

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

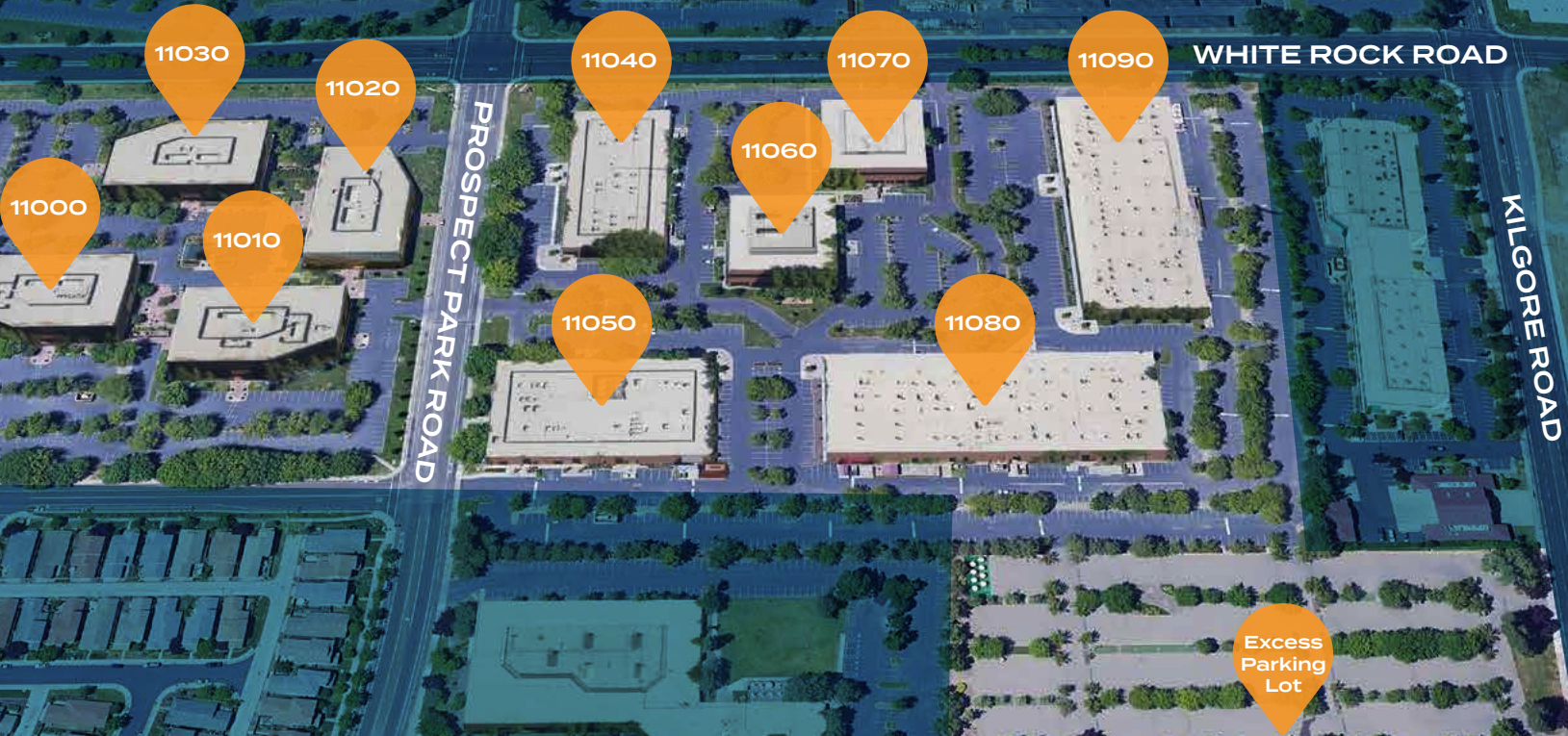


- Parmer West Office Campus Totaling ±530,000 SF in 10 Buildings
- On-Site Property Management & Engineering
- Above Standard Parking Ratio
Mature Landscaping in Campus Setting
- Beautiful Fountain with Courtyard and Outdoor Seating Areas
- Adjacent to New Residential Community, Capital Village, Including 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

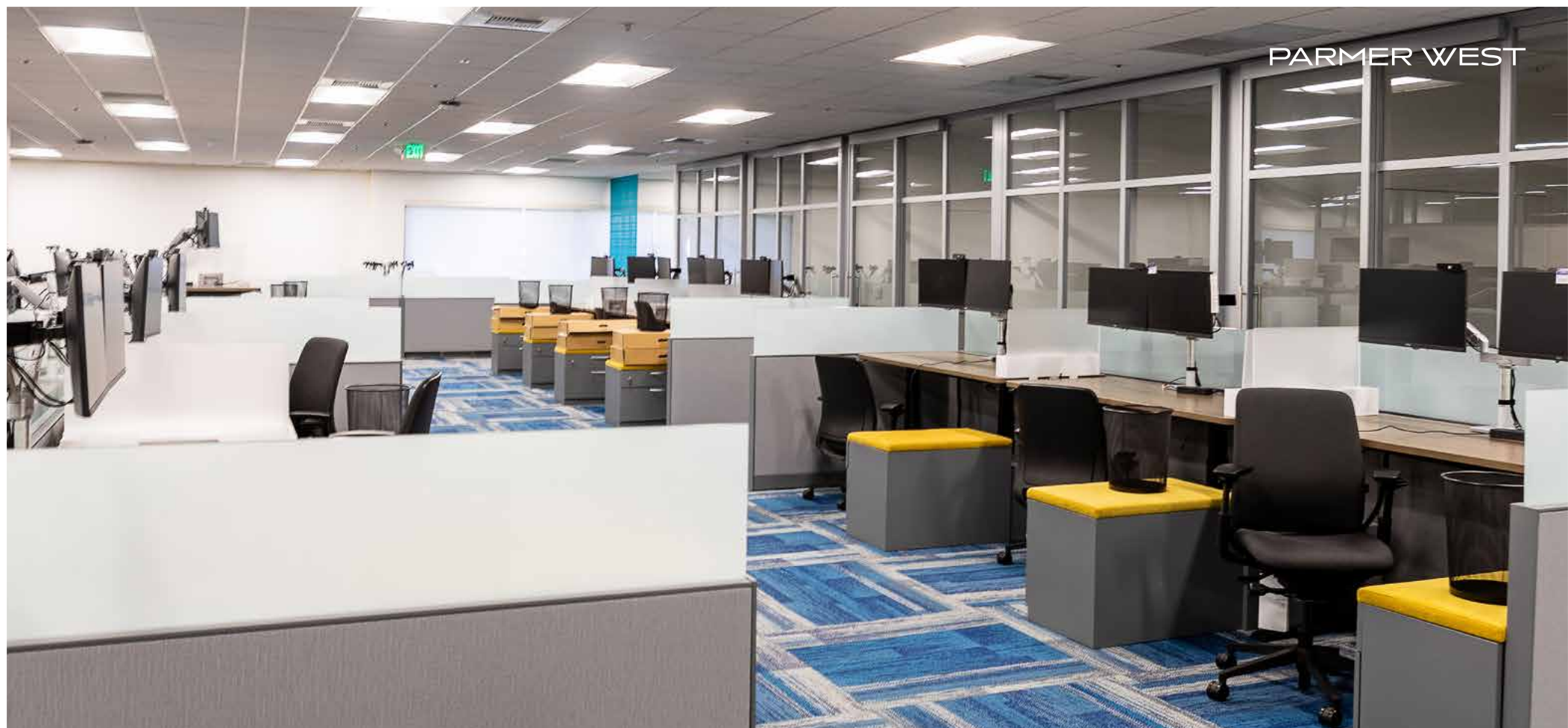
11000-11090 White Rock Road
Rancho Cordova, CA



