

PROSPECT PARK
10961 SUN CENTER DR
RANCHO CORDOVA, CA

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

ETHAN CONRAD
PROPERTIES INC.

REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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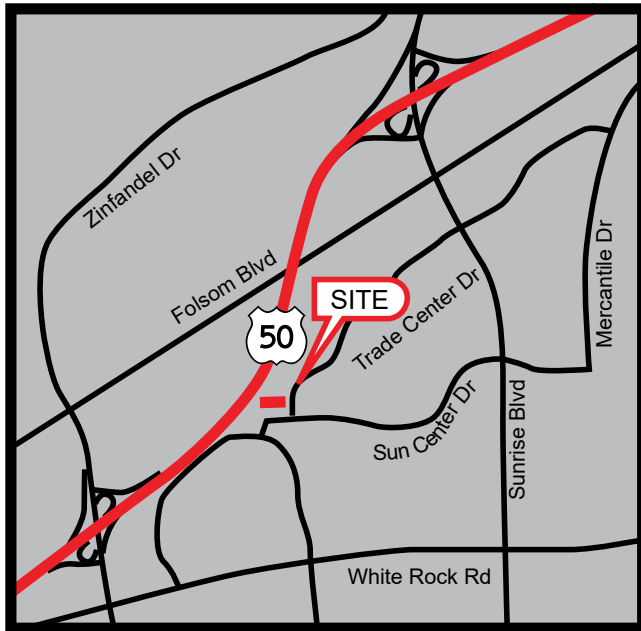
916.779.1000

FOR SALE OR LEASE

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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
- Flexible office configurations



PROPERTY DETAILS:

2-story office building located in the heart of Prospect Park with easy access to Hwy 50. Mature landscaping with campus-like feel and outdoor water feature.

Surrounded by many professional office and industrial business parks with many dining and retail options in close proximity.

LEASE RATES:

1st Floor:	4,684 - 22,497 RSF	\$1.69 - \$1.79 FSG
2nd Floor:	11,201 - 22,122 RSF	\$1.69 - \$1.79 FSG

PURCHASE PRICE:

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

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1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

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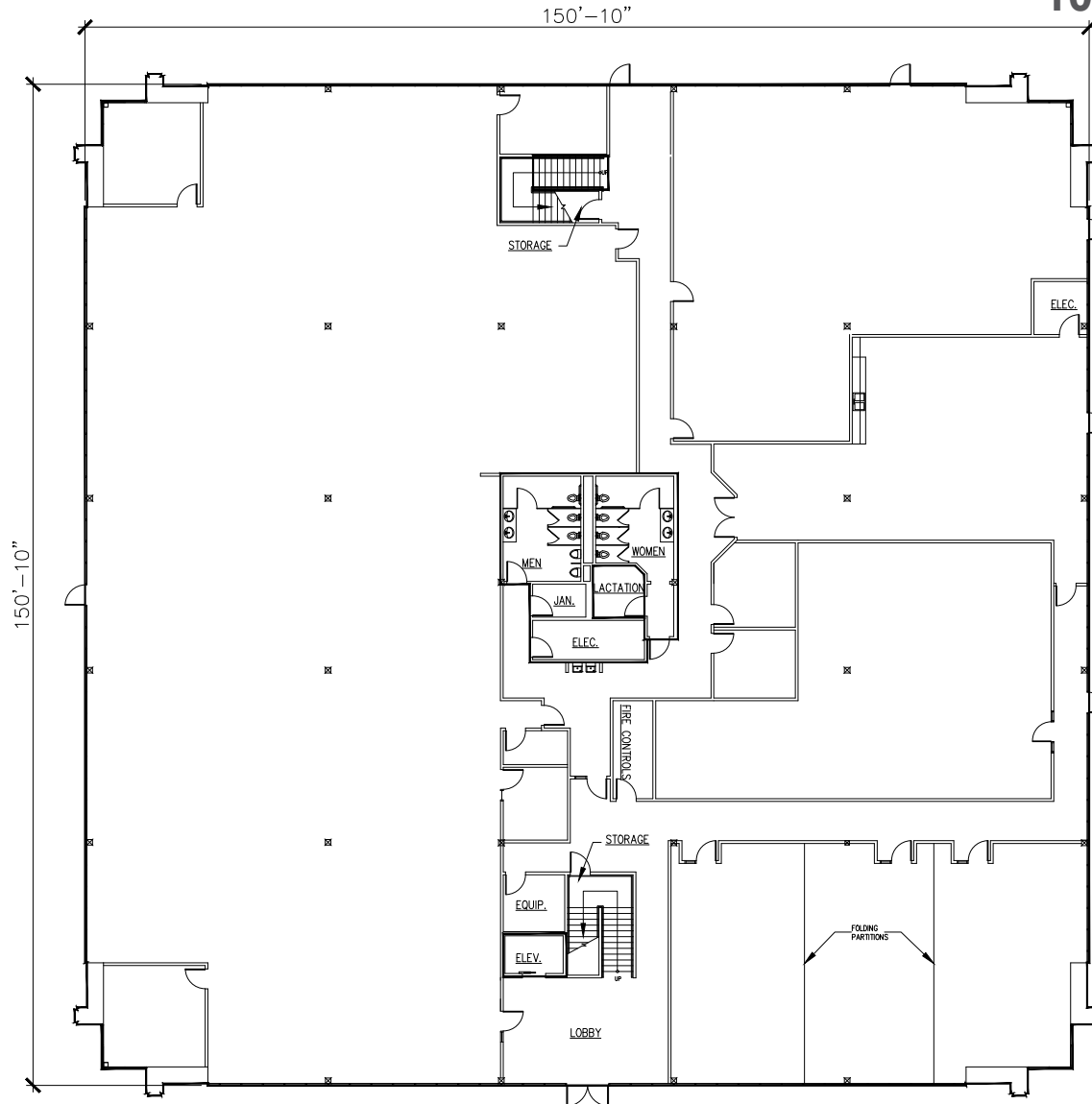
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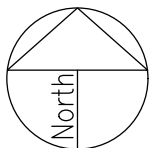
1ST FLOOR PLAN

