

FOR LEASE

**2995
11017**

**PROSPECT PARK DR.
COBBLEROCK DR.**

RANCHO CORDOVA, CA

PROPERTY HIGHLIGHTS

- Two story Class A Brick Office Building
- Monument/Building Signage available
- Flexible Floor plates with excellent window line
- Parking Ratio: 5.0/1,000 SF, Free surface spaces
- Prominently located at the corner of Prospect Park Drive and Cobblerock Drive, in the heart of Prospect Park
- Café across the street within walking distance
- Outdoor picnic area
- On-site shower/lockers

11017

CHRIS SCHWARZE

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ZACH MOSLE, CCIM

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CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800
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1st FLOOR

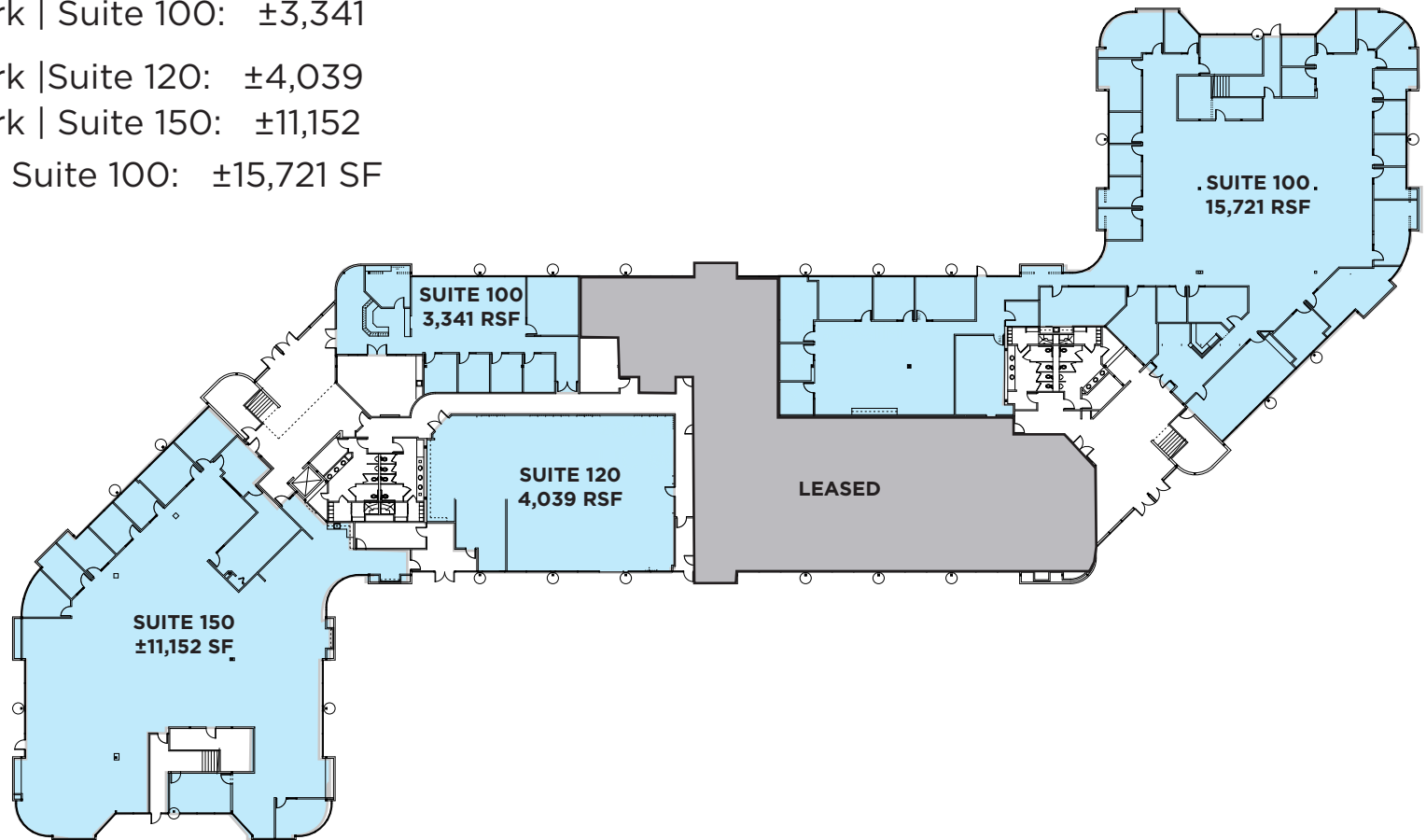
Lease Rate: \$1.95 PSF Fully Serviced