WATCH VIDEO

Modern Interiors



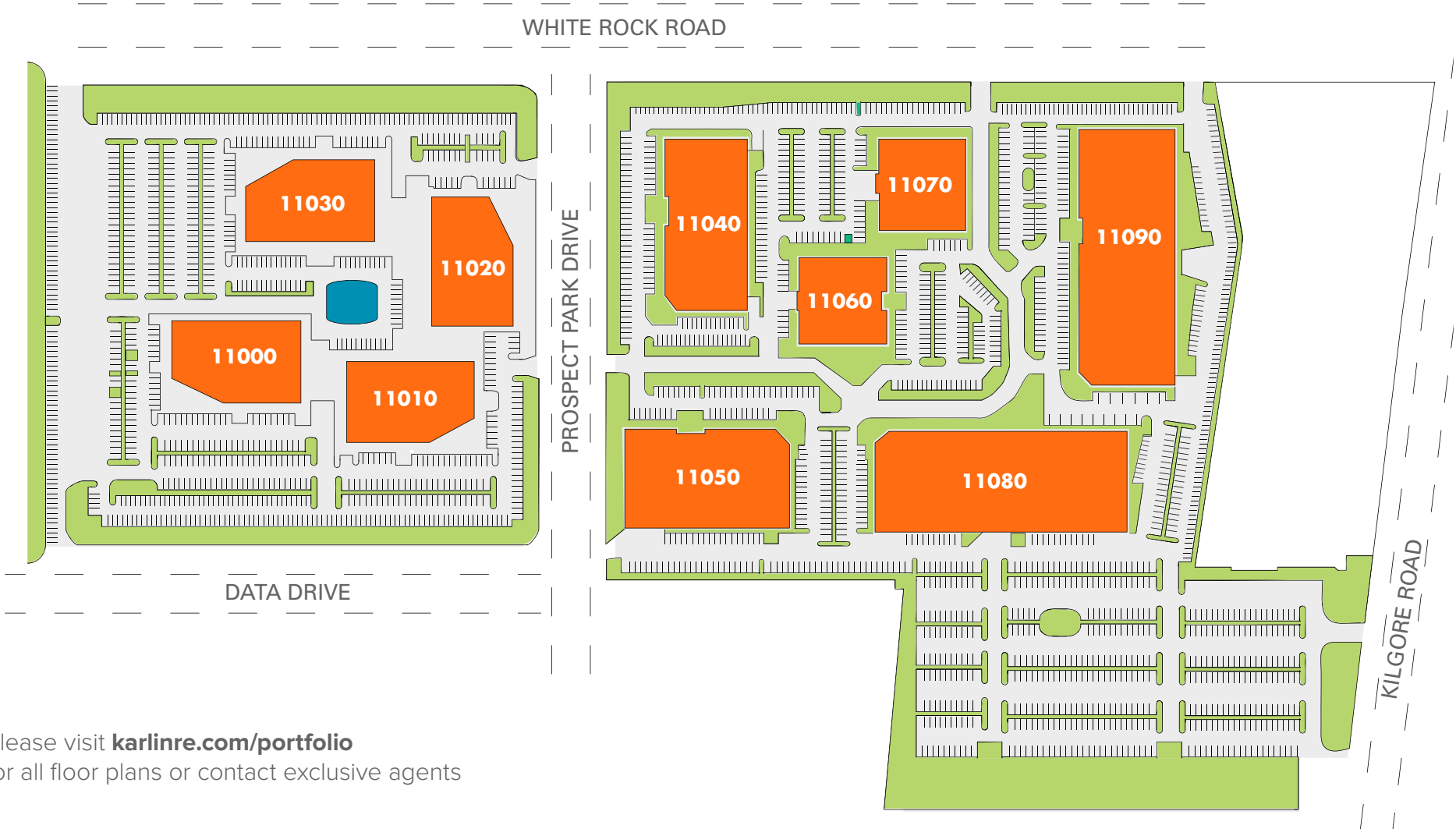


Modern Interiors



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

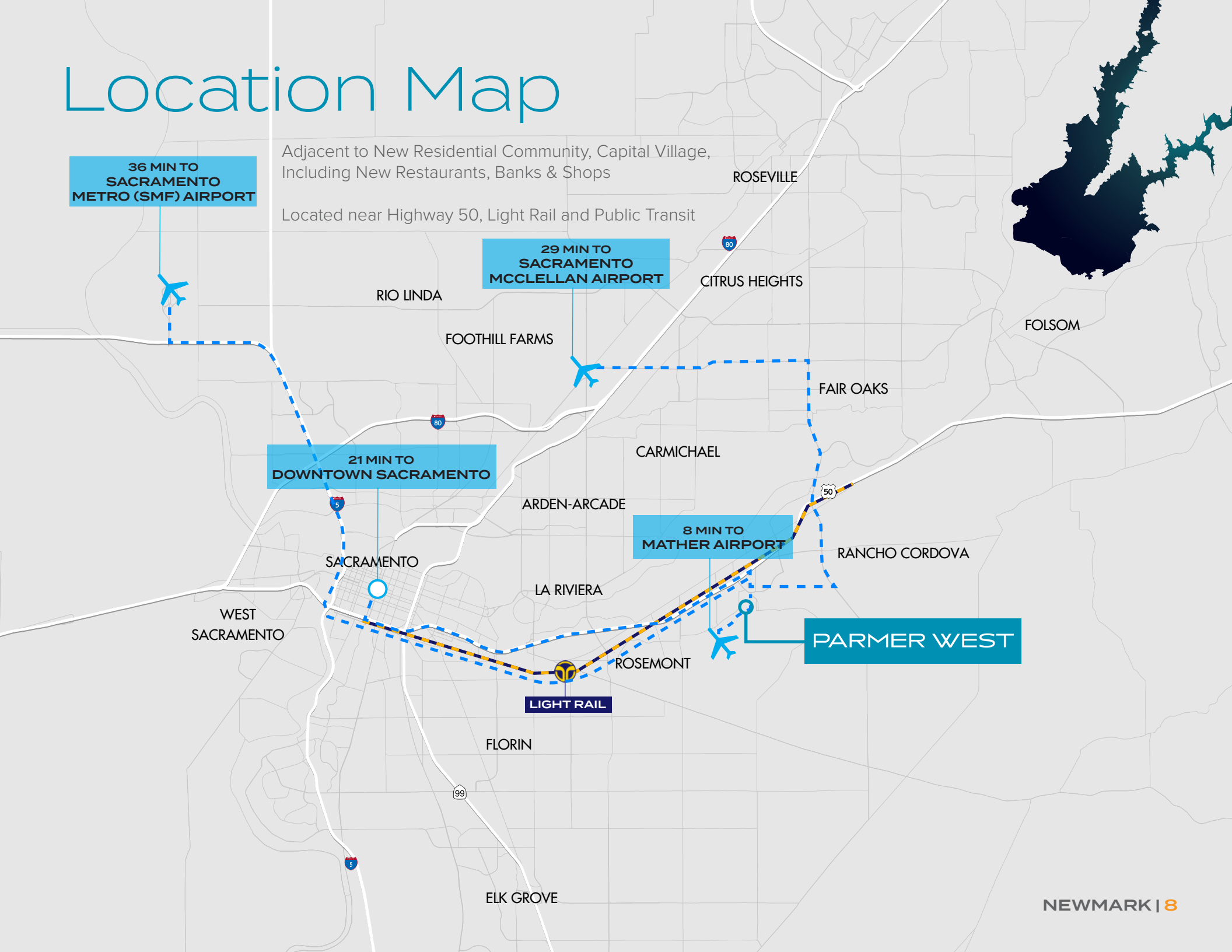
29 MIN TO
SACRAMENTO
MCCLLELLAN AIRPORT

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



PARMER WEST

RESTAURANTS/
SUNSHINE BLVD <5 MIN



HOTELS/ ZINFANDEL DR <4 MIN



CAPITAL VILLAGE <5 MIN



Zinfandel Pedestrian Overcrossing Project



