

UP TO ±35,299 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

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

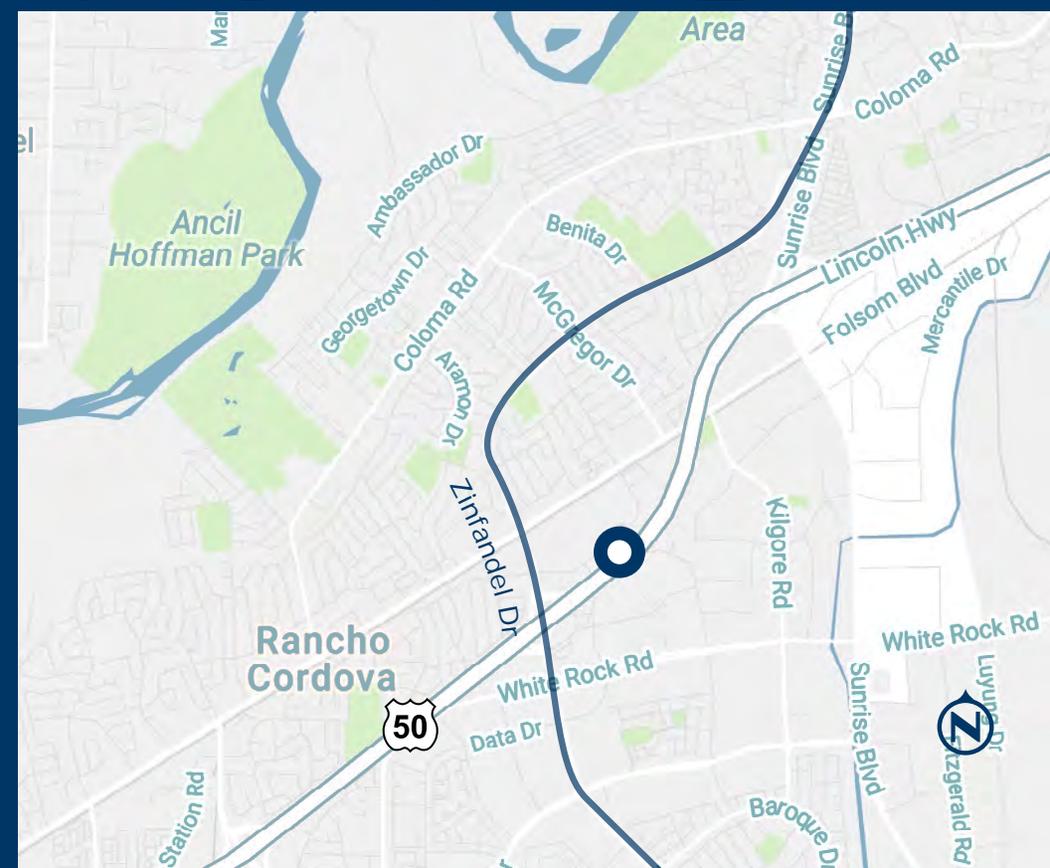
 Classic Brick
Exterior

 Campus Office
Setting

 1 Block to
Light Rail

 Upgrades include
new Restrooms,
Showers, Lobbies
and Common Areas

 ±3,620 RSF at
11000 Olson Dr
±35,299 RSF at
11050 Olson Dr



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



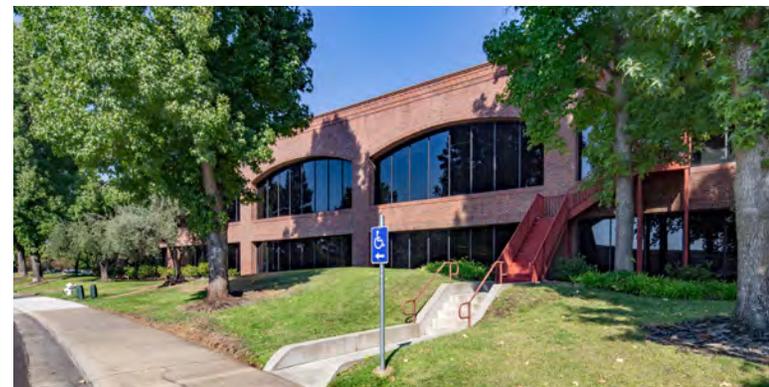
LOBBY REMODEL COMPLETE!



11050 OLSON DR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

LOBBY REMODEL UNDERWAY!



