

FOR LEASE

2995

11017

PROSPECT PARK DR.

COBBLEROCK DR.

R A N C H O C O R D O V A , C A

P R O P E R T Y H I G H L I G H T S

- Two story Class A Brick Office Building
- Monument/Building Signage available
- Flexible Floor plates with excellent window line
- Parking Ratio: 5.0/1,000 SF, Free surface spaces
- Prominently located at the corner of Prospect Park Drive and Cobblerock Drive, in the heart of Prospect Park
- Café across the street within walking distance
- Outdoor picnic area
- On-site shower/lockers

11017

CHRIS SCHWARZE

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CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800
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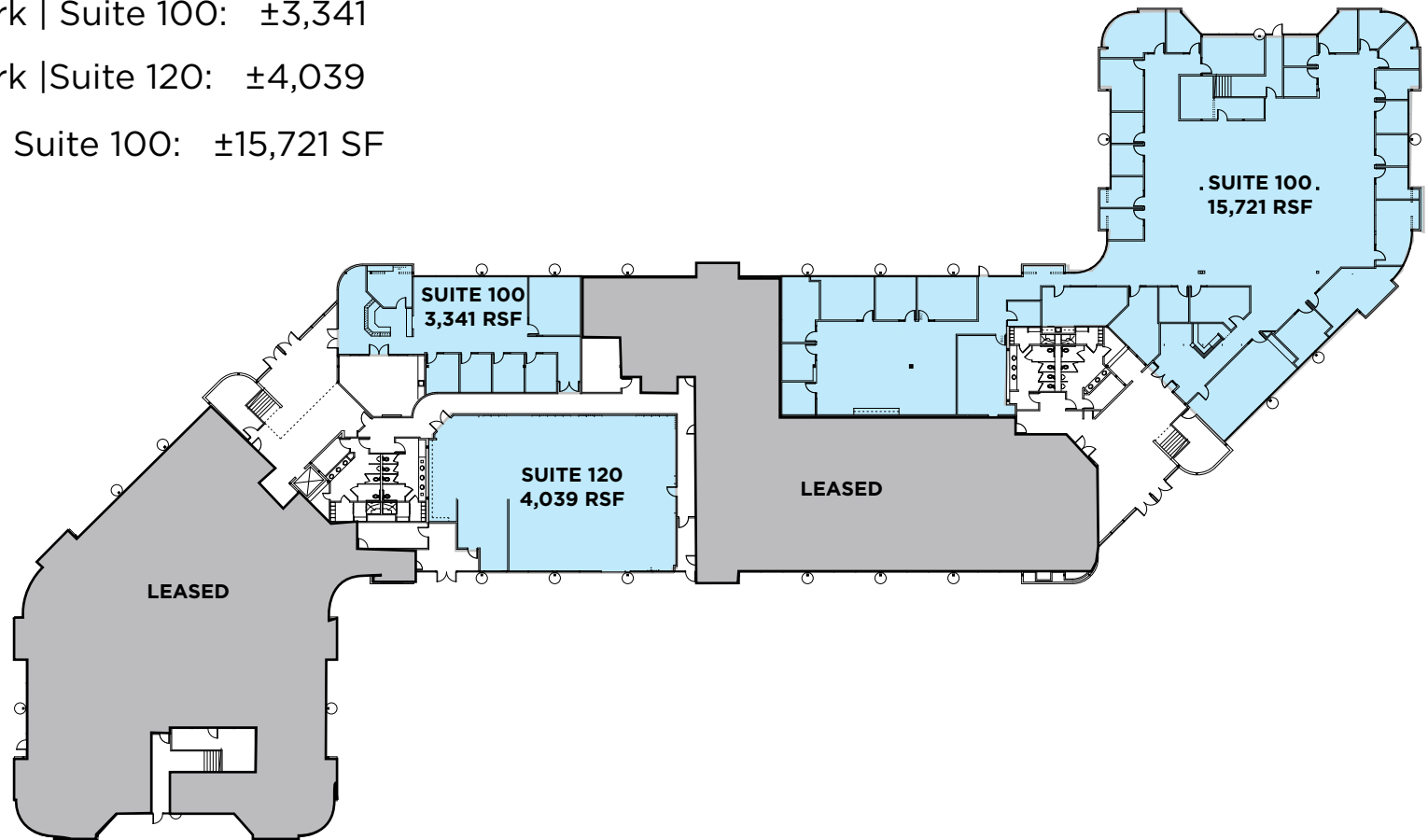
1st FLOOR