Zinfandel Pedestrian Overcrossing Project

Old Place

Douglas Rd

Space to Unwind

PROPERTY AMENITIES



Major Tenants

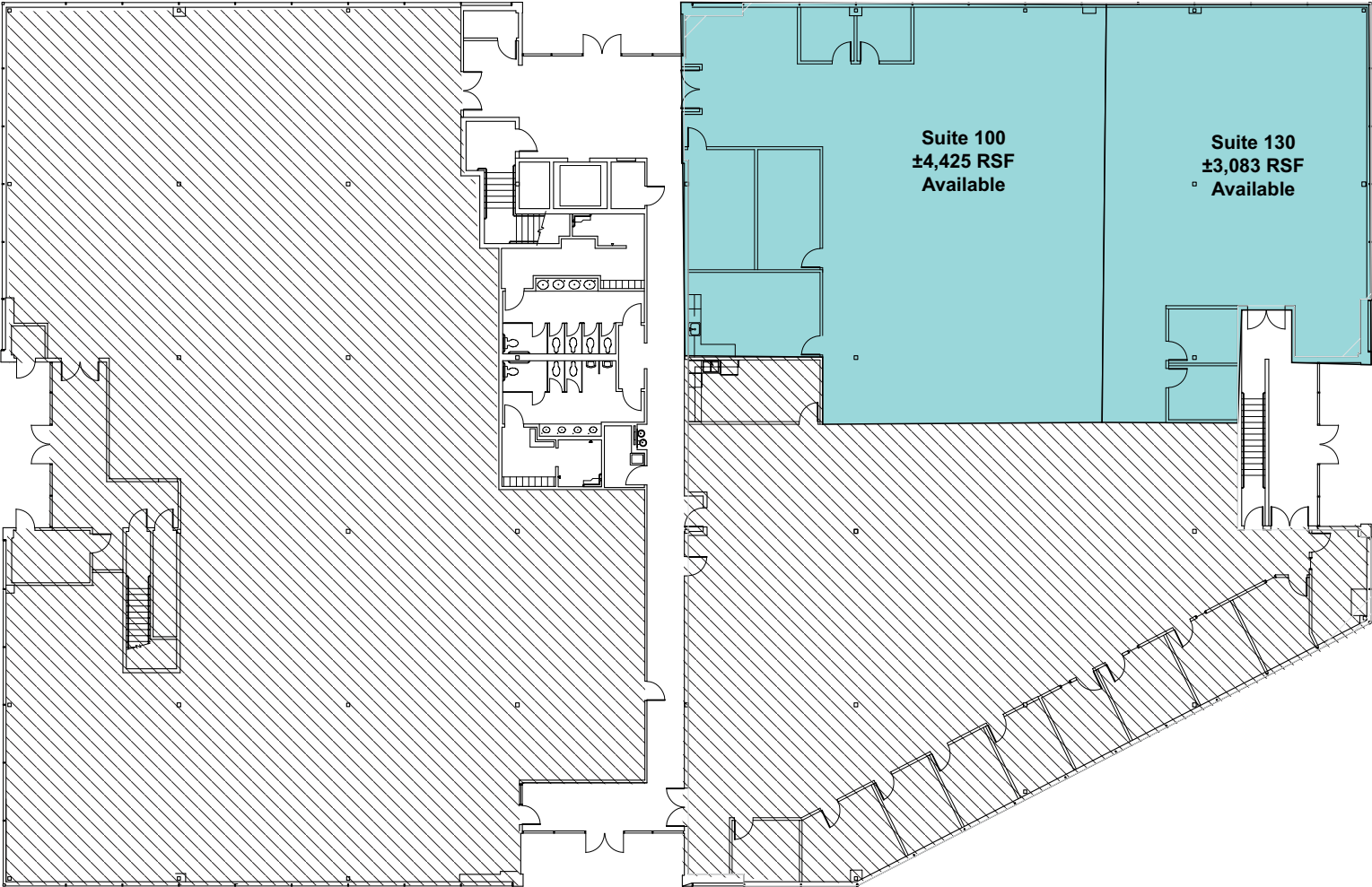
WITHIN PARMER WEST

A collection of seven teardrop-shaped callouts arranged in a circular pattern. Each callout contains a logo for a major tenant:

- BlueCross (top)
- GEICO (left)
- SuperiorVision (right)
- TRAVELERS Insurance (center)
- CGI (bottom-left)
- Magellan HEALTH (bottom)
- SACRAMENTO COUNTY (bottom-right)

