

PROSPECT PARK
10961 SUN CENTER DR
RANCHO CORDOVA, CA

FOR SALE OR LEASE
4,684 RSF - 44,619 RSF
OFFICE SUITES AVAILABLE

ETHAN CONRAD
PROPERTIES INC.

REMODEL NOW UNDERWAY

FOR MORE INFORMATION CONTACT:

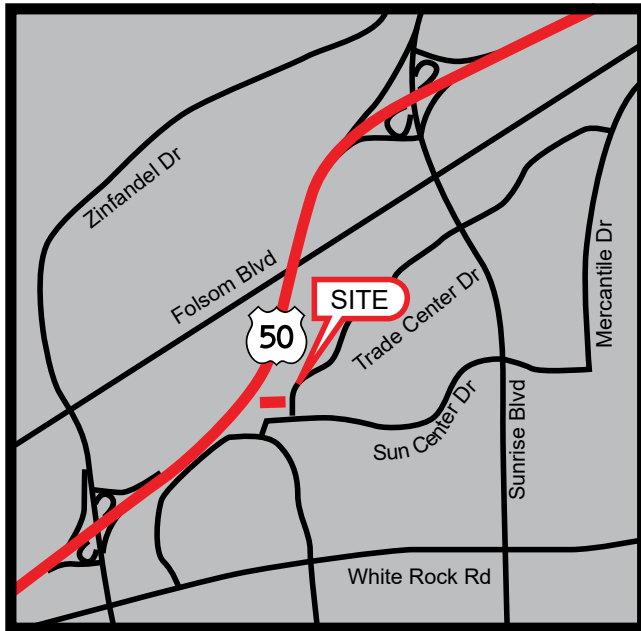
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916.779.1000

FEATURES:

- Master planned Prospect Park setting
- Excellent visibility and access to Hwy 50
- Building signage available
- Above standard 4.8:1,000 SF parking ratio
- Floor to ceiling glass line
- Many dining and retail options in close proximity
- Flexible office configurations



PROPERTY DETAILS:

2-story office building located in a professional office park with easy access to Hwy 50. Mature landscaping with campus-like feel and outdoor water feature.

LEASE RATES:

Suite 100:	4,684 - 22,497 RSF	\$1.69 - \$1.79 FSG
Suite 200:	11,201 - 22,122 RSF	\$1.69 - \$1.79 FSG

PURCHASE PRICE:

\$4,417,280.00 (\$99.00 PSF)



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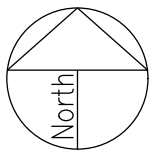
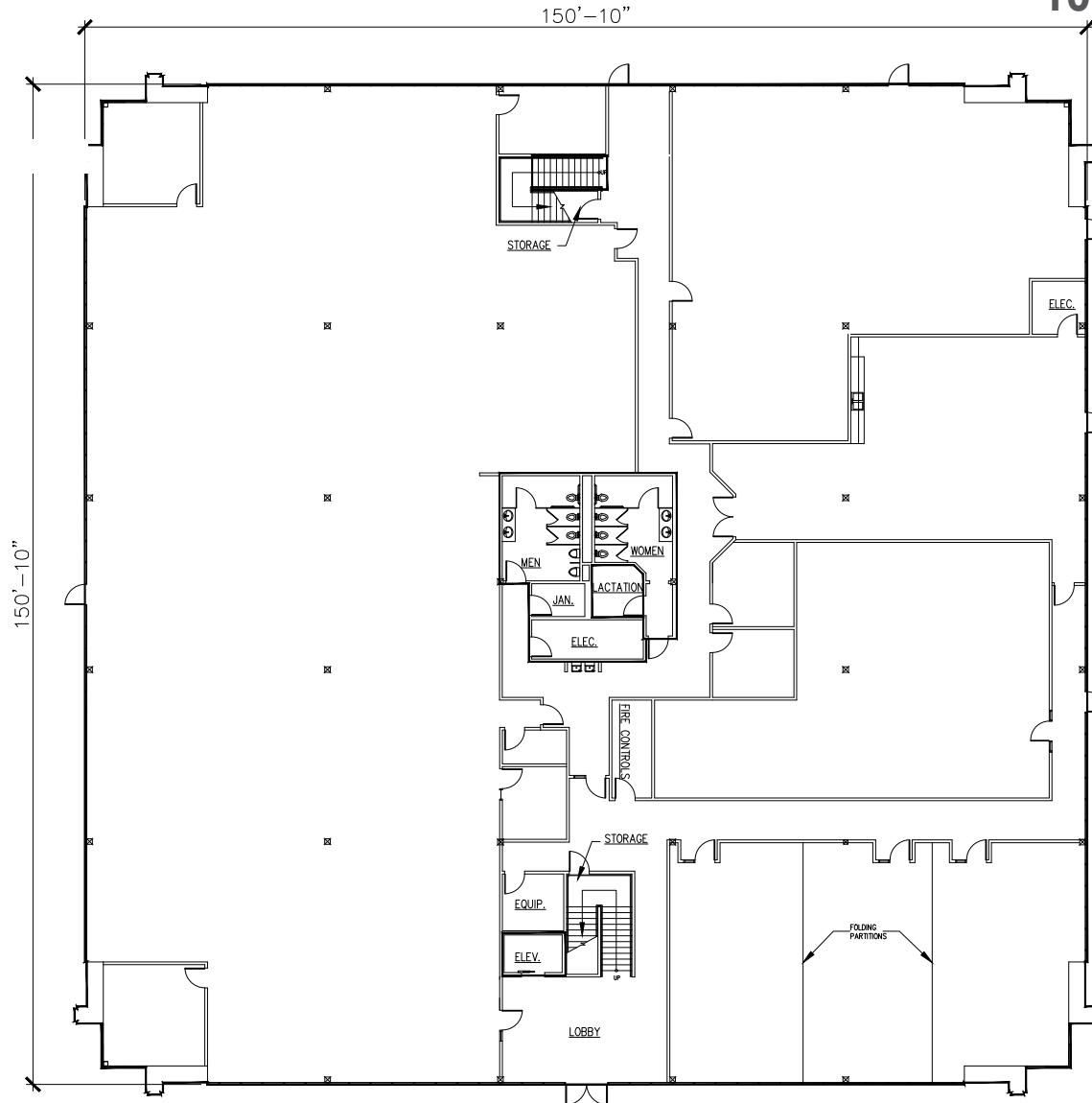
FOR LEASE