2995 Prospect Park | Suite 100: $\pm 3,341$

2995 Prospect Park | Suite 120: $\pm 4,039$

2995 Prospect Park | Suite 150: $\pm 11,152$

11017 Cobblerock | Suite 100: $\pm 15,721$ SF



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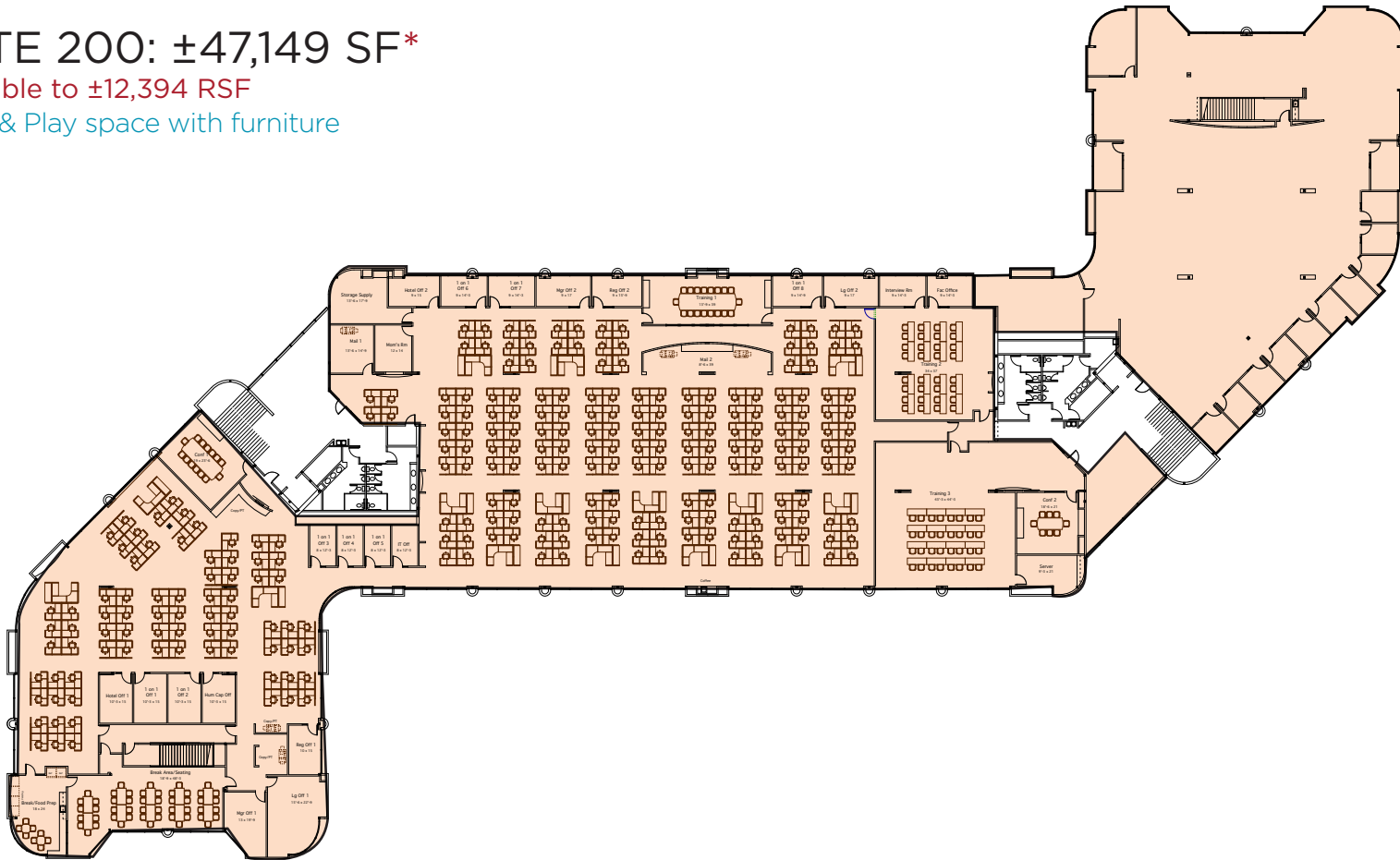
2ND FLOOR

Lease Rate: \$1.95 PSF Fully Serviced

SUITE 200: ±47,149 SF*

* Divisible to ±12,394 RSF

- Plug & Play space with furniture



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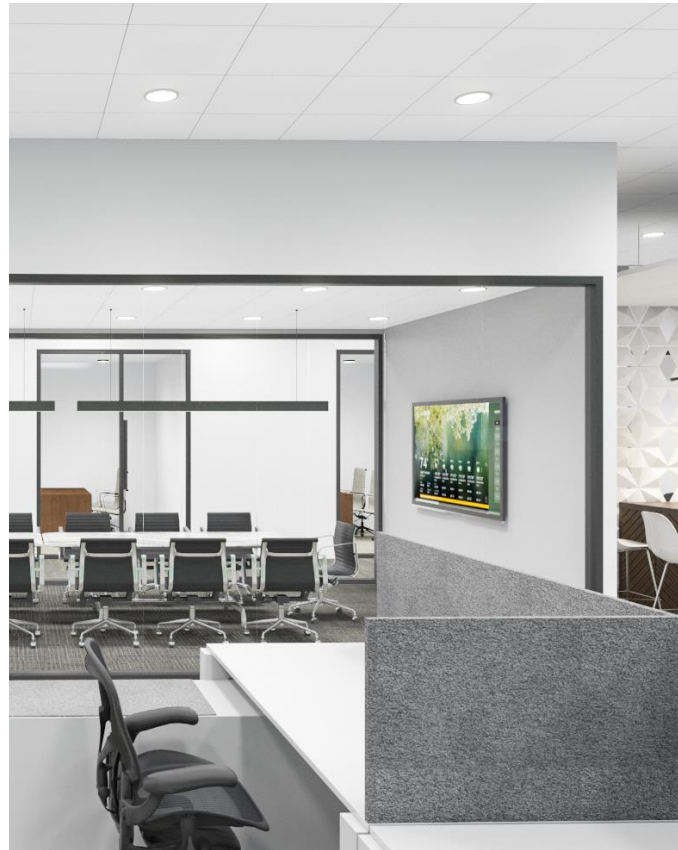
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SAMPLE FINISHES | FIRST FLOOR



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SAMPLE FINISHES | SECOND FLOOR



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[View Site Specific COVID-19 Prevention Plan](#)

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