11010 White Rock

FIRST FLOOR

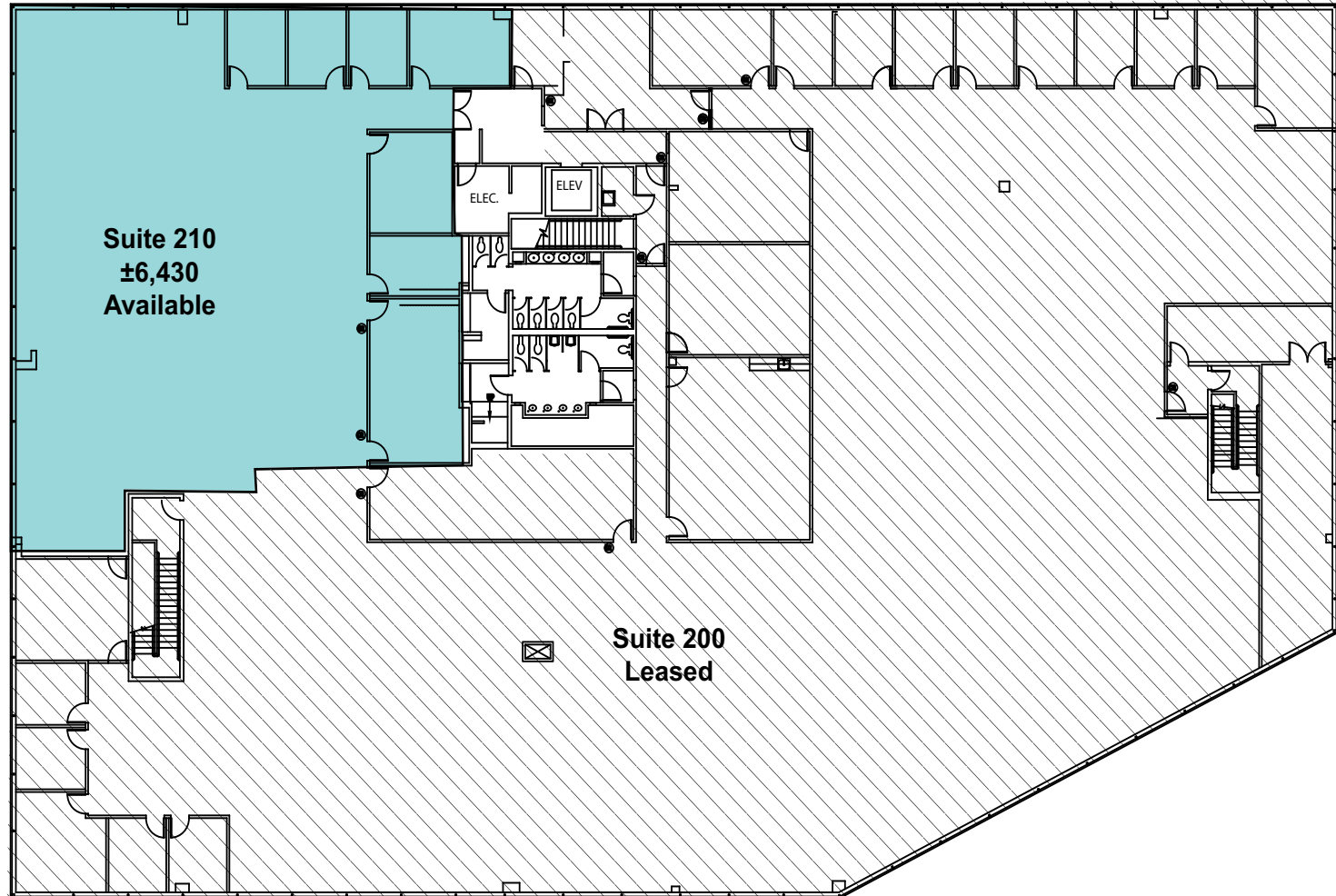


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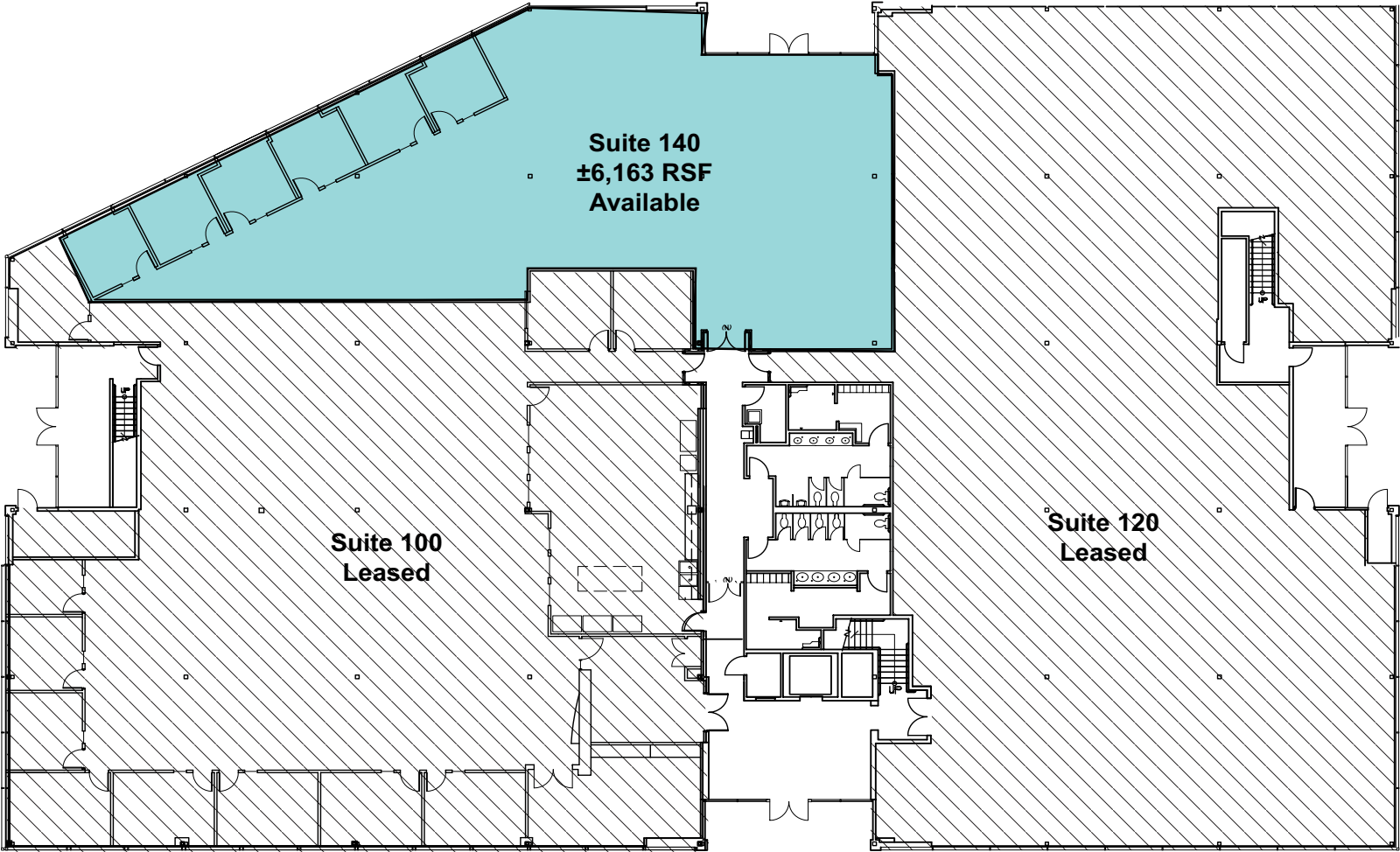
11010 White Rock