PROSPECT PARK
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1ST FLOOR PLAN

AVAILABLE
1ST FLOOR
22,497 RSF

Divisible to
4,684 RSF



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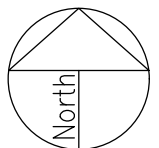
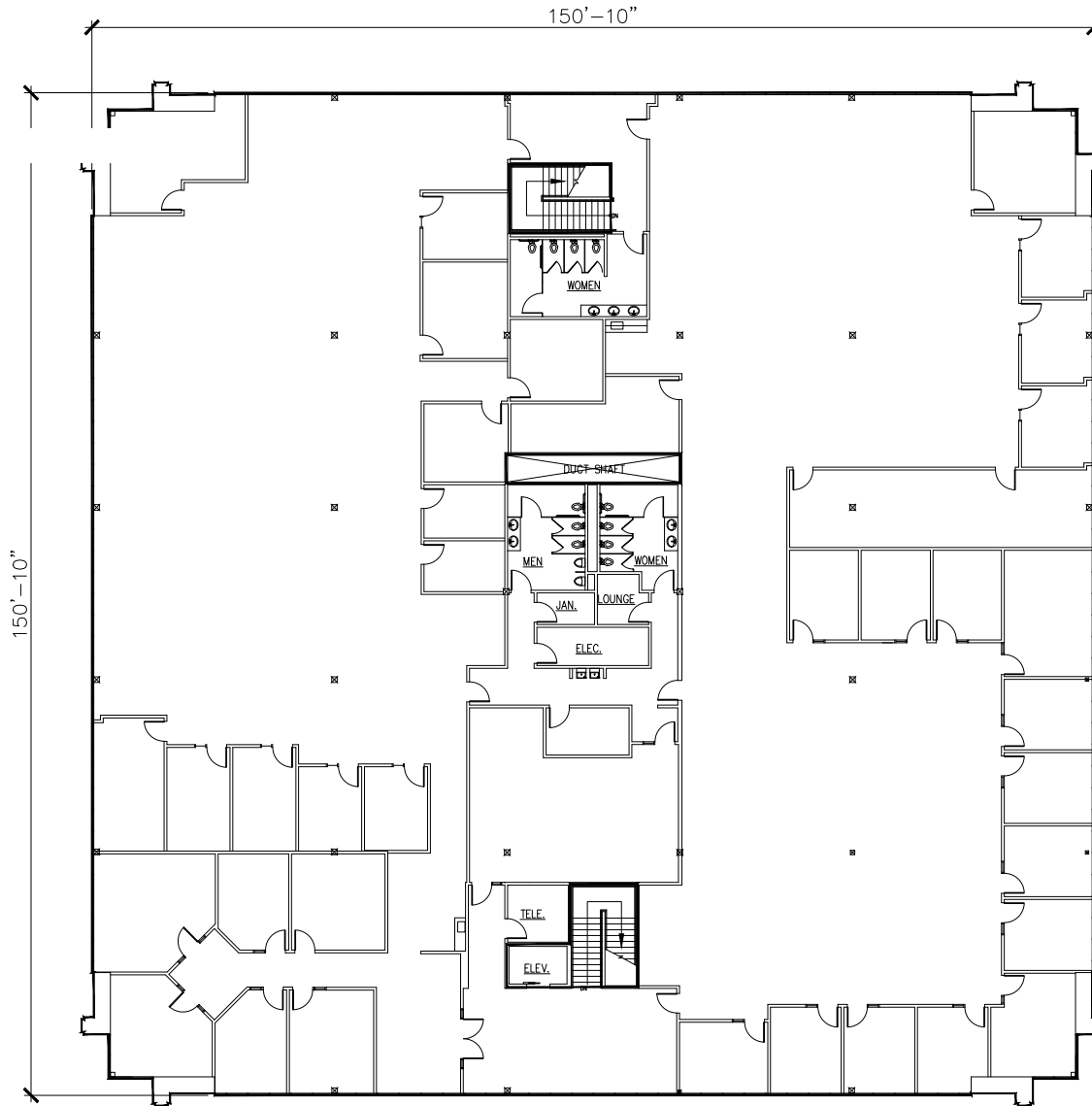
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2ND FLOOR PLAN