AVAILABLE
22,497 RSF

Divisible to
4,684 RSF



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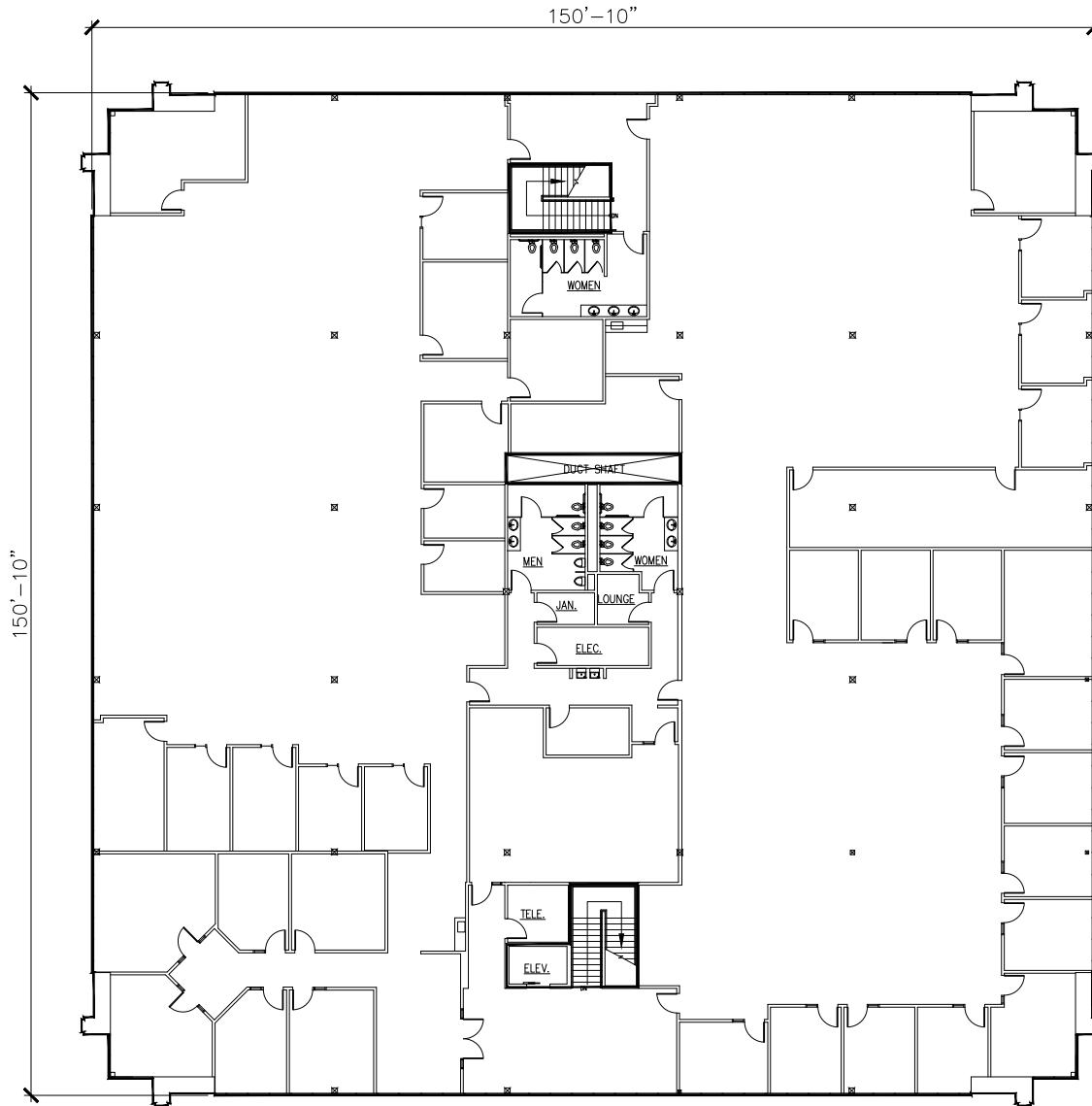
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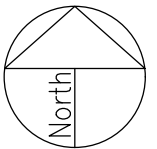
2ND FLOOR PLAN

