

PROSPECT PARK
11171 SUN CENTER DR
RANCHO CORDOVA, CA

FOR LEASE

1,627 RSF - 10,886 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

COMPLETELY REMODELED

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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916.779.1000

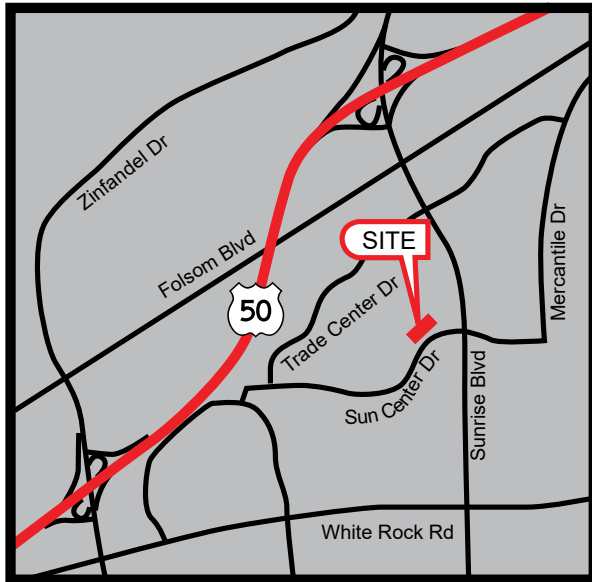
FEATURES:

- Two-story ±37,000 RSF Class-A office building in Prospect Park
- Great freeway access to Hwy 50 at Sunrise Blvd
- Building signage available
- Modernized HVAC system
- Above standard 5/1,000 SF parking
- Ground floor lockers/showers
- Full 5% lease commission

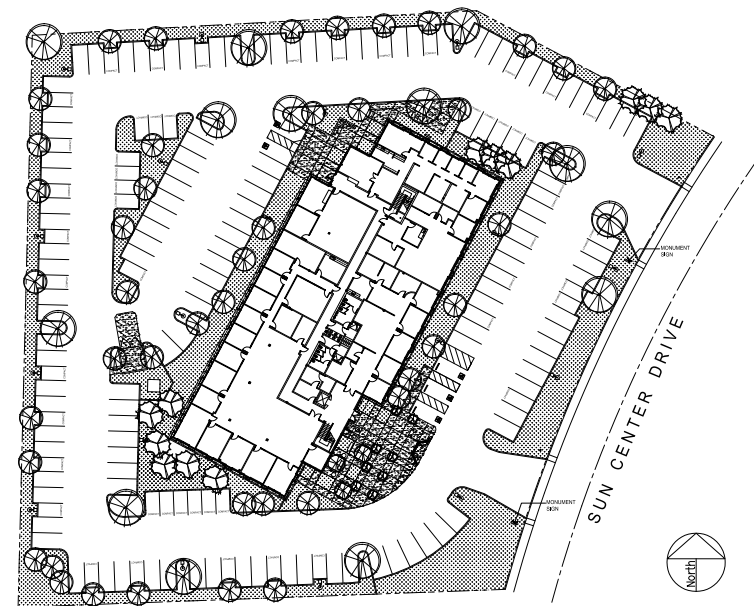
LEASE RATES: (Full Service)

Suite 100:	8,241 RSF	\$14,751.00 (\$1.79 PSF/MO)
Suite 120:	1,627 RSF	\$ 3,010.00 (\$1.85 PSF/MO)
Suite 180:	2,216 RSF	\$ 3,967.00 (\$1.79 PSF/MO)
Suite 195:	2,849 RSF	\$ 5,100.00 (\$1.79 PSF/MO)
Suite 200:	4,272 RSF	\$ 7,647.00 (\$1.79 PSF/MO)
Suite 215:	1,649 RSF	\$ 2,952.00 (\$1.79 PSF/MO)
Suite 250:	2,243 RSF	\$ 4,015.00 (\$1.79 PSF/MO)
Suite 270:	4,371 RSF	\$ 7,824.00 (\$1.79 PSF/MO)

Suites 200/200B/270 can be combined for 10,886 RSF.



