

## 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

## NEW AMENITIES COMING SOON!

- SPORTS COURT WITH PICKLEBALL & BASKETBALL
- PUTTING GREEN
- BIKE SHARE PROGRAM

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



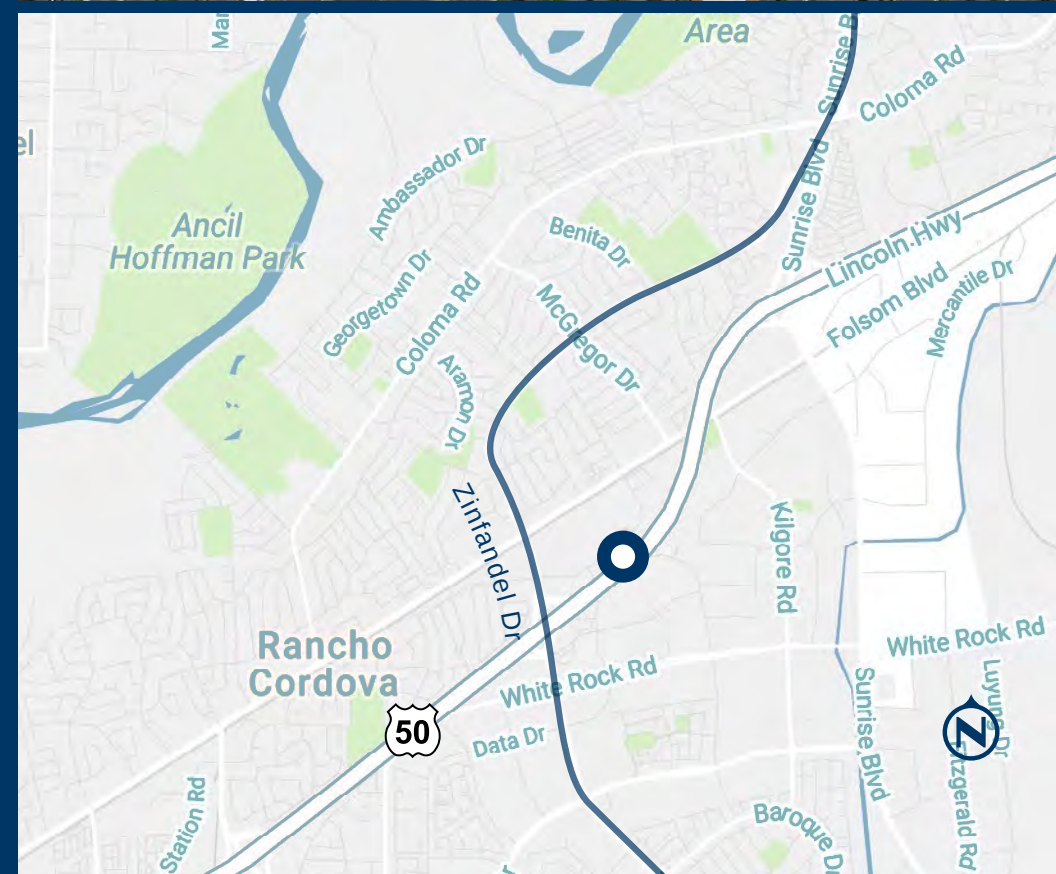
On-site  
Security Patrol



±35,299 RSF at  
11050 Olson Dr



Upgrades include  
new Restrooms,  
Showers, Lobbies  
and Common Areas

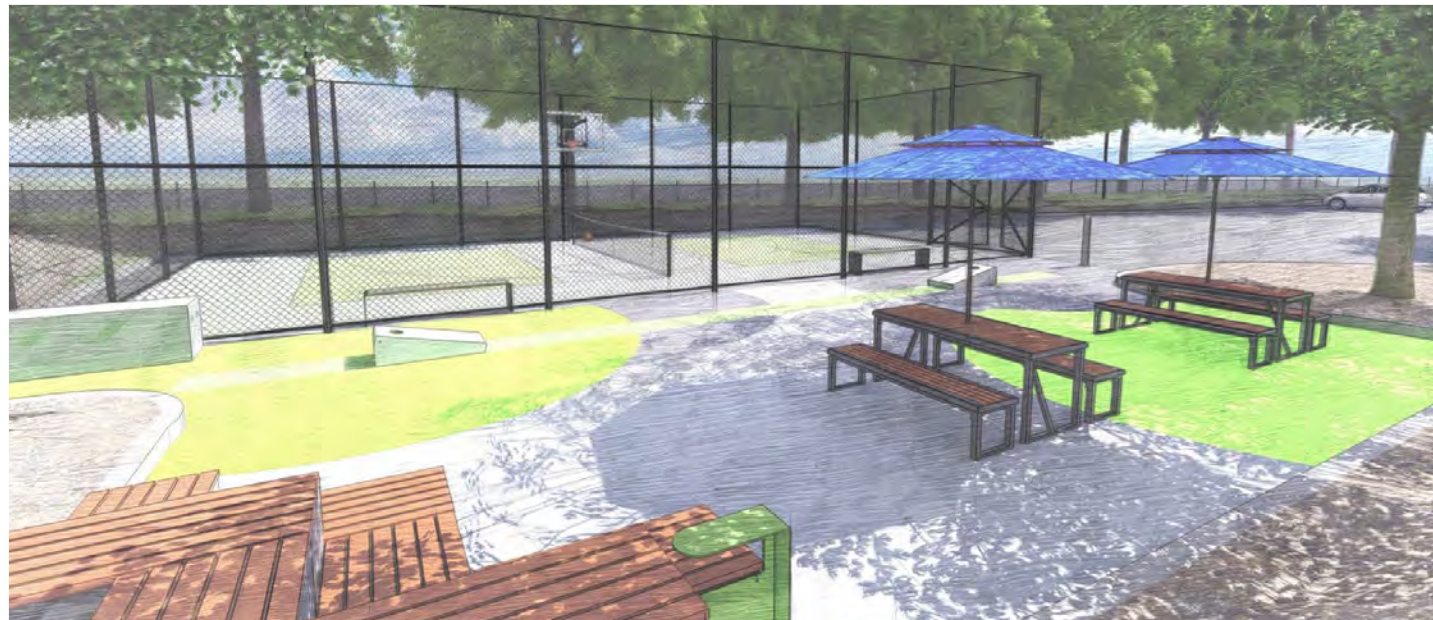


# NEW AMENITIES COMING SOON!

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA



Sport Court with Pickleball  
and Basketball, Putting Green,  
Bike Share Program



# 11000 & 11050 OLSON DRIVE THE BUILDINGS

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

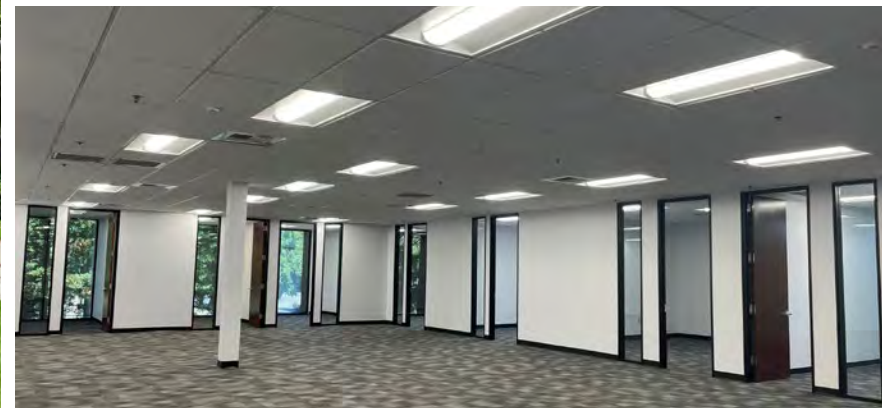


# 11000 OLSON DR - FULLY LEASED!

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 |                                                                                                  |
|------------------------------|-------|--------------------|-------------------|--------------------------------------------------------------------------------------------------|
| 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        | VIRTUAL TOUR  |
| 11050 - 2nd Flr. (Furnished) | 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.

# 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 200 | SEAT INVENTORY

|                                               |      |
|-----------------------------------------------|------|
| Estimated # of Desks/Cubes (interior):        | 73** |