AVAILABLE
2ND FLOOR
22,122 RSF

Divisible to
11,201 RSF



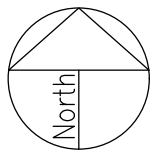
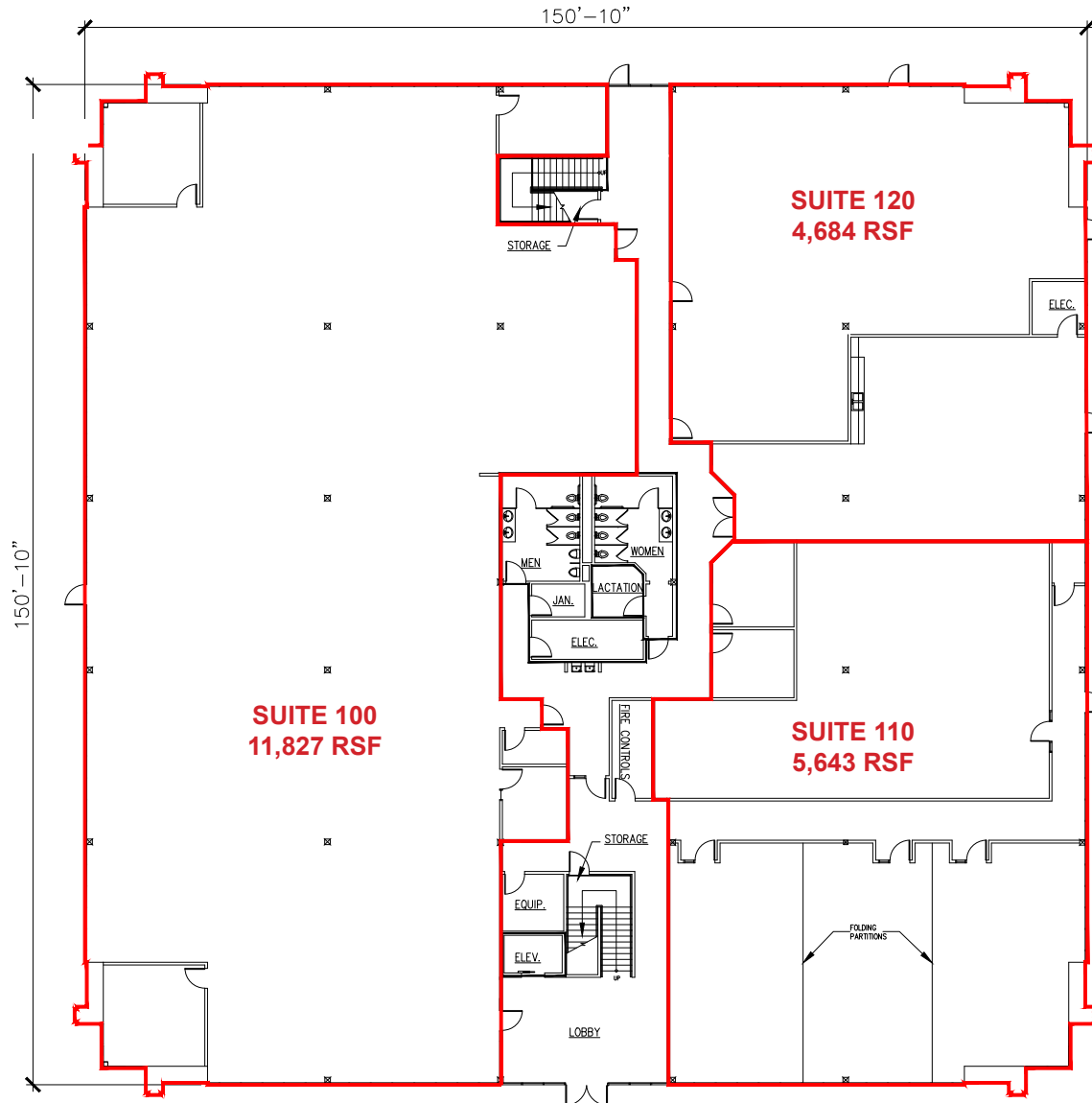
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1ST FLOOR PLAN
1ST FLOOR
PROPOSED DIVISIBLE