AVAILABILITY

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

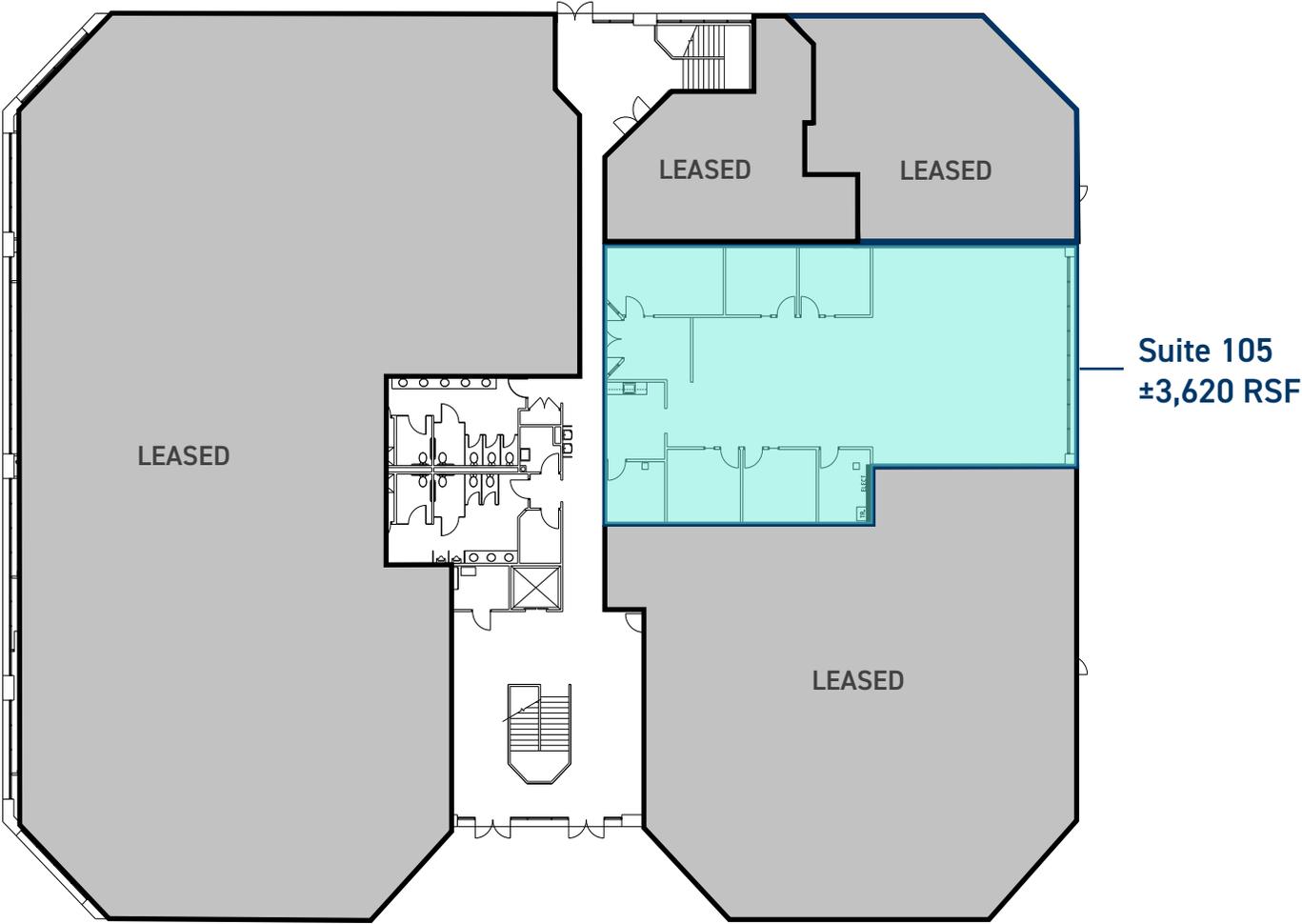
BLDG.	SUITE	SQ. FT.	ASKING LEASE RATE	
11000 - 1st Flr.	105	±3,620 RSF	\$1.59 PSF	
11050 - 2nd Flr.	200*	±14,397-31,266 RSF	\$1.59 PSF	VIRTUAL TOUR 
11050 - 2nd Flr.	205*	±16,869-31,266 RSF	\$1.59 PSF	
11050 - 2nd Flr.	230	±4,033 RSF	\$1.59 PSF	