| # of Large Conference Rooms:                  | 3    |
| # of Private Offices (window-lined exterior): | 7    |
| # of Small/Medium Breakout Rooms:             | 3    |
| Kitchen/Break Area:                           | 1    |

**\*Suite 205**  
**±16,869 RSF**

VIRTUAL  
TOUR

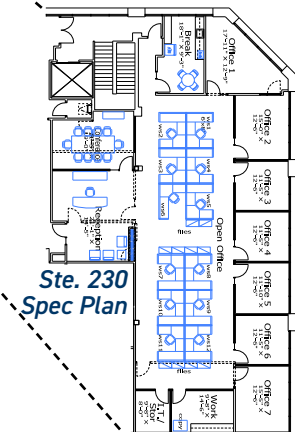


**Plug & Play!**  
**Furniture**  
**Available!**

## SUITE 205 | SEAT INVENTORY

|                                               |      |
|-----------------------------------------------|------|
| Estimated # of Desks/Cubes (interior):        | 87** |
| # of Large Conference Rooms:                  | 3    |
| # of Private Offices (window-lined exterior): | 17   |
| # of Small/Medium Breakout Rooms:             | 7    |
| Kitchen/Break Area:                           | 1    |

**Suite 230**  
**±4,033 RSF**



## SUITE 230 | SEAT INVENTORY

|                                               |      |
|-----------------------------------------------|------|
| Estimated # of Desks/Cubes (interior):        | 12** |
| # of Medium Conference Rooms (10 people):     | 1    |
| # of Private Offices (window-lined exterior): | 7    |
| # of Small/Medium Breakout Rooms:             | 1    |
| Kitchen/Break Area:                           | 1    |

\*\*Not including private offices and conference rooms.

11050 OLSON DRIVE  
**2ND FLOOR**

11000 & 11050 OLSON DRIVE | RANCHO CORDOVA, CA

**SUITE 200 - PROSPECTIVE LAYOUT**



**BEFORE**



**AFTER**



# 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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