

PARMER WEST

A **KARLIN** PROJECT

11000-11090 White Rock Road, Rancho Cordova, CA



NEWMARK

karlinre.com/portfolio

Todd Eschelman
916.569.2347
todd.eschelman@nrmk.com
CA RE License #0105114

Kirk Lange
916.569.2331
kirk.lange@nrmk.com
CA RE License #00870313

Project Highlights

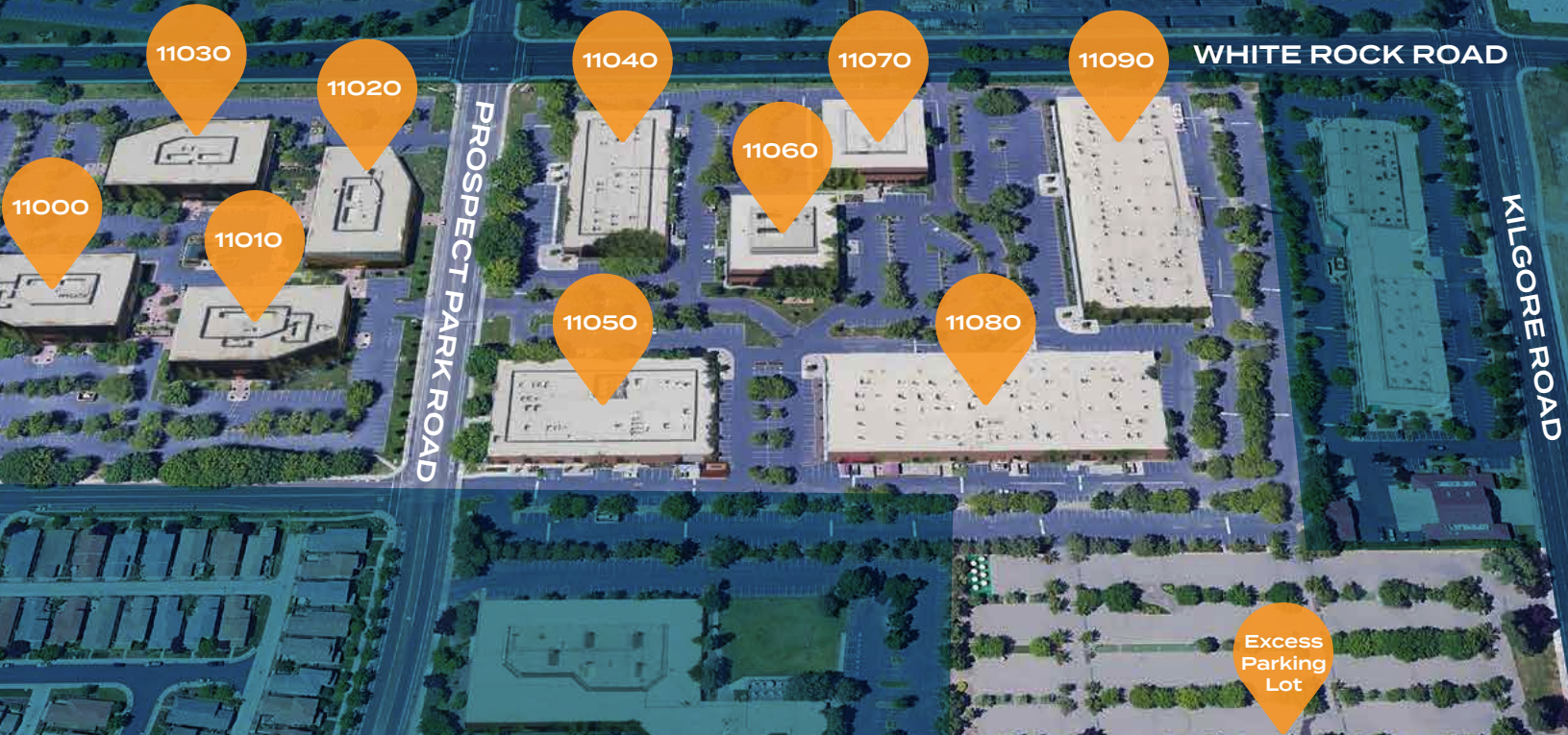


- Parmer West Office Campus Totaling ±530,000 SF in 10 Buildings
- On-Site Property Management & Engineering
- Above Standard Parking Ratio
Mature Landscaping in Campus Setting
- Beautiful Fountain with Courtyard and Outdoor Seating Areas
- Adjacent to New Residential Community, Capital Village, Including New Restaurants, Banks and Shops
- Conveniently Located near Highway 50, Light Rail and Public Transit
- New Project Amenities Include Bike Share Program, Ping Pong Tables and Hammocks **FLYER**
- Gourmet Food Trucks Servicing the Property Regularly
- On-site Fitness Center with Showers and Lockers **FLYER**
- New EV Charging Stations **FLYER**

BIKE SHARE PROGRAM

Property Aerial

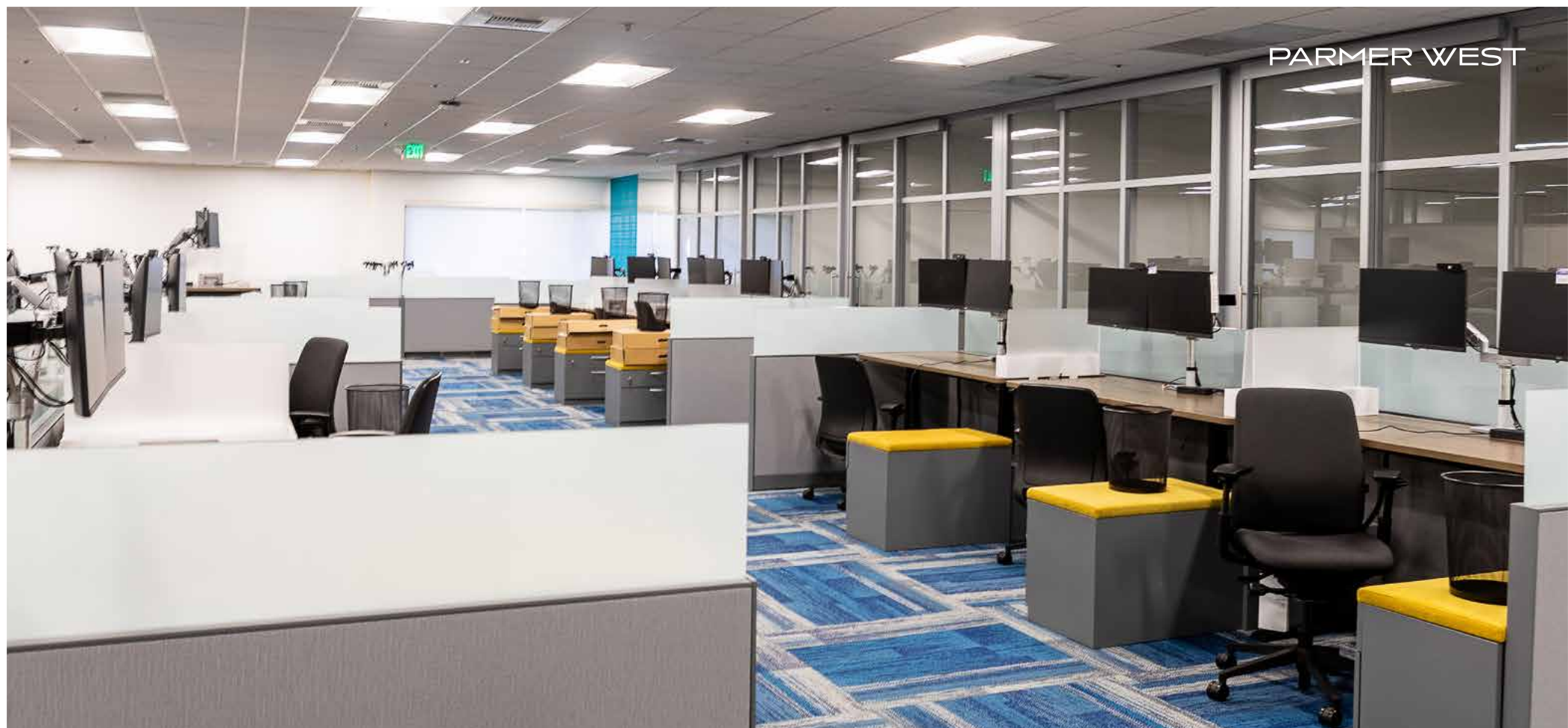
11000-11090 White Rock Road
Rancho Cordova, CA