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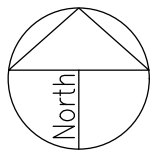
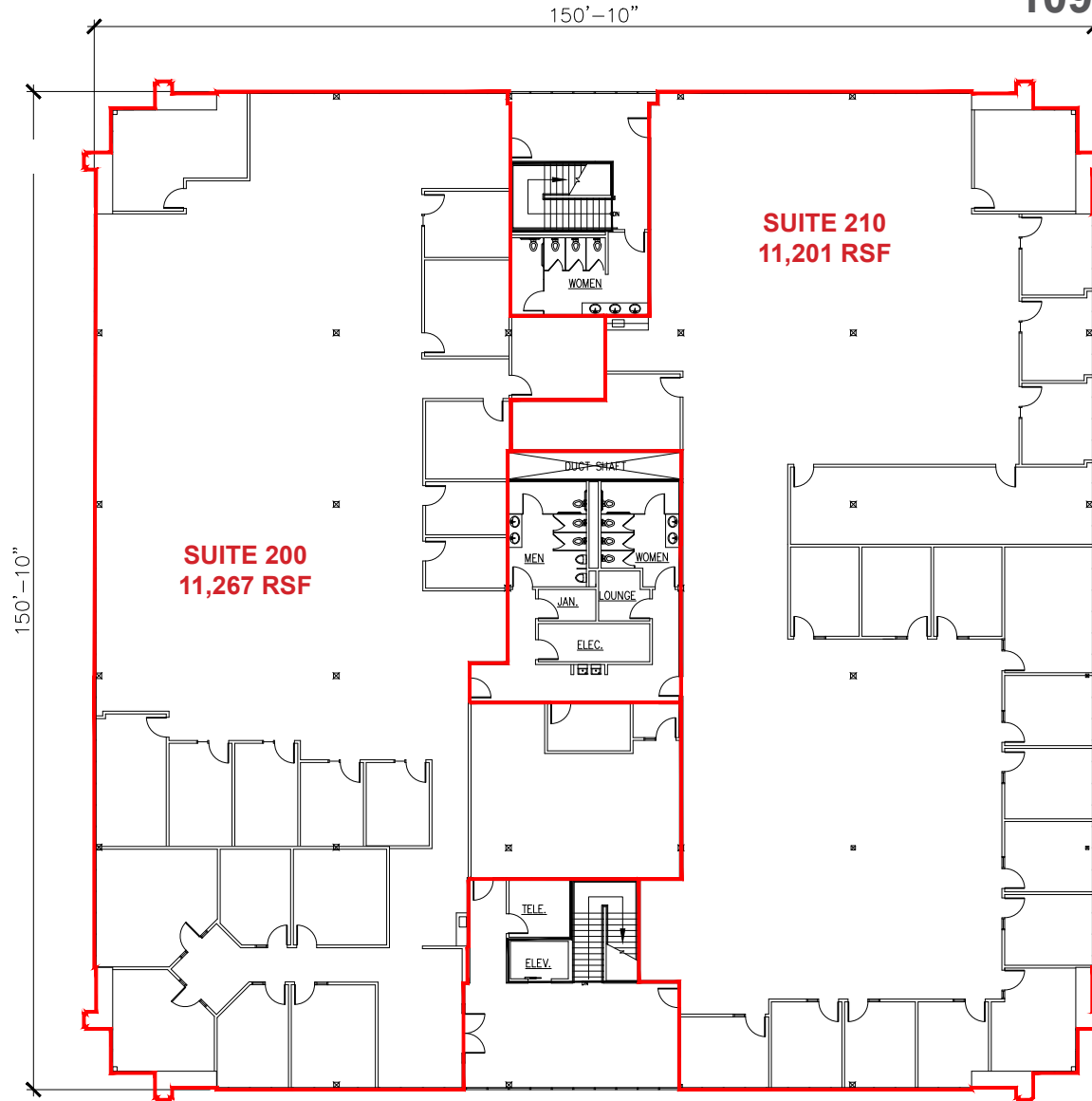
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FOR LEASE