AVAILABLE
22,122 RSF

Divisible to
11,201 RSF



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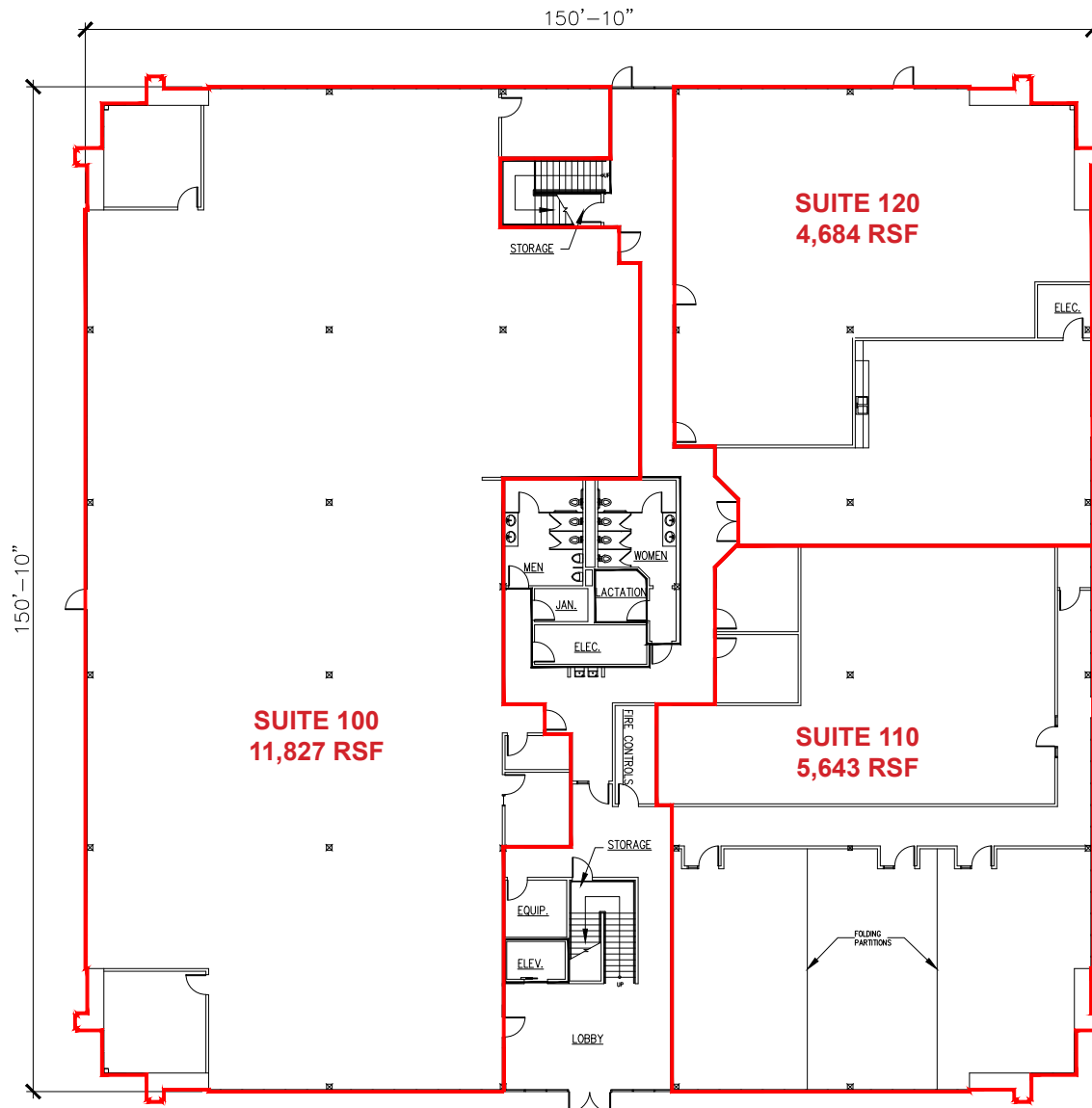
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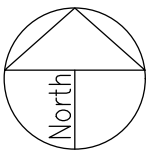
**1ST FLOOR PLAN
PROPOSED DIVISIBLE**