WATCH VIDEO

Modern Interiors



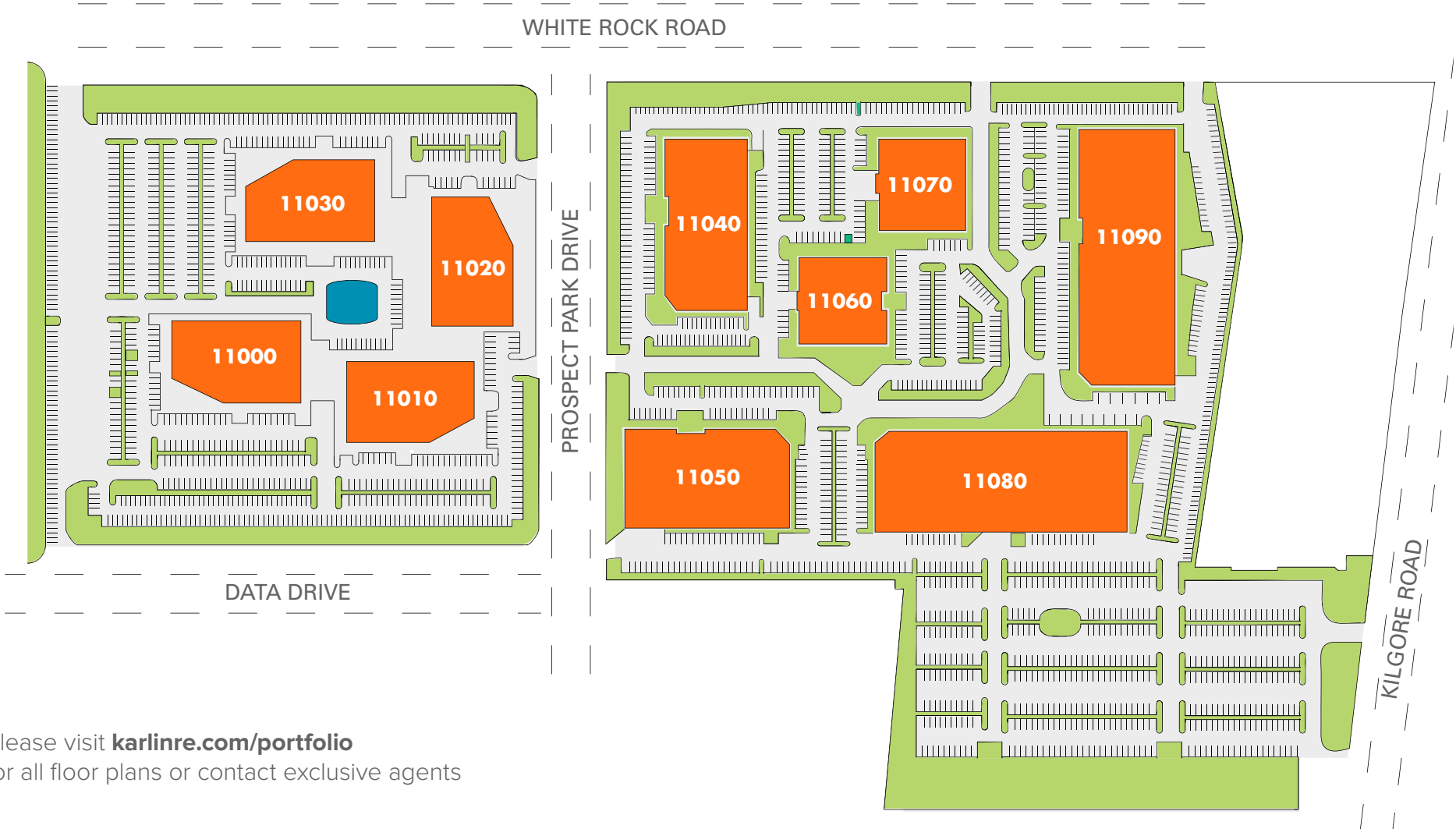


Modern Interiors



Available Space

±4,720 - ±108,000 SQUARE FEET



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Relaxing Outdoors

PROPERTY AMENITIES



Location Map

36 MIN TO
SACRAMENTO
METRO (SMF) AIRPORT

Adjacent to New Residential Community, Capital Village,
Including New Restaurants, Banks & Shops

