

# 10540

## WHITE ROCK ROAD

RANCHO CORDOVA | CALIFORNIA



### PRIME OFFICE SPACE AVAILABLE FOR LEASE

**NEWMARK**



Pappas Investments

**MATT HEACOX**

t 916-569-2314

[matt.heacox@nrmk.com](mailto:matt.heacox@nrmk.com)

CA RE Lic# 01451720

**TOM HEACOX**

t 916-569-2315

[tom.heacox@nrmk.com](mailto:tom.heacox@nrmk.com)

CA RE Lic# 00913198

**CHRIS LEMMON**

t 916-367-6349

[chris.lemmon@nrmk.com](mailto:chris.lemmon@nrmk.com)

CA RE Lic# 01506816

Folsom  
10 Miles

10540 WHITE ROCK ROAD

Zinfandel Dr.

Highway 50 (181,018 AADT)

White Rock Rd.

International Dr.

10540  
White Rock Rd.

Downtown  
Sacramento  
14 Miles

LOCATION  
AERIAL

10540 WHITE ROCK ROAD

## PROPERTY HIGHLIGHTS

**SUITE 100: ±10,877 RSF**

**SUITE 150: ±13,457 RSF\***

\*Can be demised - see floor plan

- Class A professional office space
- Recently completed upgrades now in place
- Building & monument signage with freeway visibility available
- Elegant two-story lobby entrance
- 500 KW backup generator available
- Completely equipped with sprinklers & monitored fire alarm system
- Shower facilities with lockers available in the building
- Powered by Solar Energy
- Located under 2 miles from Mather Executive Airport
- Visible from the freeway to more than 153,000 daily commuters
- Parking: 4.4/1,000 USF
- Just a short distance from the new residential developments and rapidly expanding areas in Southeast Rancho Cordova and South Folsom