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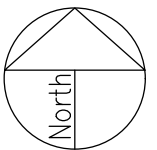
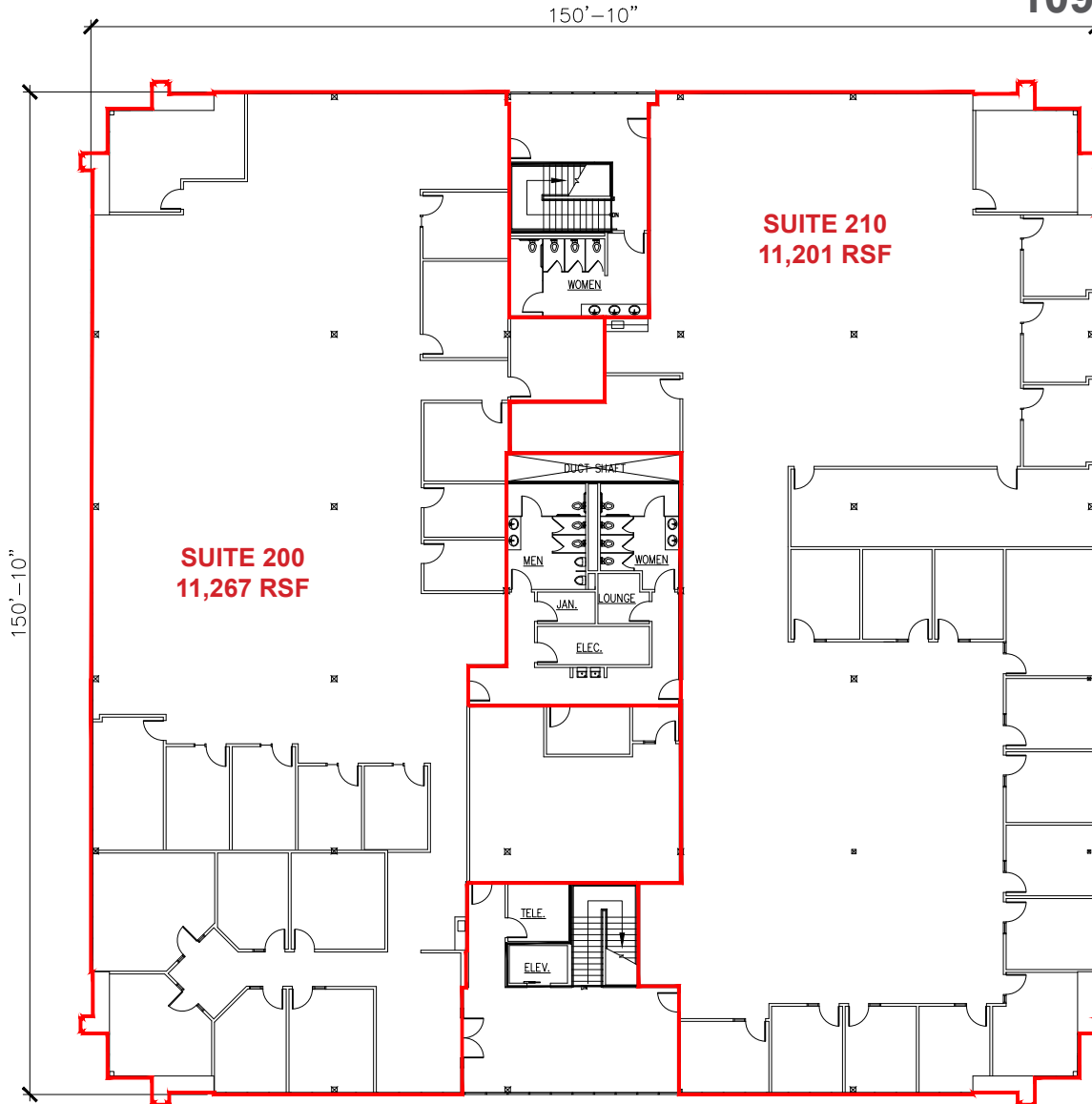
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2ND FLOOR PLAN