Lease Rate: \$1.95 PSF Fully Serviced

2995 Prospect Park | Suite 100: ±3,341

2995 Prospect Park | Suite 120: ±4,039

11017 Cobblerock | Suite 100: ±15,721 SF



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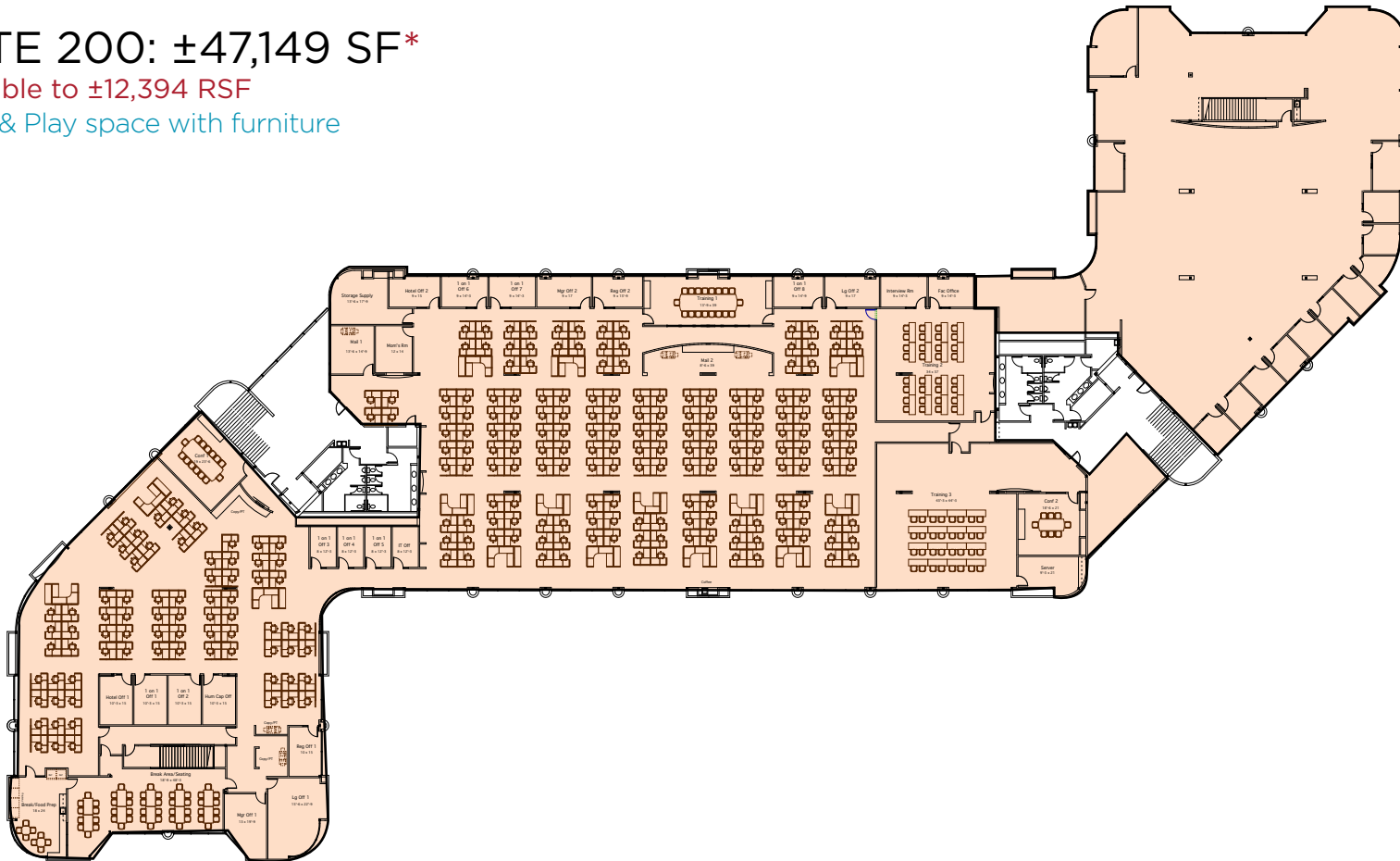
2ND FLOOR | VIRTUAL TOUR

Lease Rate: \$1.95 PSF Fully Serviced

SUITE 200: ±47,149 SF*

* Divisible to ±12,394 RSF

- Plug & Play space with furniture



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SAMPLE FINISHES | FIRST FLOOR



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SAMPLE FINISHES | SECOND FLOOR



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[View Site Specific COVID-19 Prevention Plan](#)

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11017 COBBLEROCK DR. & 2995 PROSPECT DR. | RANCHO CORDOVA, CA



Target, The Golden 1, United States Postal Service, Ross Dress for Less, Jamba Juice, Auto Zone, Rubio's, Chipotle Mexican Grill, Panda Express Chinese Kitchen, 99c Only, am pm, Jiffy Lube

Bank of America, Wal-Mart Supercenter, Safeway

Mountain Mikes, Firestone

Jimboy's Tacos, 7-Eleven

Staples

US 50

The Home Depot, Wendy's

Arby's, Kelly-Moore Paints

am pm

Starbucks Coffee, Carl's Jr., McDonald's, Costco Wholesale



11017 Cobblersrock Dr. & 2995 Prospect Dr.

White Rock Rd.

Zinfandel Dr.

Chili's, Lowe's Home Improvement Warehouse, FedEx Office, The Habit Burger Grill, Panera, Starbucks Coffee, Rubio's