Located near Highway 50, Light Rail and Public Transit

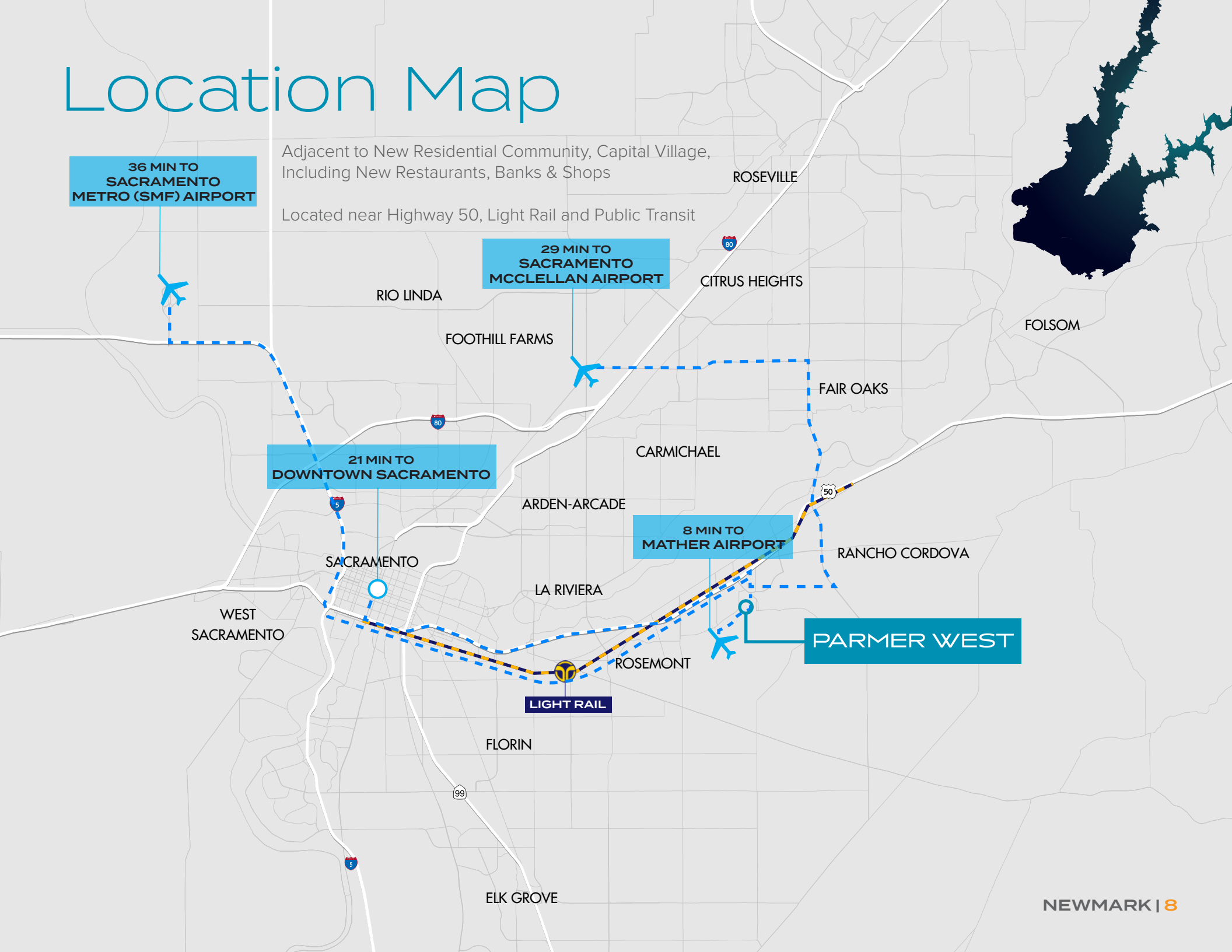
29 MIN TO
SACRAMENTO
MCCLELLAN AIRPORT

21 MIN TO
DOWNTOWN SACRAMENTO

8 MIN TO
MATHER AIRPORT

PARMER WEST

LIGHT RAIL



Amenities Map

RANCHO CORDOVA TOWN CENTER/
ZINFANDEL PLAZA <6 MIN

RESTAURANTS/
SUNRISE BLVD <8 MIN

RESTAURANTS/
SUNSHINE BLVD <5 MIN

HOTELS/
ZINFANDEL DR <4 MIN

CAPITAL VILLAGE <5 MIN

PARMER WEST



DOUBLETREE HOTEL



HOTELS • RESORTS • SUITES

INN & SUITES



PARMER WEST



HYATT PLACE



Zinfandel Pedestrian
Overcrossing Project



Old Place

Douglas Rd



Zinfandel Dr

White Rock Rd

Sunrise Blvd

Folsom Blvd

Space to Unwind

PROPERTY AMENITIES



Major Tenants

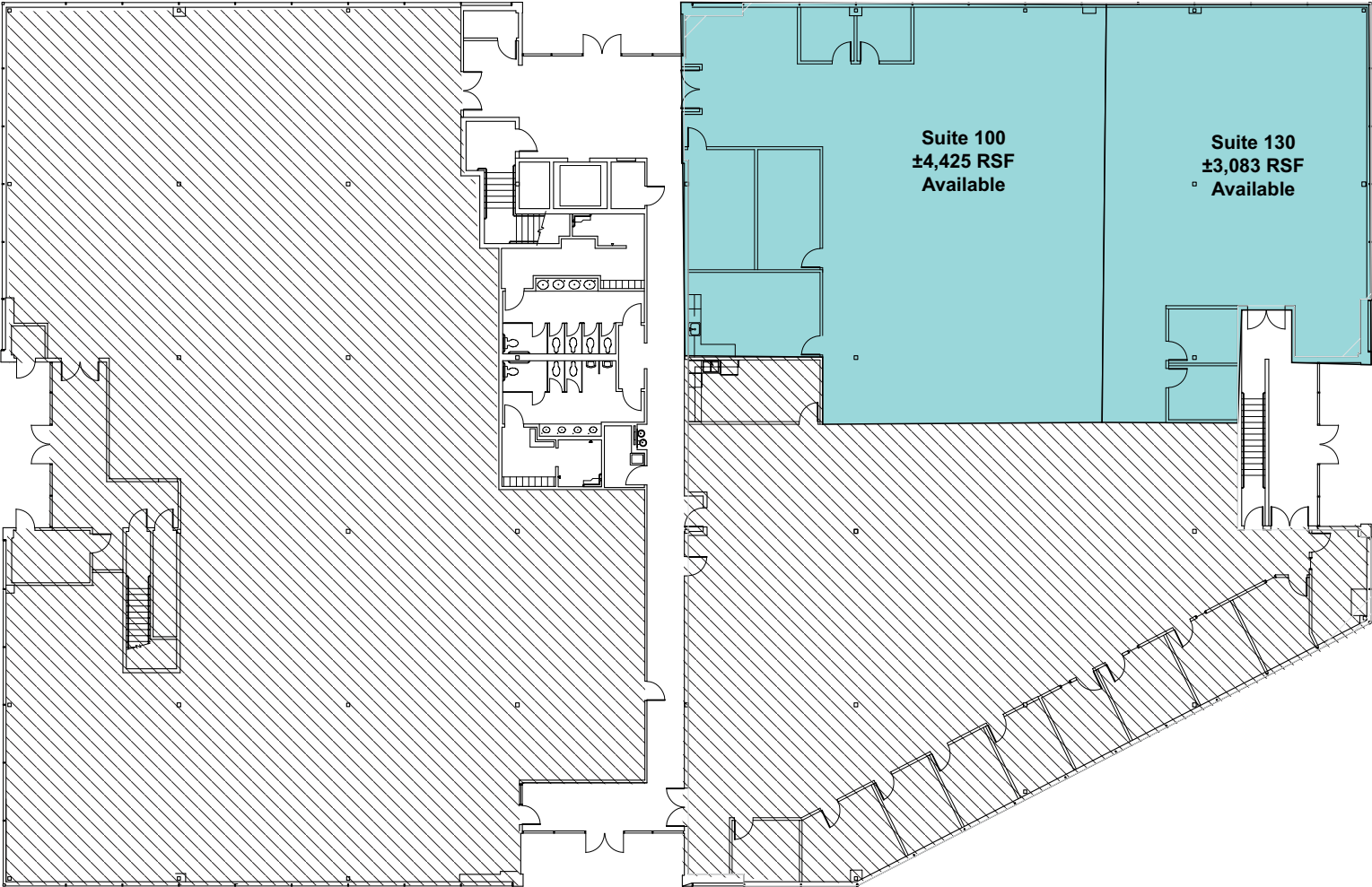
WITHIN PARMER WEST



A collection of logos for major tenants, each enclosed in a teardrop-shaped outline. The logos are arranged in a roughly circular pattern. From top to bottom, the logos are: BlueCross (a blue cross with a globe inside), GEICO (the word 'GEICO' in blue), SuperiorVision (a blue sunburst icon followed by the text 'SuperiorVision'), TRAVELERS Insurance (the word 'TRAVELERS' in black with a red umbrella icon, and 'Insurance. In-synch.' below it), CGI (the letters 'CGI' in red), Magellan HEALTH (the word 'Magellan' in black and 'HEALTH' in blue below it), and SACRAMENTO COUNTY (the word 'SACRAMENTO' in blue above 'COUNTY' in blue, with a blue wave graphic below).