SECOND FLOOR



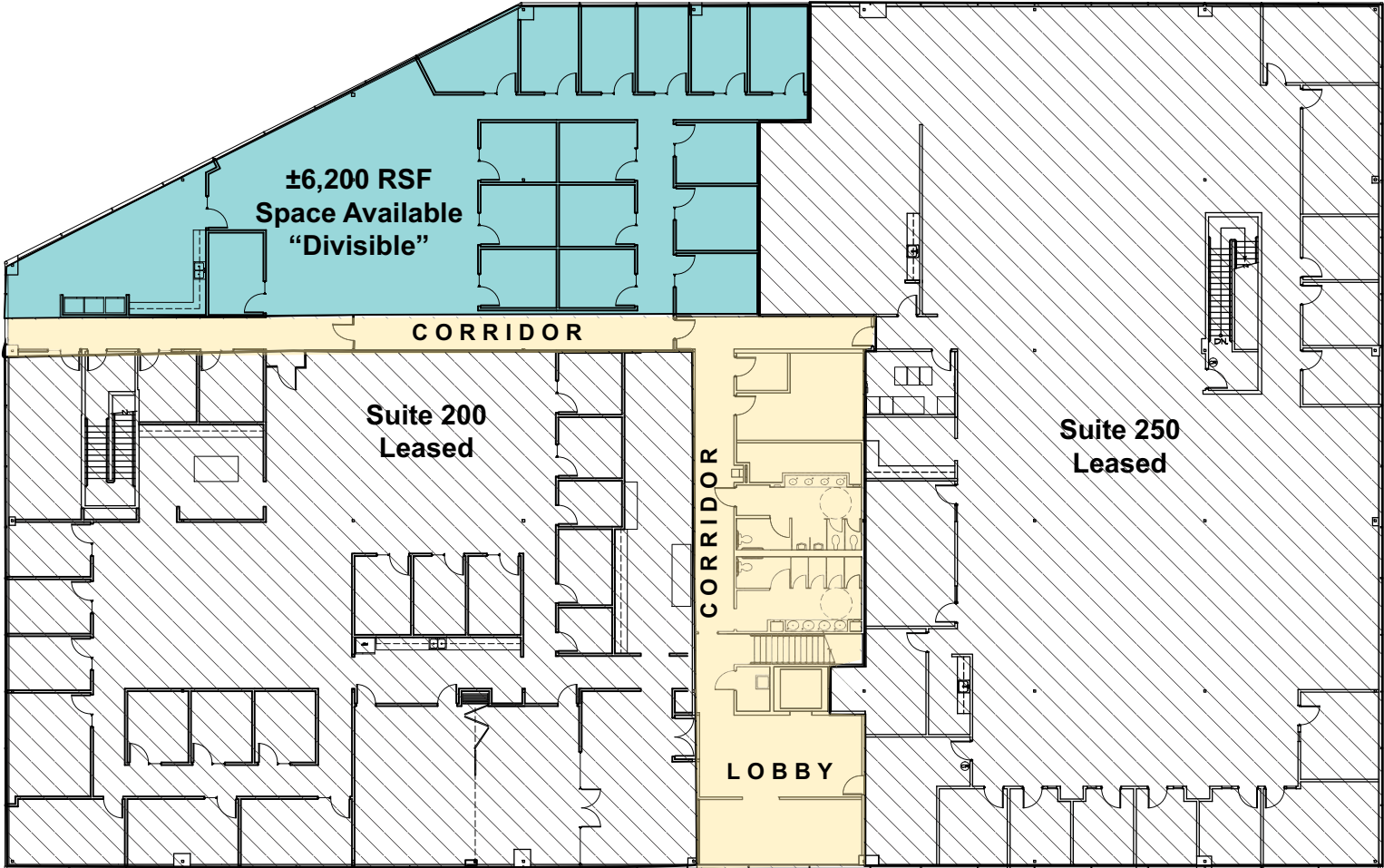
11020 White Rock

FIRST FLOOR



11020 White Rock

SECOND FLOOR

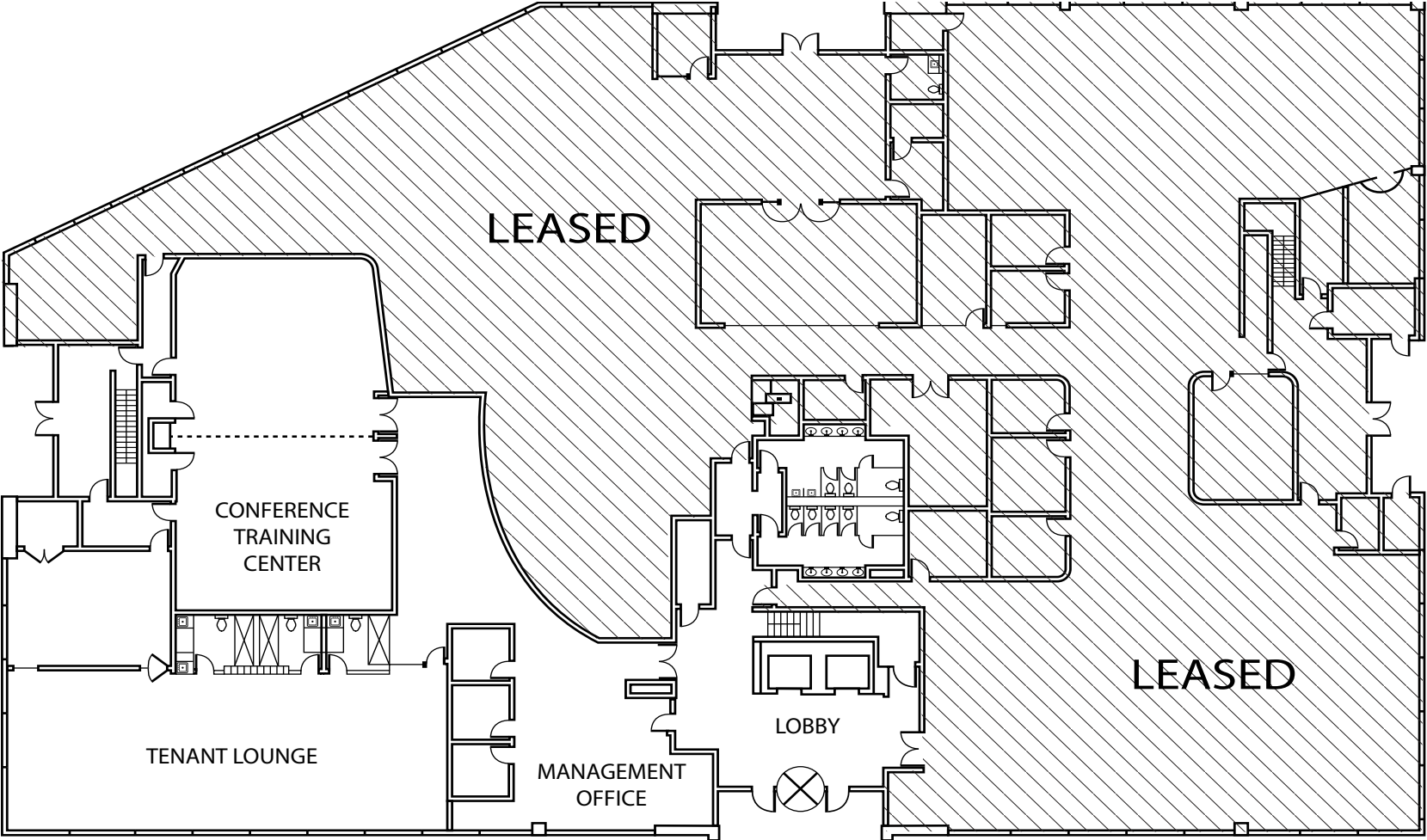


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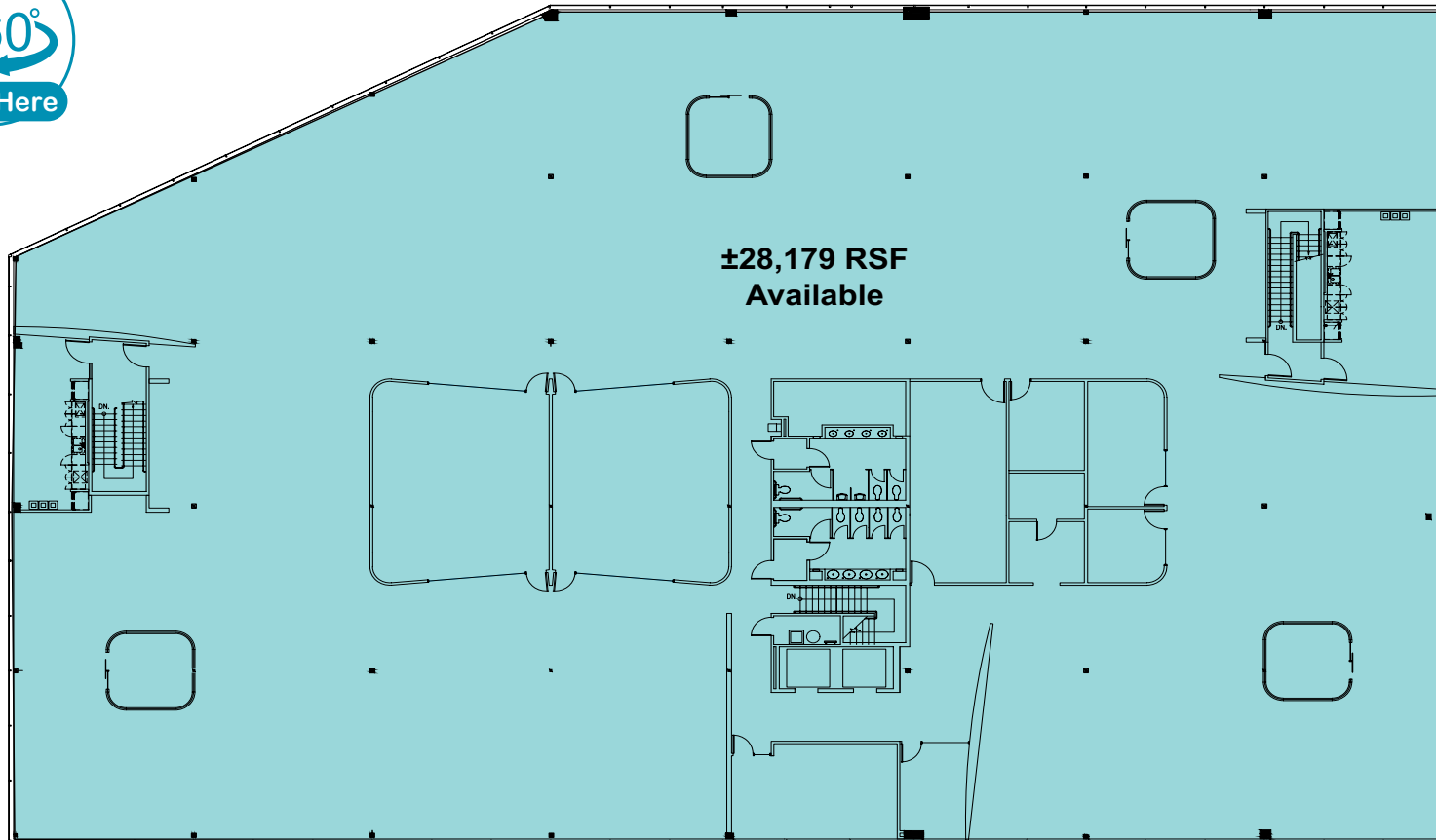
11030 White Rock