SITE PLAN



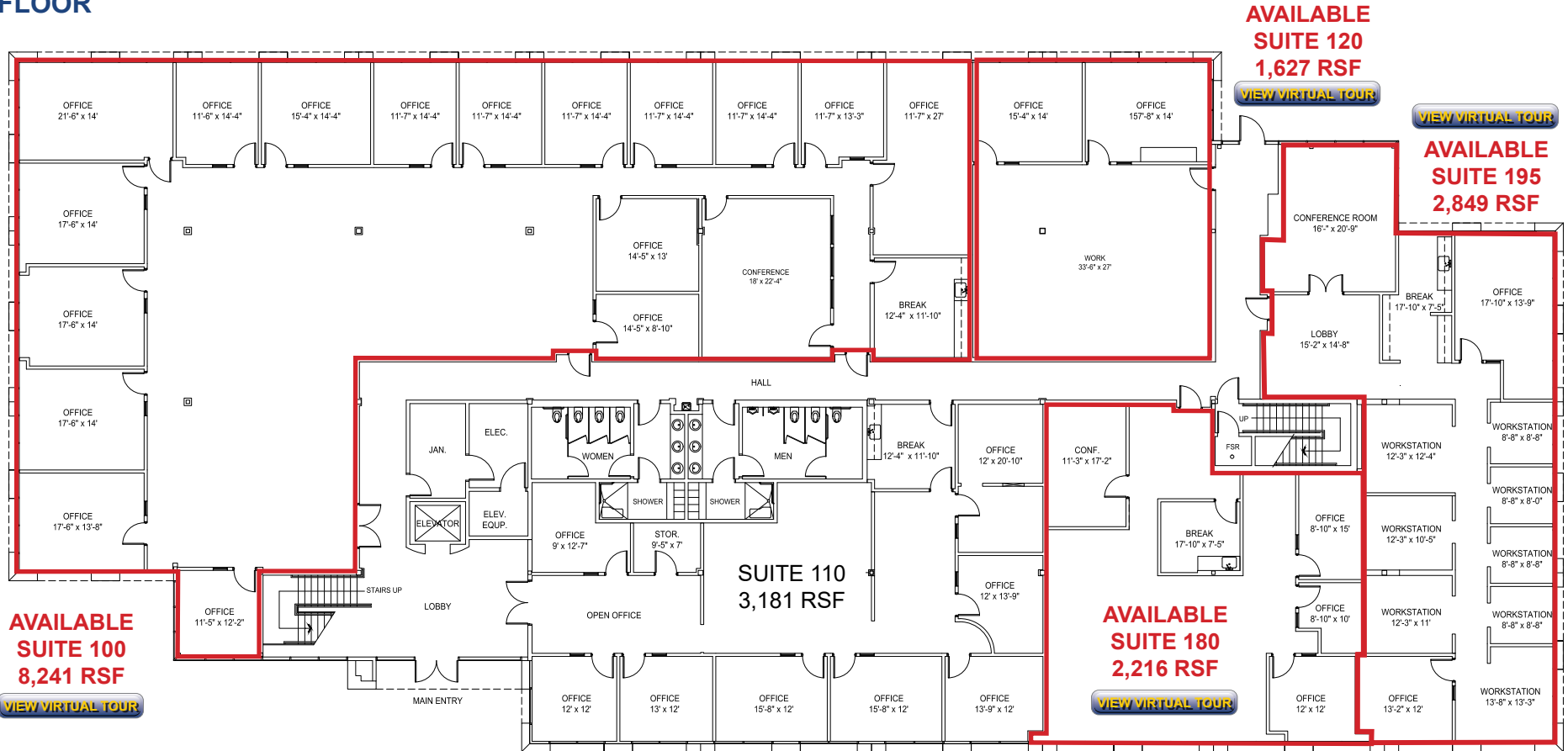
ETHAN CONRAD PROPERTIES, INC.

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

www.ethanconradprop.com

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1ST FLOOR



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PAGE

5