11010 White Rock

FIRST FLOOR

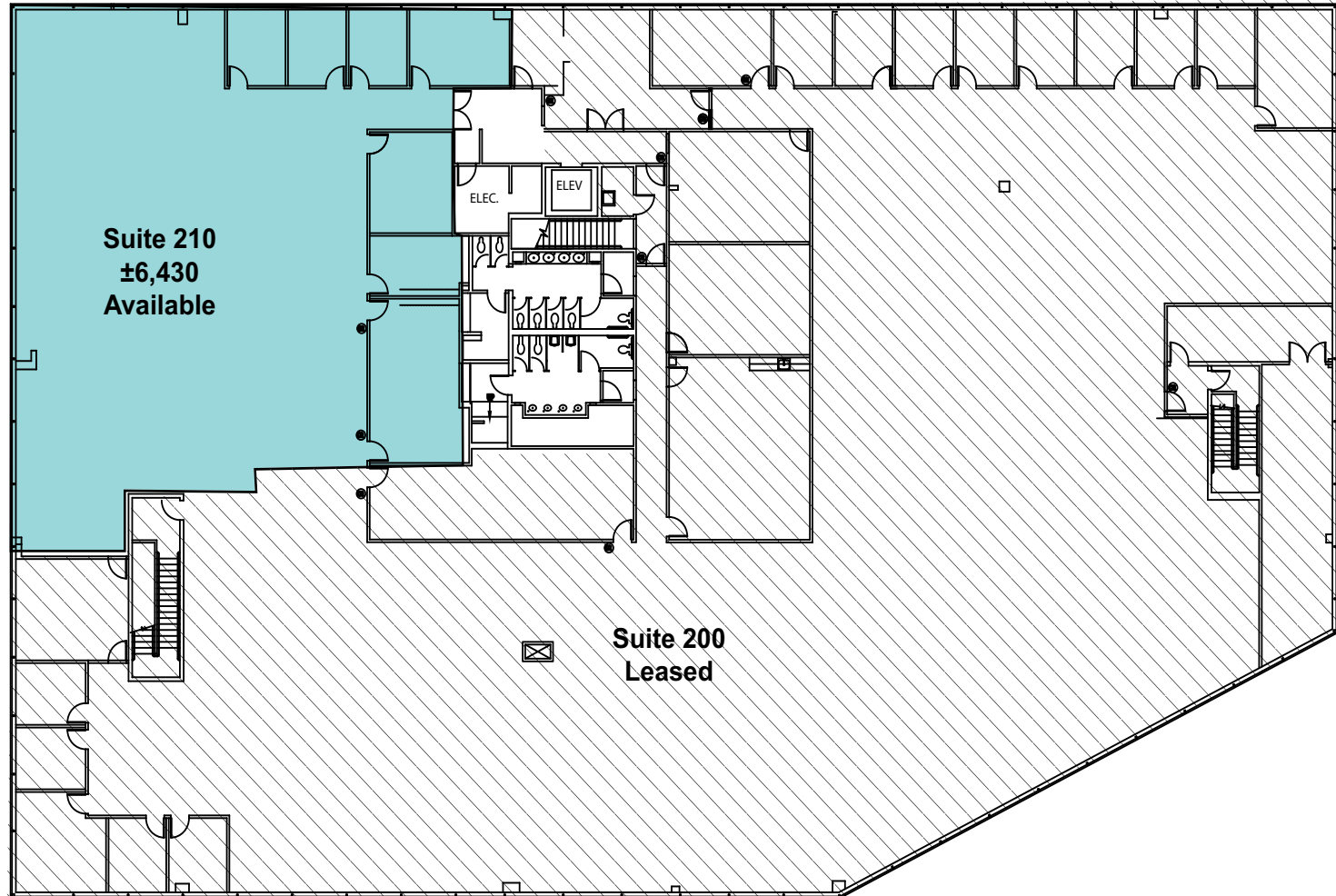


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< Back to Available Spaces

11010 White Rock

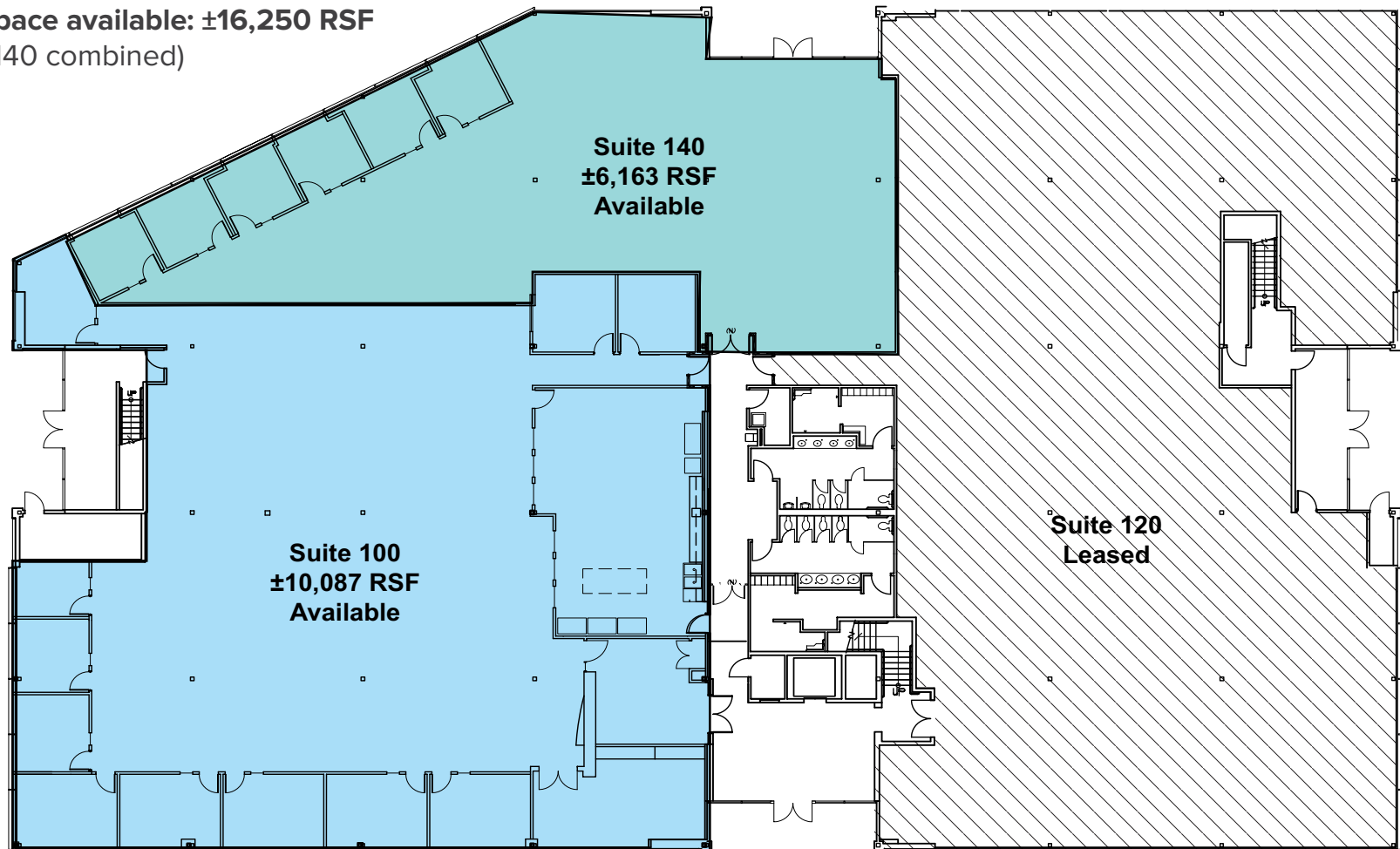
SECOND FLOOR



11020 White Rock

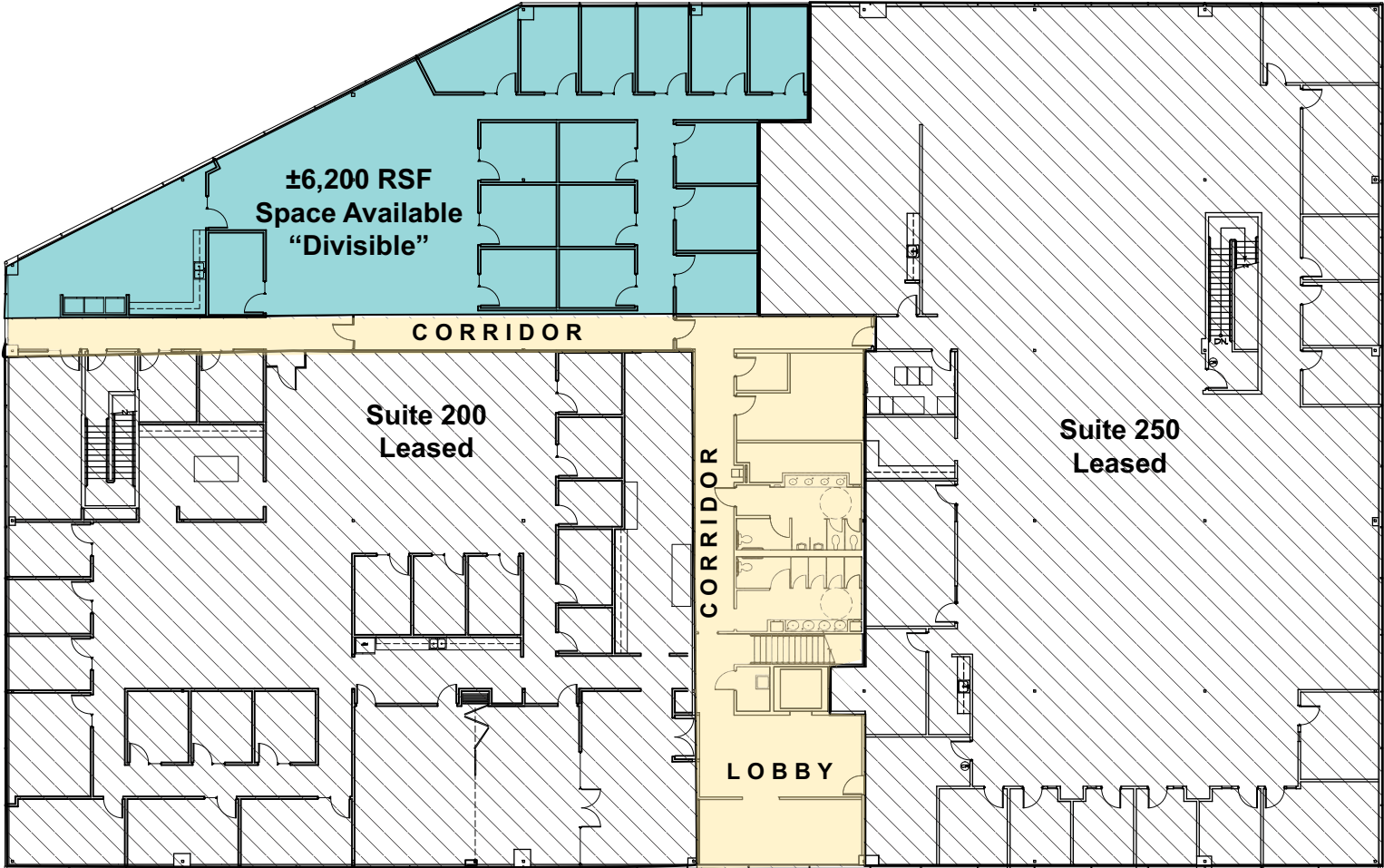
FIRST FLOOR

Contiguous space available: ±16,250 RSF
 (Suites 100 & 140 combined)