FIRST FLOOR



11030 White Rock

SECOND FLOOR

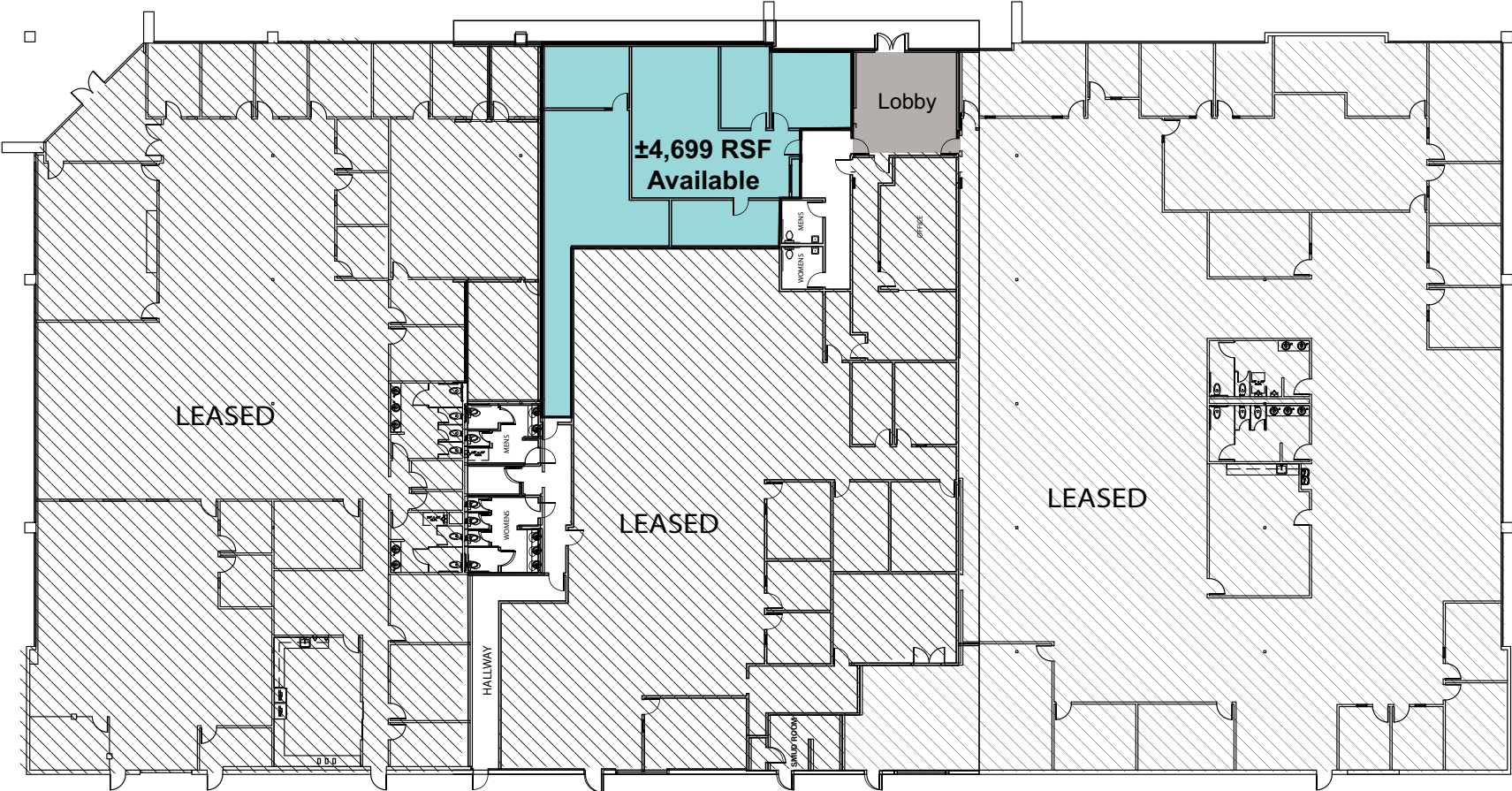


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11040 White Rock

FIRST FLOOR

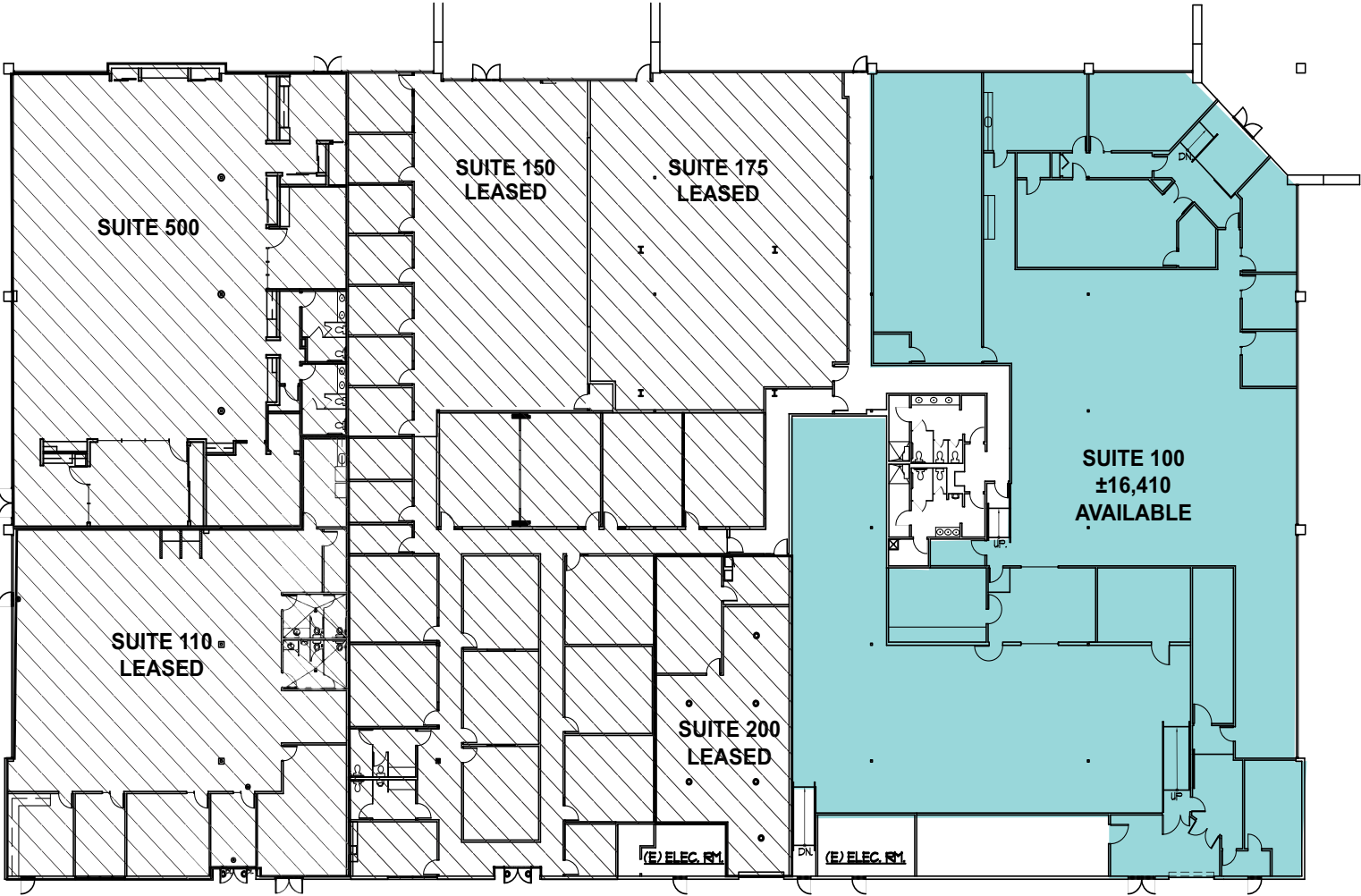


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11050 White Rock

FIRST FLOOR

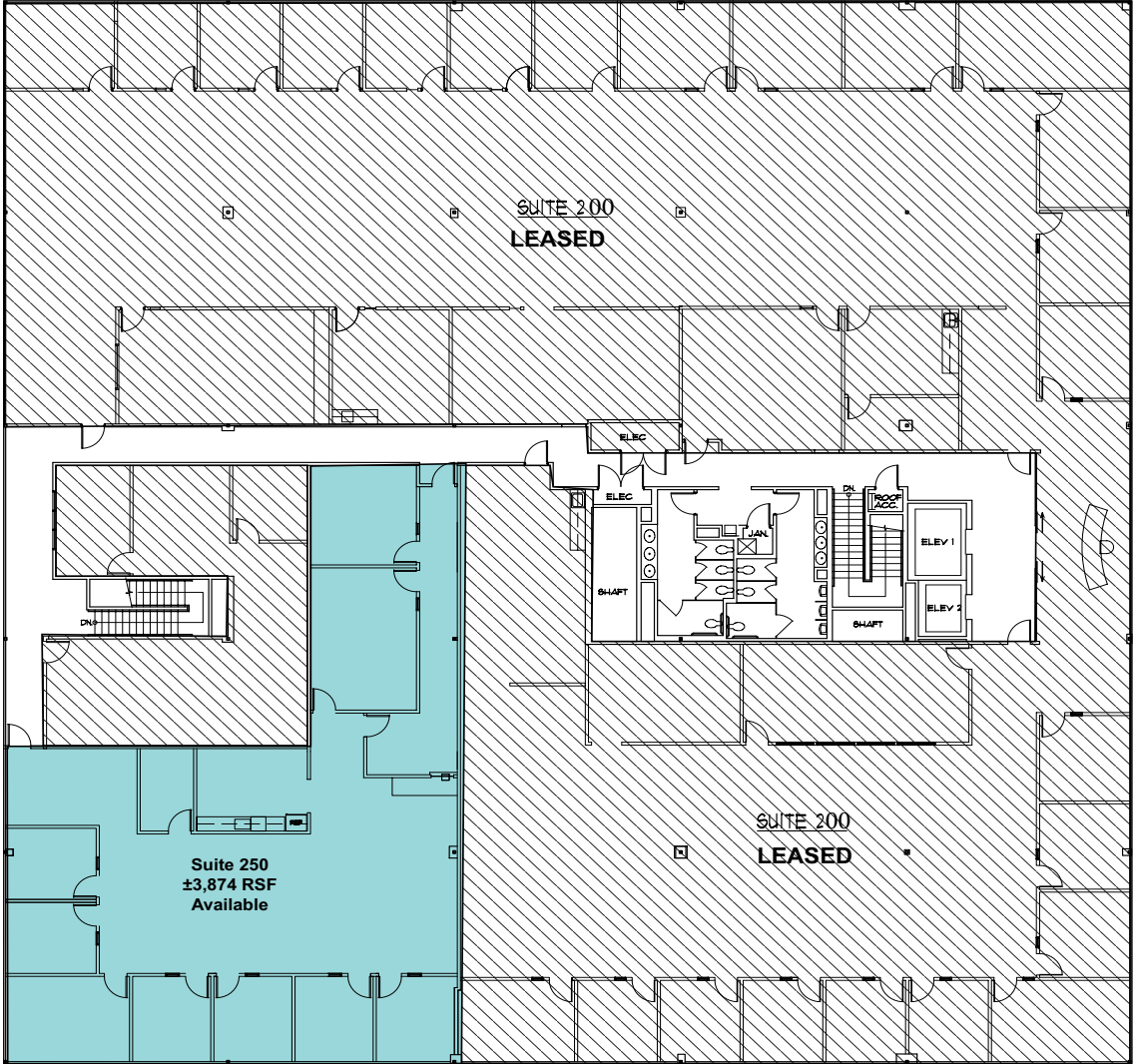