*BLDG. 11050 | CONTIGUOUS SPACE AVAILABLE
SUITES 200 & 205
±31,266 RSF

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

11000 OLSON DR
1ST FLOOR

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



11050 OLSON DRIVE 2ND FLOOR

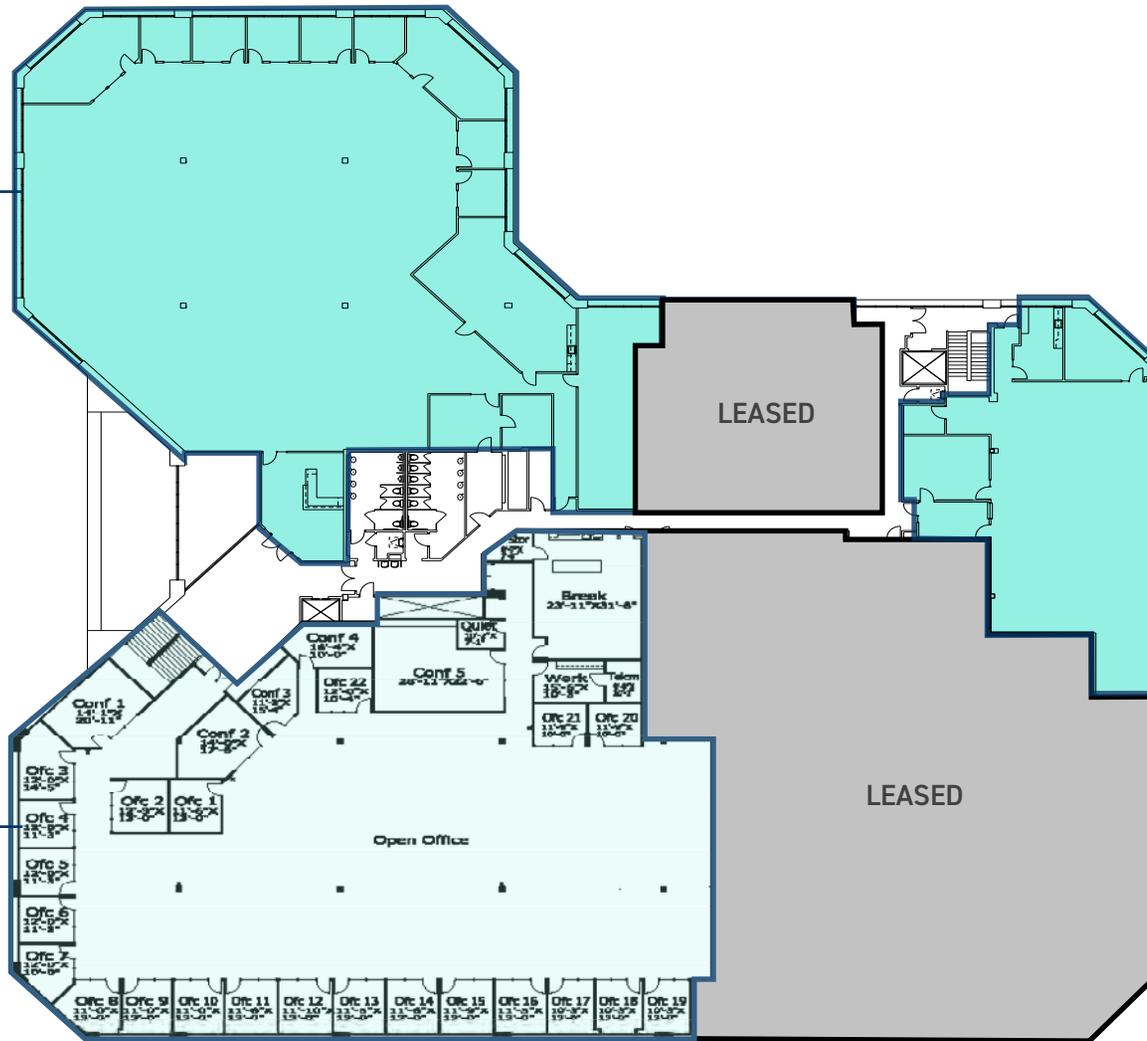
11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

*Contiguous Space Available
Suites 200 & 205
±31,266 RSF

*Suite 200
±14,397 RSF

*Suite 205
±16,869 RSF

Suite 230
±4,033 RSF



11000 & 11050 OLSON DRIVE RETAIL AMENITIES



11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

PROSPECT POINT

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Note: This incentive is being offered by the ownership of Prospect Point to brokers who meet 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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