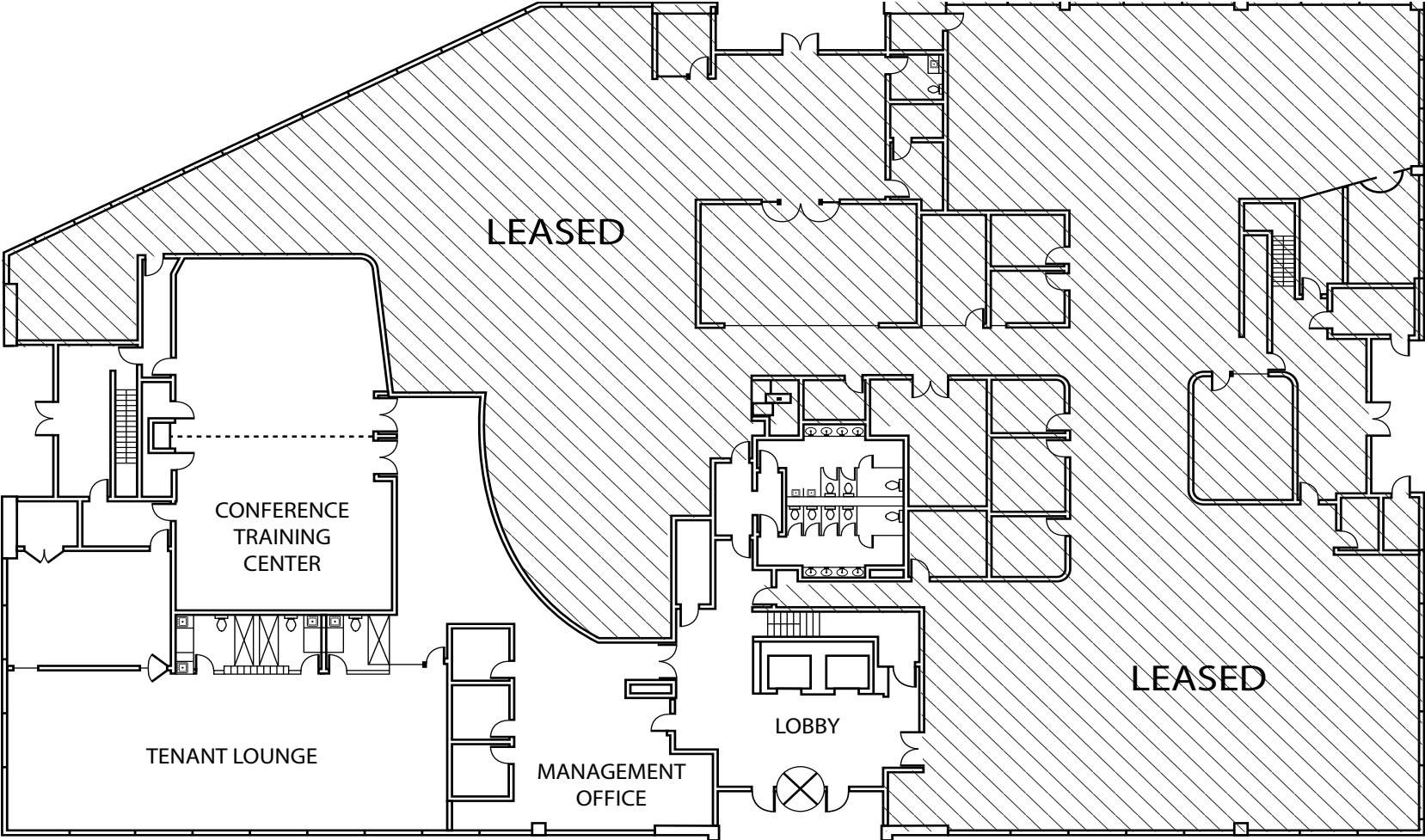
11020 White Rock

SECOND FLOOR



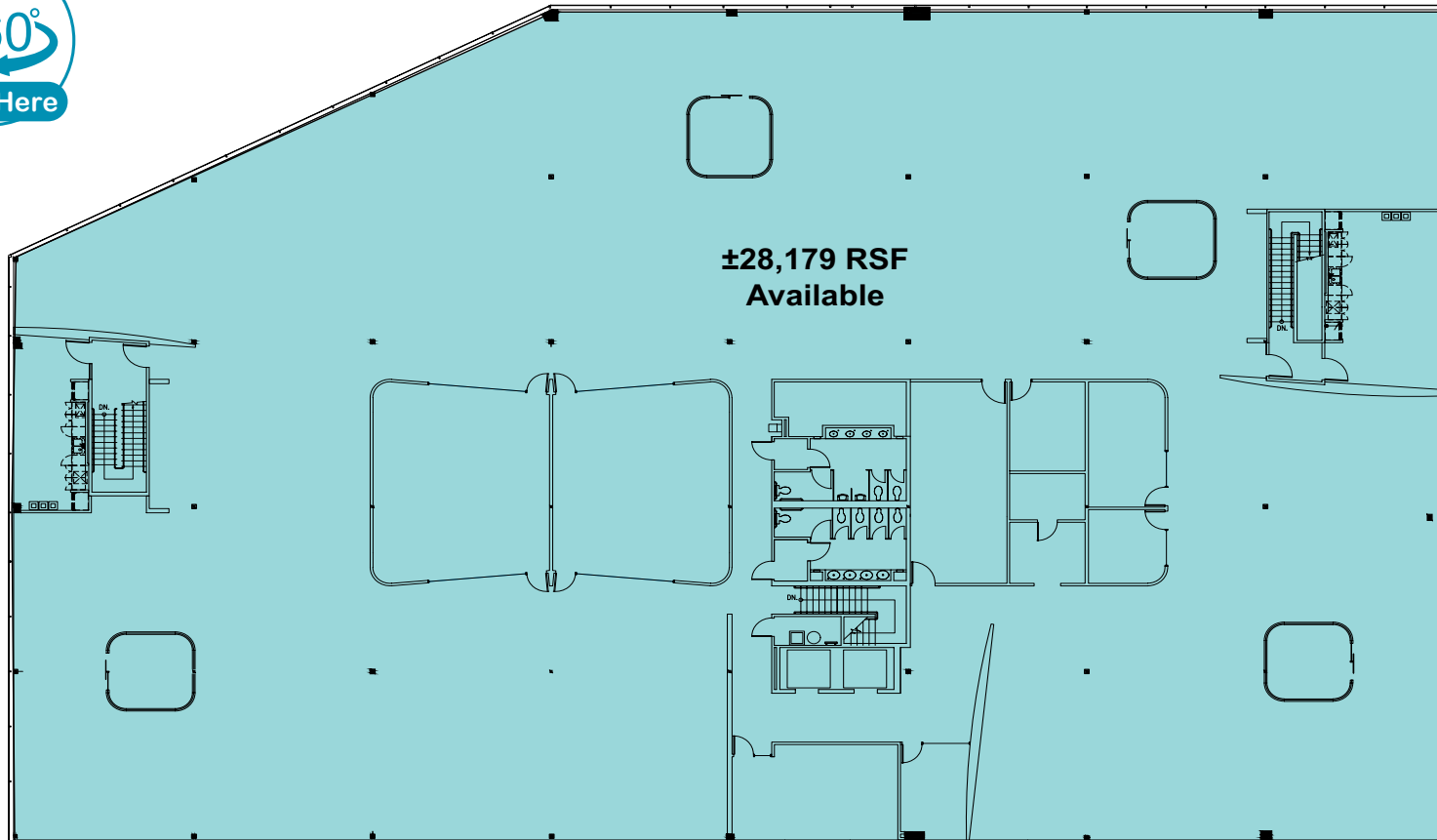
11030 White Rock

FIRST FLOOR



11030 White Rock

SECOND FLOOR

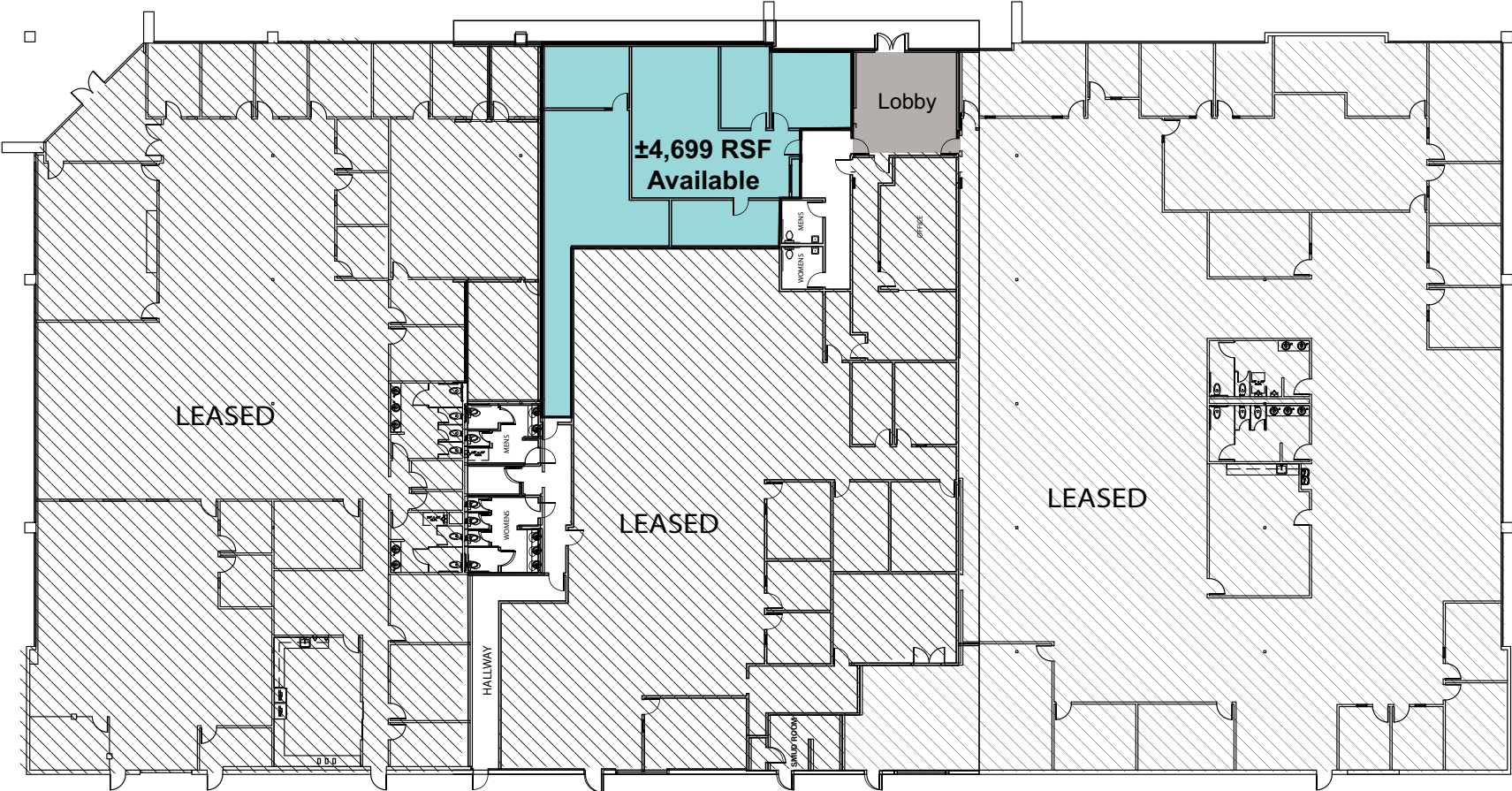


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11040 White Rock

FIRST FLOOR

