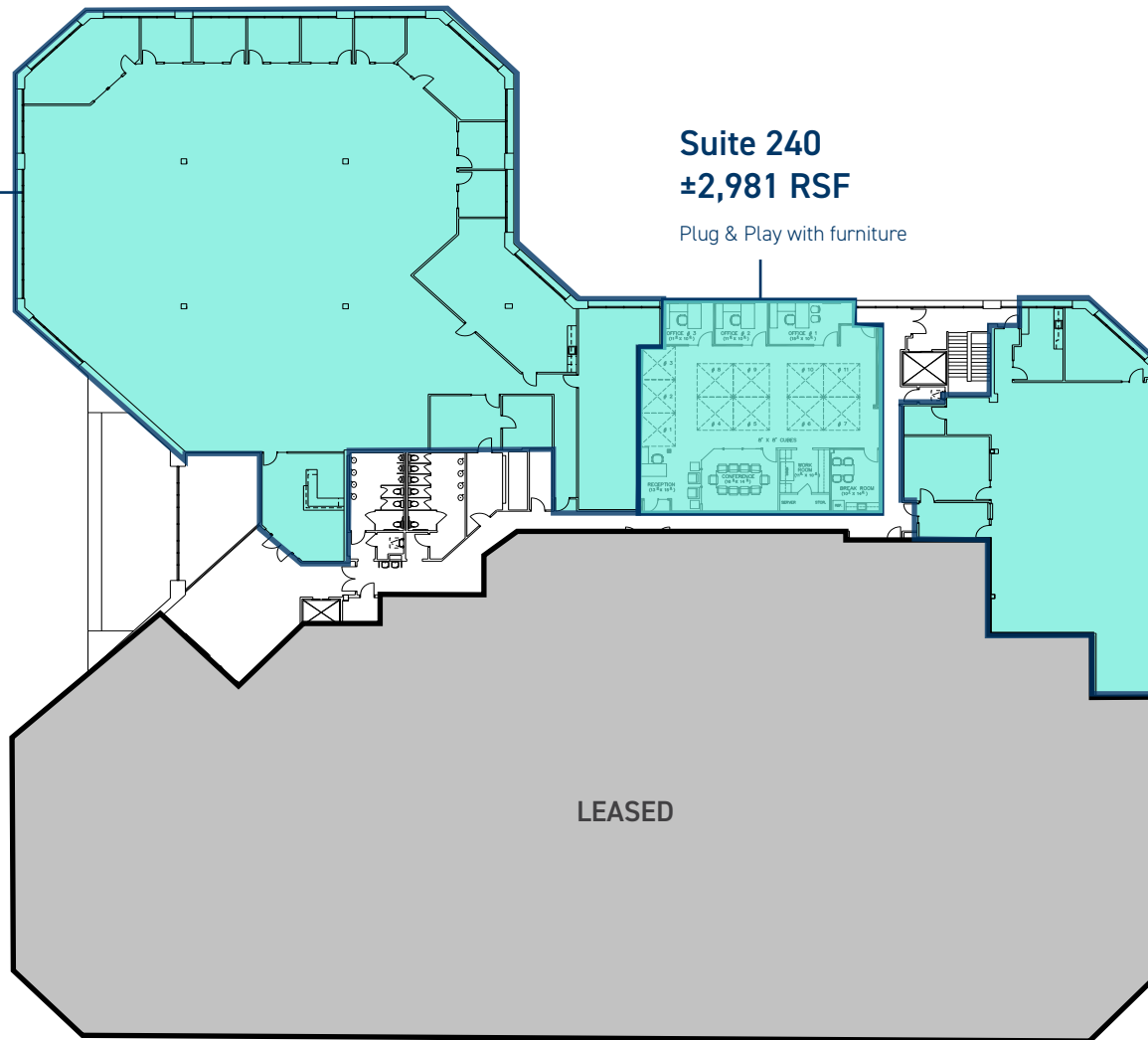
11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

Contiguous Space Available
Suite 200, 230 & 240
±21,411 RSF

Suite 200
±14,397 RSF
Plug & Play with furniture

Suite 240
±2,981 RSF
Plug & Play with furniture

Suite 230*
±4,033 RSF



LEASED

11000 & 11050 OLSON DRIVE RETAIL AMENITIES



PROSPECT POINT



11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

PROSPECT POINT

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This incentive is being offered by the ownership of Prospect Point to brokers who incentive criteria. CBRE does not accept nor assume any responsibility or liability, direct or indirect, relating to this broker incentive.

All CBRE brokers eligible to receive this incentive must disclose such incentive to the tenant prior to signing a lease.

CBRE

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