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11060 White Rock

SECOND FLOOR

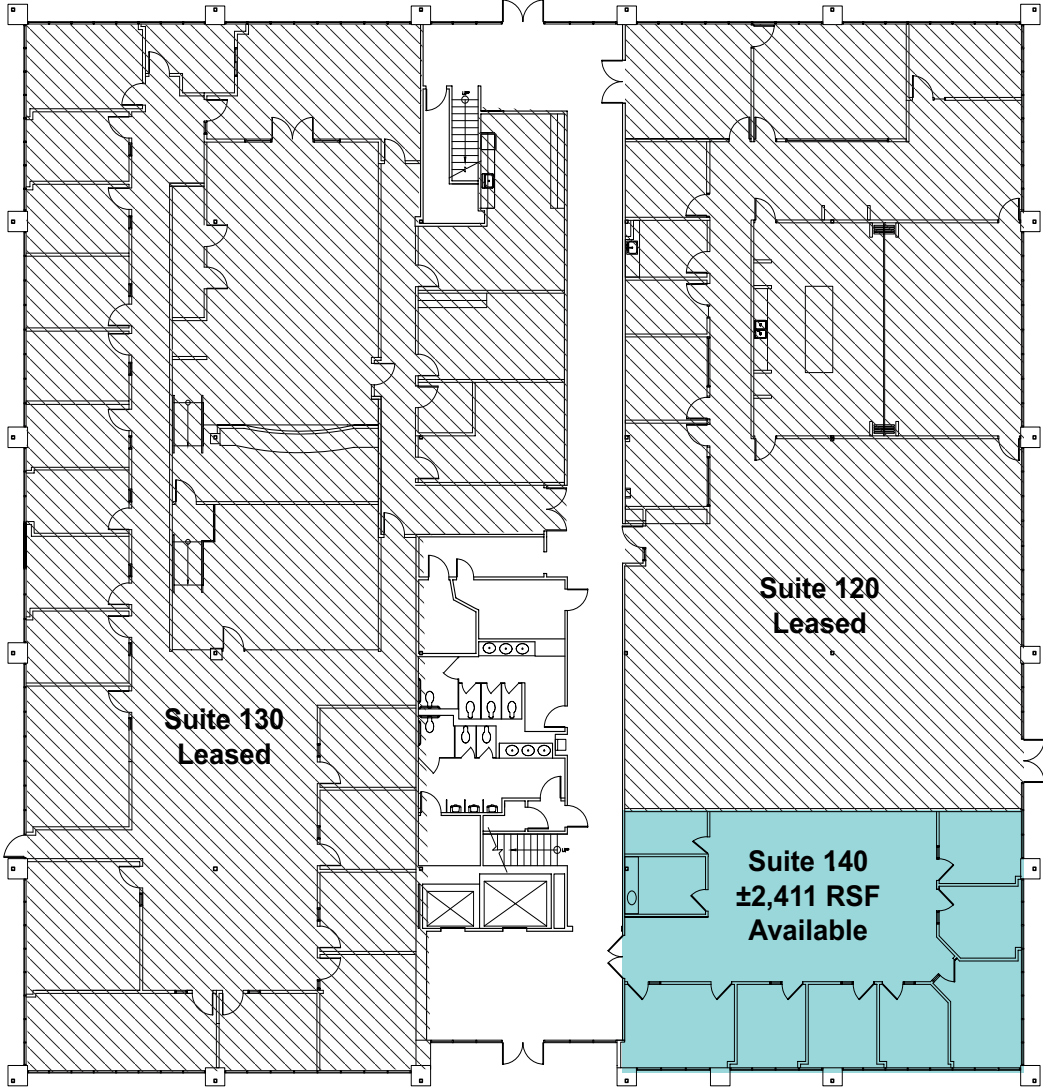


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11070 White Rock

FIRST FLOOR

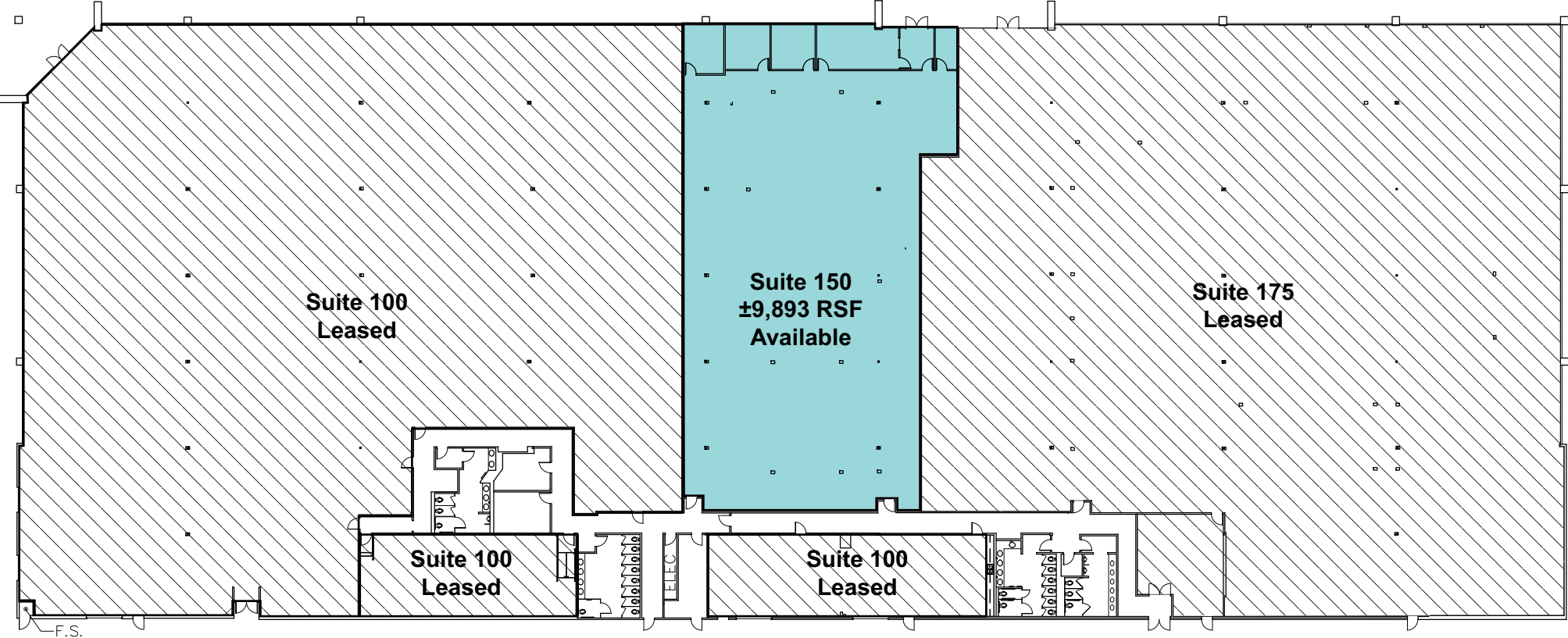


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11090 White Rock

FIRST FLOOR