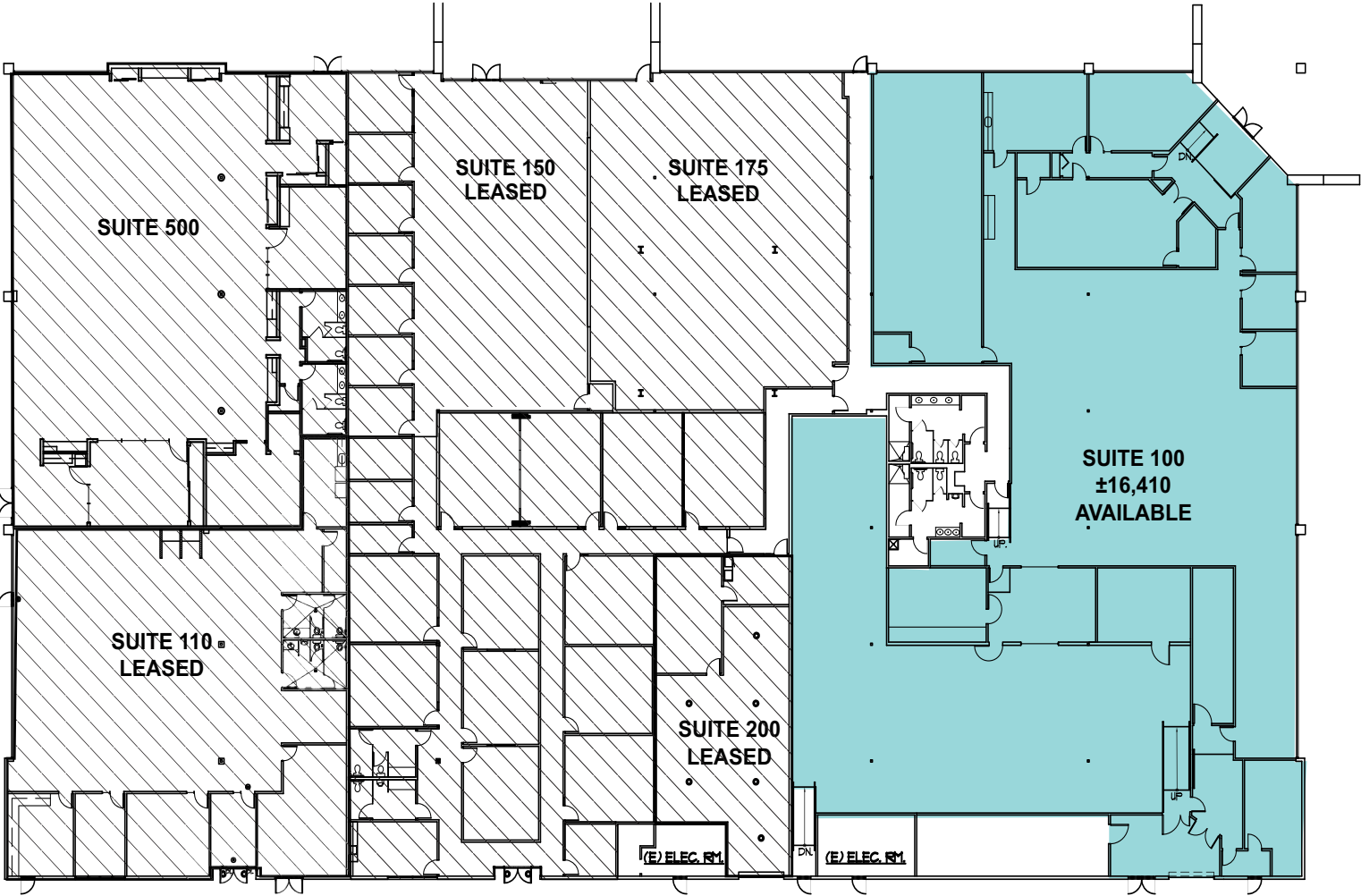


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11050 White Rock

FIRST FLOOR

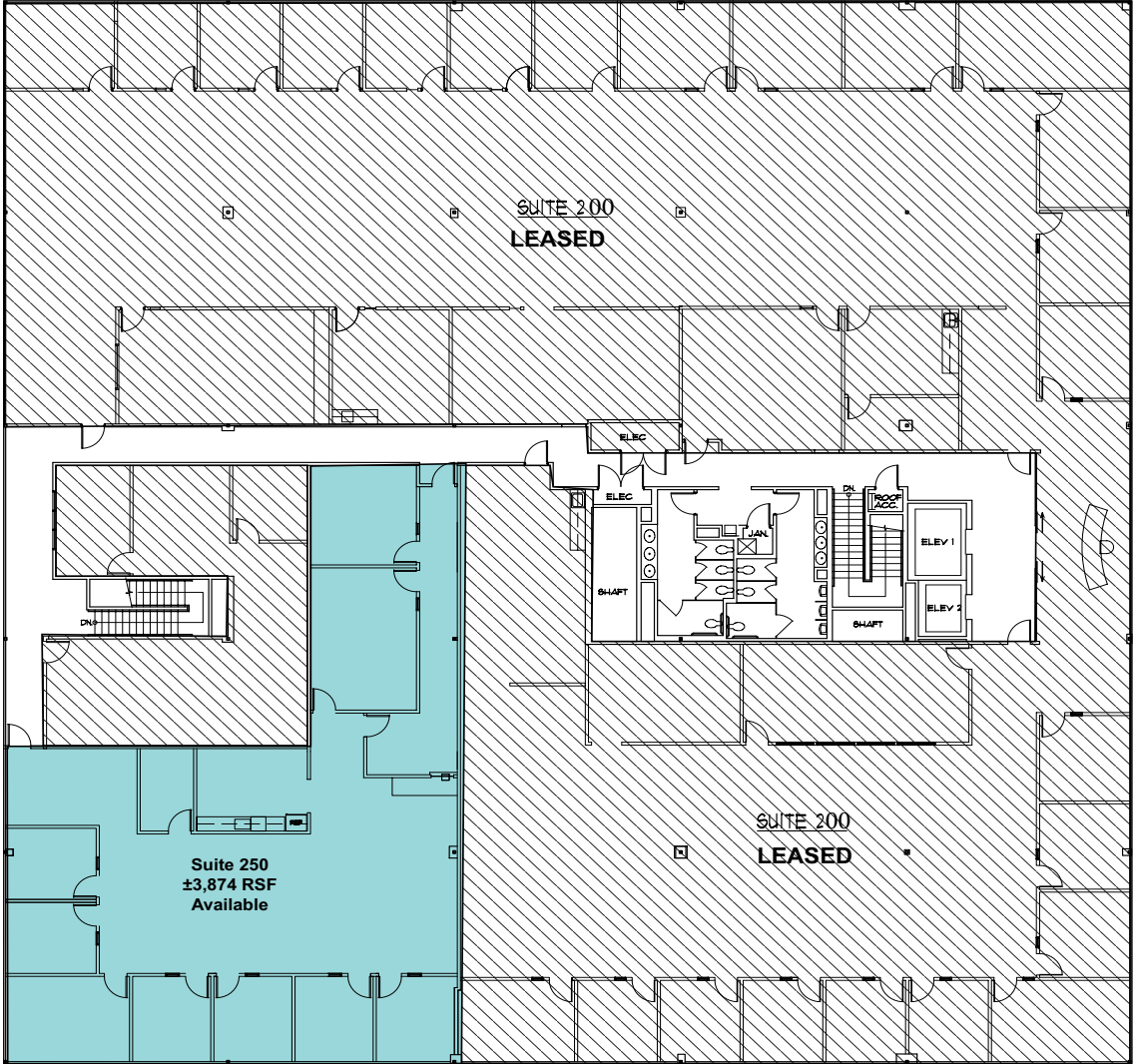


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11060 White Rock

SECOND FLOOR

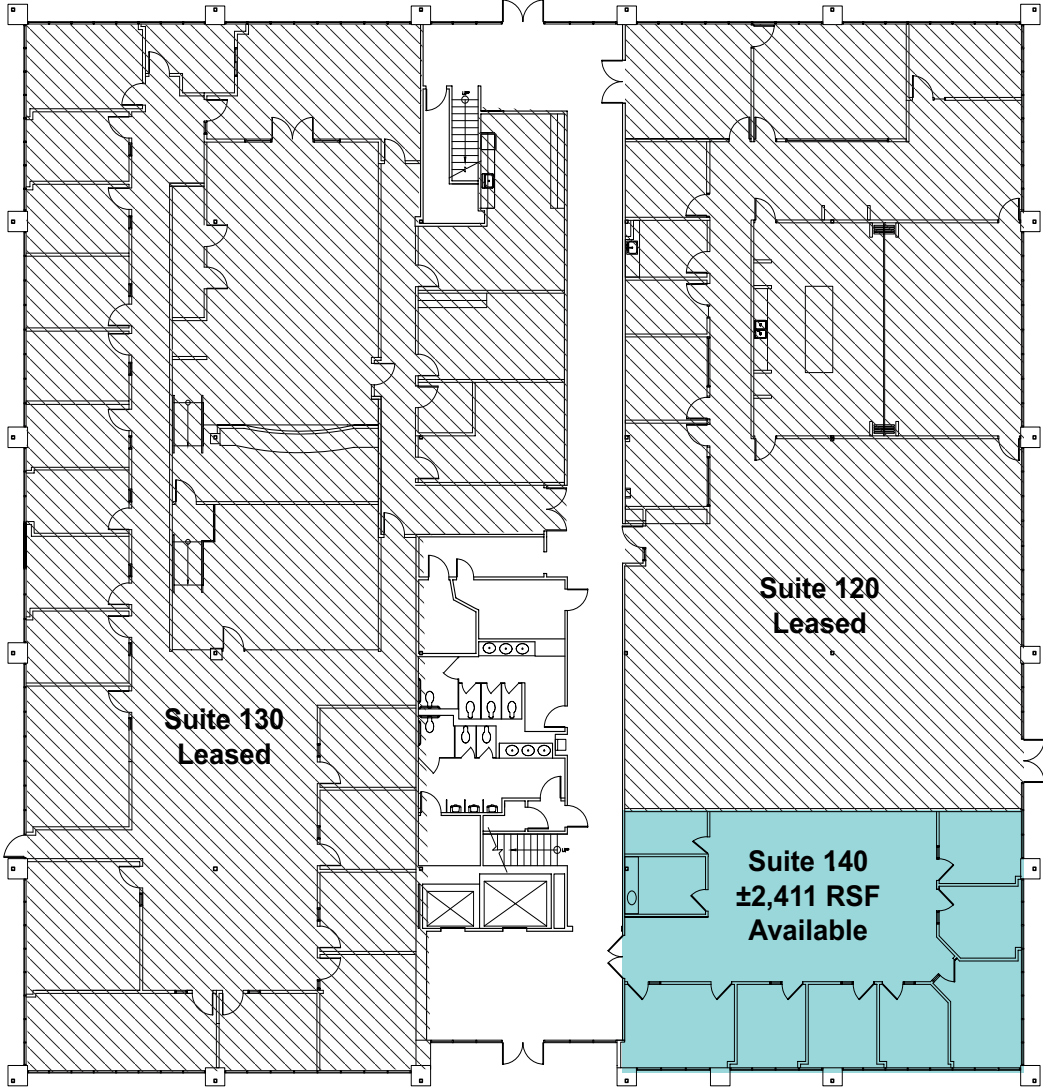


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11070 White Rock