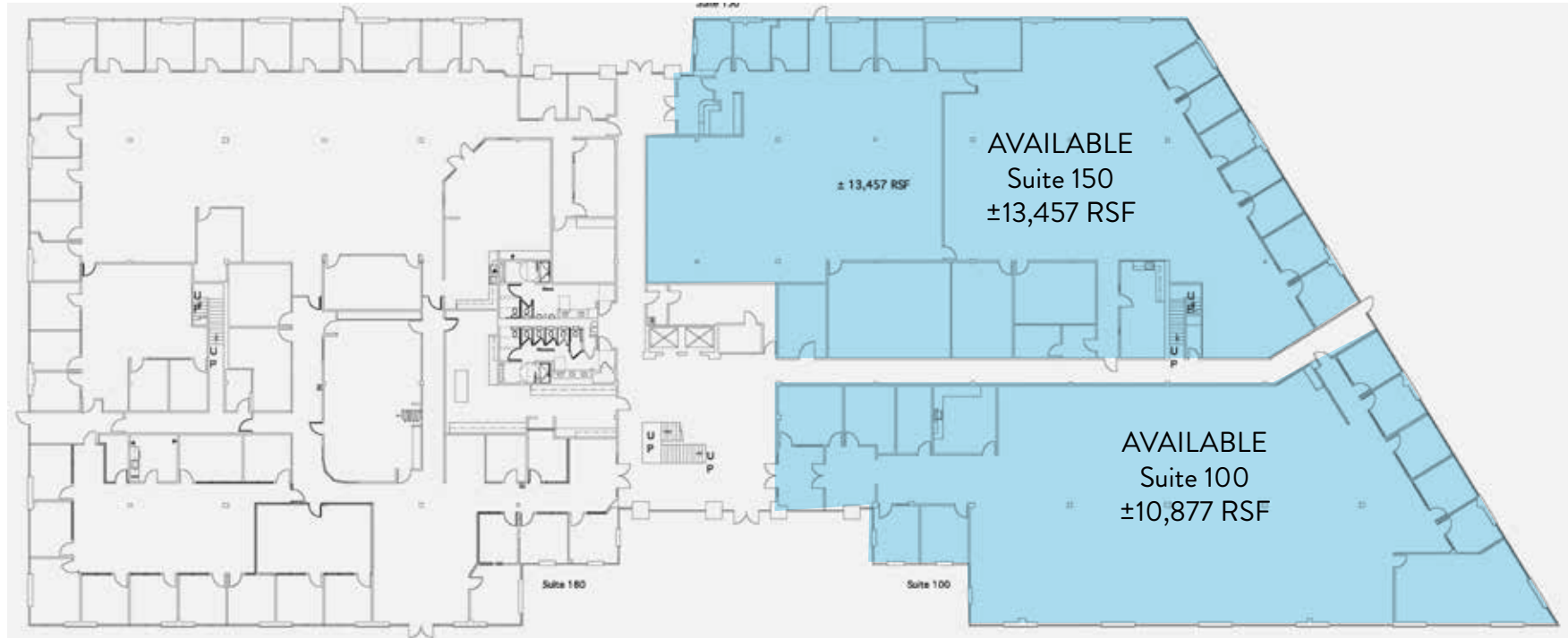


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## FLOORPLAN

### FIRST FLOOR

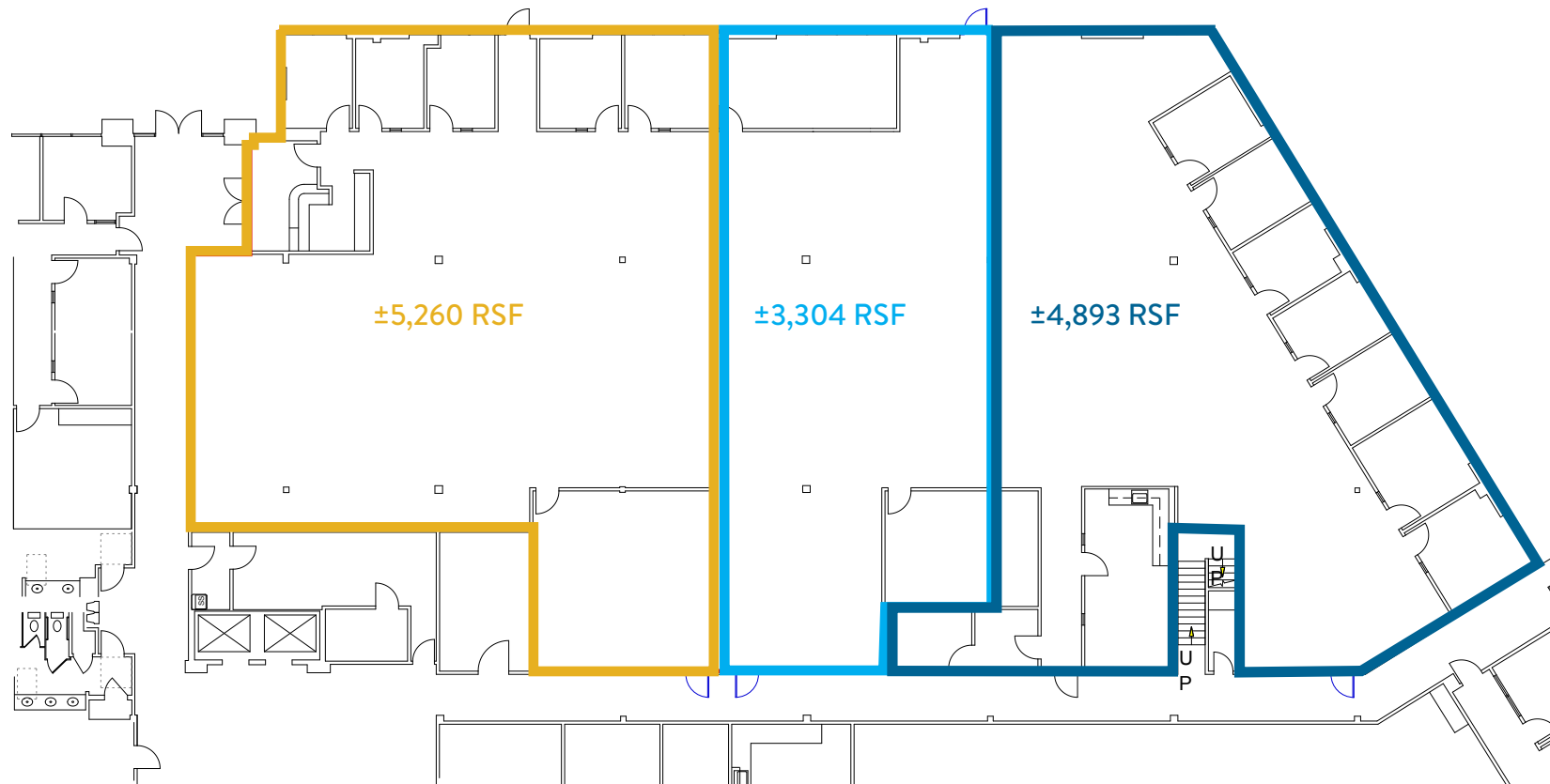
**Suite 100:  $\pm 10,877$  RSF & Suite 150:  $\pm 13,457$  RSF**



**SUITES CAN BE COMBINED FOR A TOTAL OF  $\pm 24,334$**

## CONCEPT DEMISING PLAN

### FIRST FLOOR Suite 150: ±13,457 RSF





Jack in the Box  
SAFEWAY  
Walmart Supercenter  
Bank of America

CHIPOTLE MEXICAN GRILL  
TARGET  
LOUISIANA HOTWINGS  
ARCO  
ampm  
Jockey Mikes  
ROSS  
PET SMART  
Marshall's  
GROCERY OUTLET  
PANDA EXPRESS  
TACO BELL  
ULTA BEAUTY  
Michaels

FAVORITE BURGERS & BREW  
Shell  
McDonald's  
HOMEWOOD SUITES by Hilton  
extended STAY AMERICA  
COURTYARD by Marriott  
HYATT PLACE  
Hampton Inn

STARBUCKS COFFEE  
planet fitness  
Firestone

10540  
WHITE ROCK RD

the Habit BURGER GRILL  
rubio's  
chili's  
LOWE'S  
noodles Company  
STARBUCKS COFFEE  
WING STOP  
Panera BREAD

# NEARBY RETAIL & LODGING

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