



3130
KILGORE ROAD
Rancho Cordova

**Lobby Renovations
Underway!**

**±15,000 Sq. Ft. Available
For Lease**

Office/R&D Building in Prospect Business Park

NEWMARK

Todd Eschelman | 916.569.2347 | todd.echelman@nrmk.com | CA RE Lic. #01051148
980 Ninth St., Suite 2500, Sacramento, CA 95814 | www.nrmk.com

PROPERTY HIGHLIGHTS

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- Single-story, $\pm 60,800$ square foot office building
- Divisible to $\pm 5,000$ square feet
- Desirable Highway 50 Corridor location in the heart of Prospect Business Park
- On-site backup 1,000 amp generator
- 2000 amp service to the building
- Fiber served to the building
- Close proximity to public transportation services, such as Light Rail and Sacramento Regional Transit
- Highly visible at the signalized corner of White Rock Road and Kilgore Road
- Several blocks from Capital Village Center, an urban infill, mixed-use lifestyle development providing immediate access to housing, parks, retail, restaurants and banking
- Parking ratio: 4.5/1,000 rentable square feet
- Floor-to-ceiling glass
- 14' high ceilings in open bullpen areas
- State-of-the-art and fully redundant data center (see next page)

FLOOR PLAN



NEW LOBBY RENDERINGS

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EXCEPTIONAL FLOOR-TO-CEILING GLASS LINE

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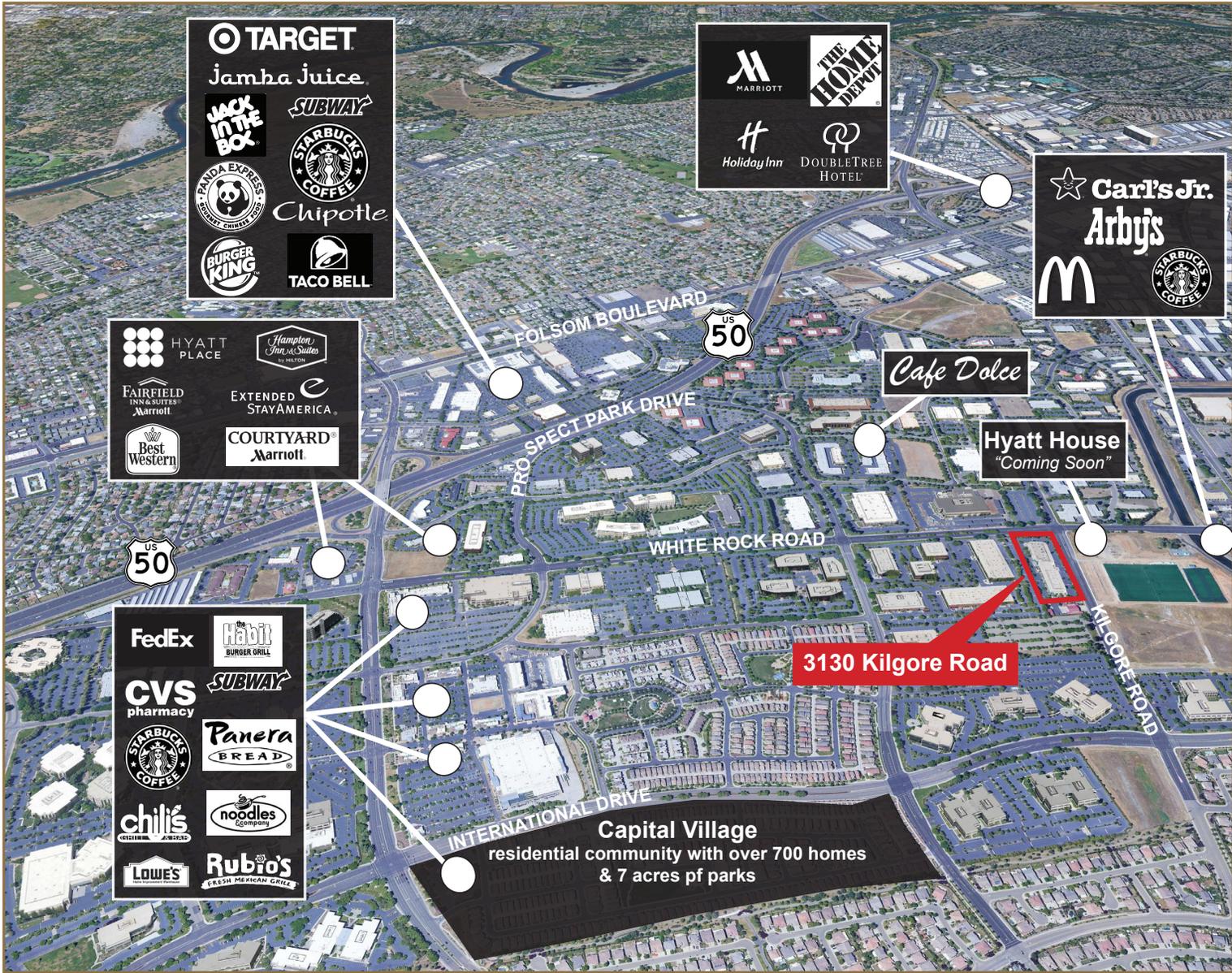


- Exceptional floor-to-ceiling glass line
- High ceiling height up to 14+ feet
- Exterior entrance or entrance off main lobby
- Prominent building signage opportunities

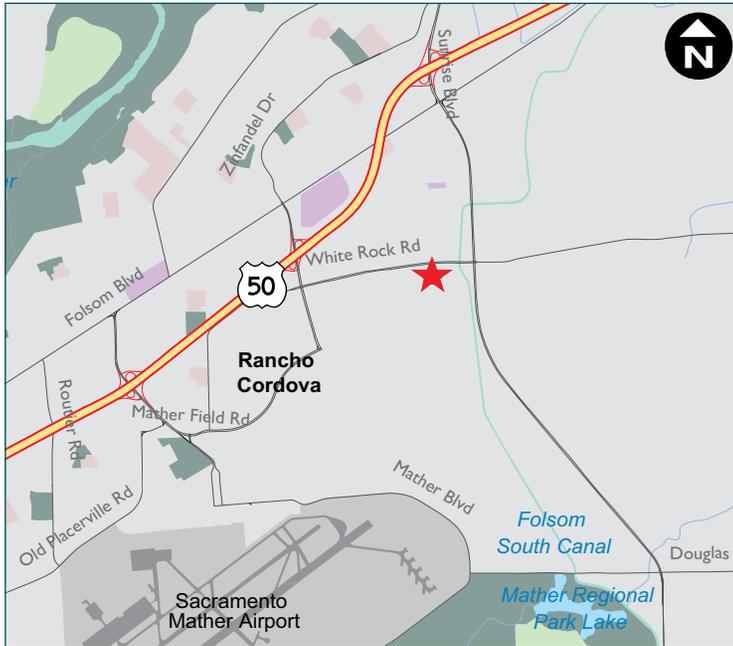


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