FIRST FLOOR

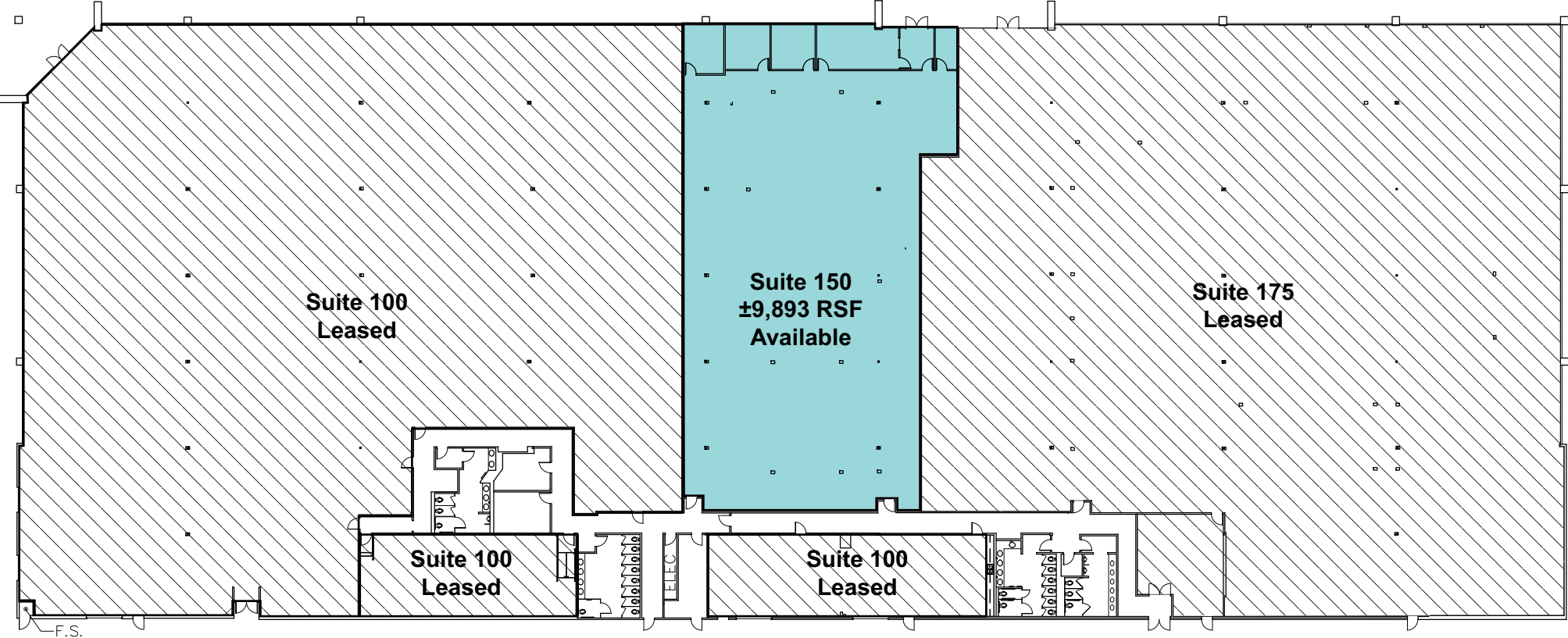


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11090 White Rock

FIRST FLOOR



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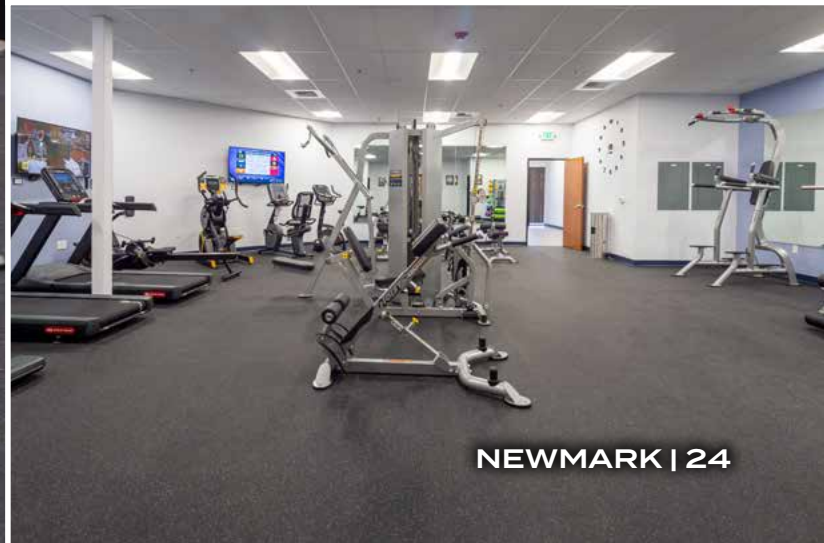
An Open Feeling



On-Site
Fitness Center



PARMER WEST



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PARMER WEST

EV Charging Stations

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CA RE License #0105114

Kirk Lange

916.569.2331

kirk.lange@nmrk.com

CA RE License #00870313

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980 9TH ST SUITE 2500, SACRAMENTO, CA 95814