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2ND FLOOR PLAN

2ND FLOOR
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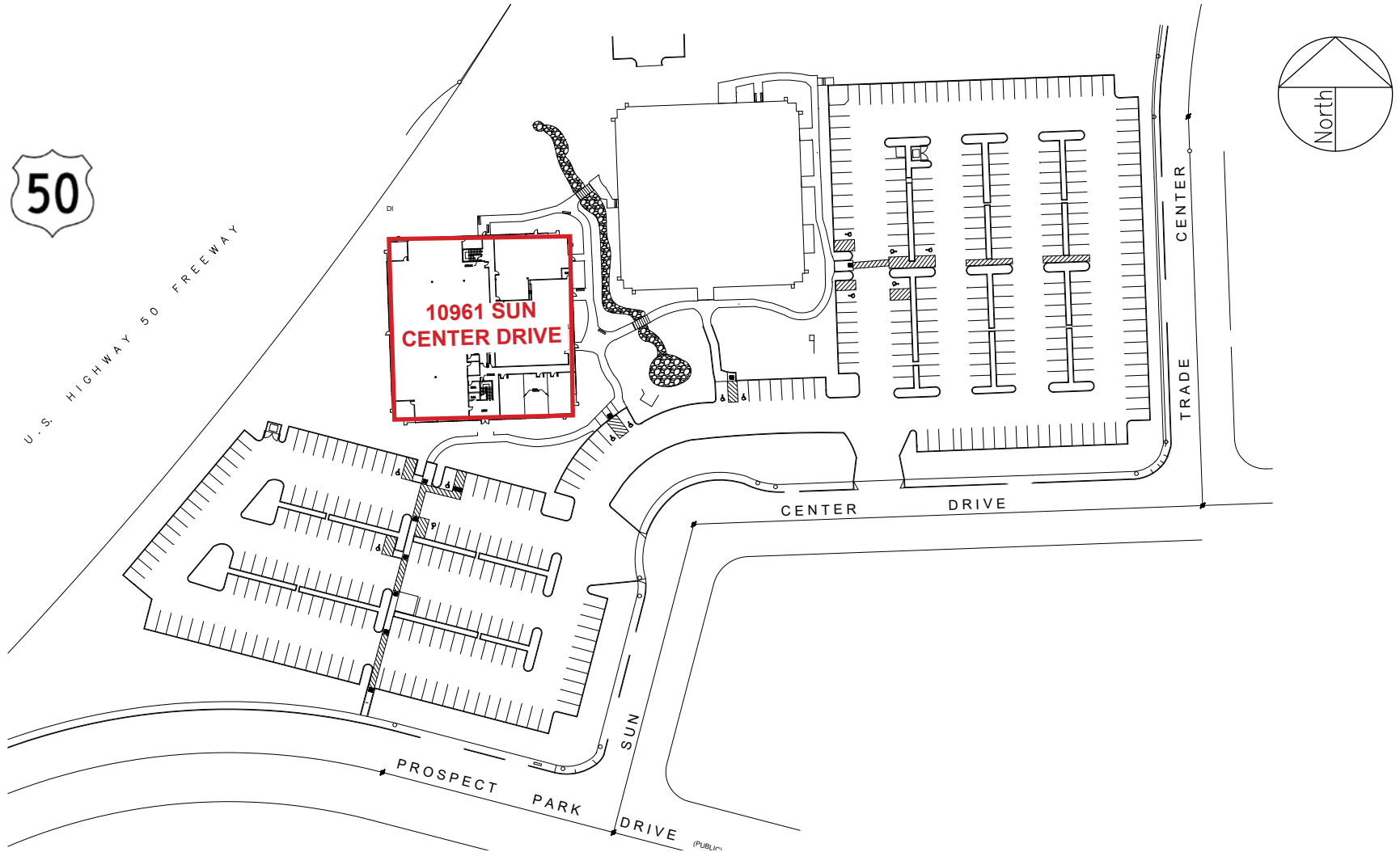
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FOR SALE
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PROSPECT PARK
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SITE PLAN



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