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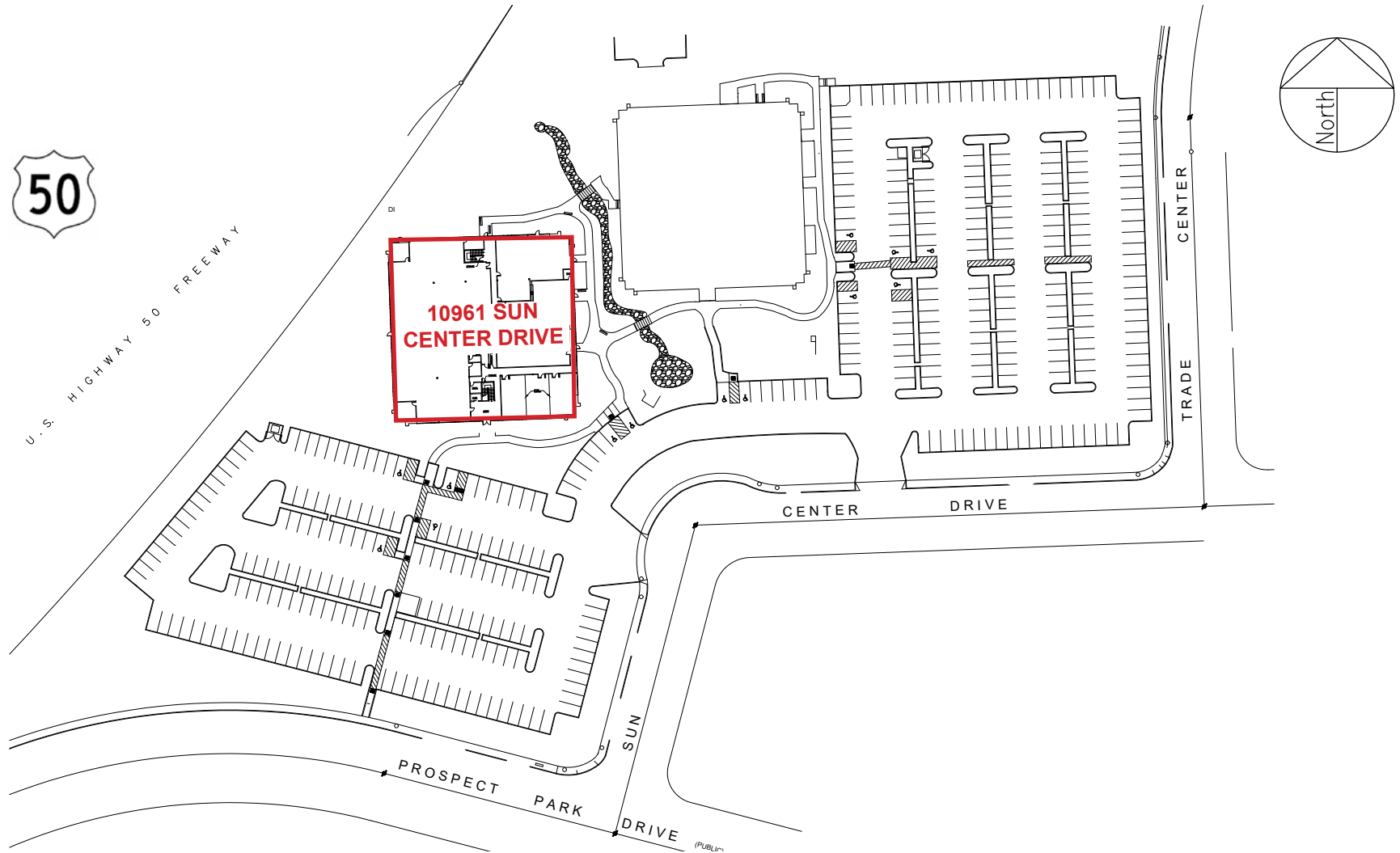
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SITE PLAN



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