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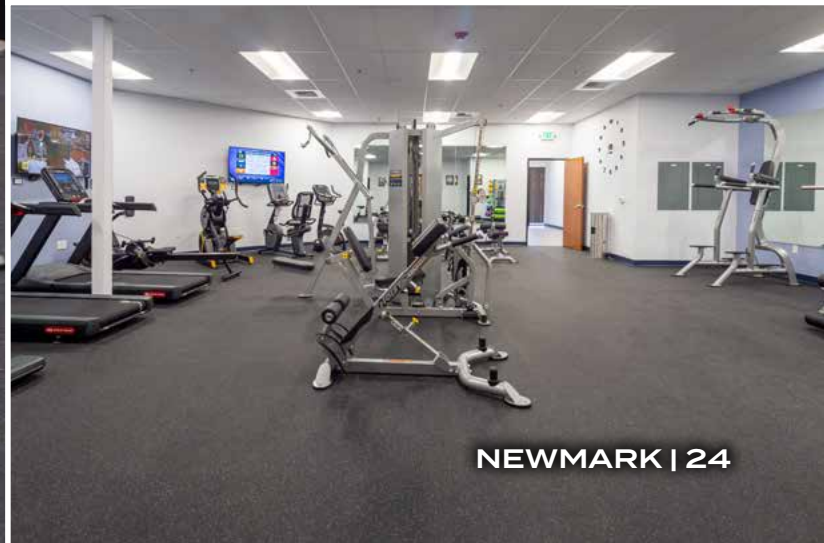
An Open Feeling



On-Site Fitness Center



PARMER WEST



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PARMER WEST

A **KARLIN** PROJECT

SACRAMENTO, CALIFORNIA

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todd.eschelman@nmrk.com

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