

PROSPECT CENTER

RANCHO CORDOVA, CA



PRIME TECH/R&D SPACE FOR LEASE

3140 GOLD CAMP DRIVE
3035 PROSPECT PARK DRIVE

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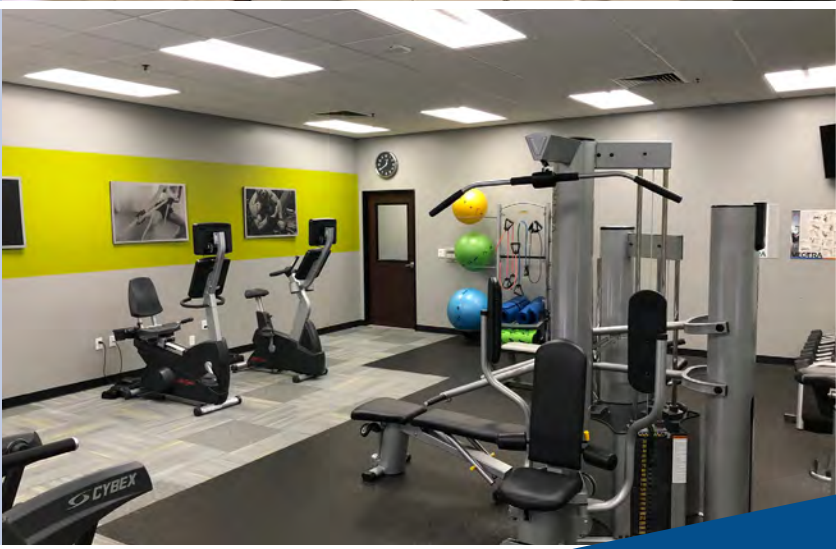
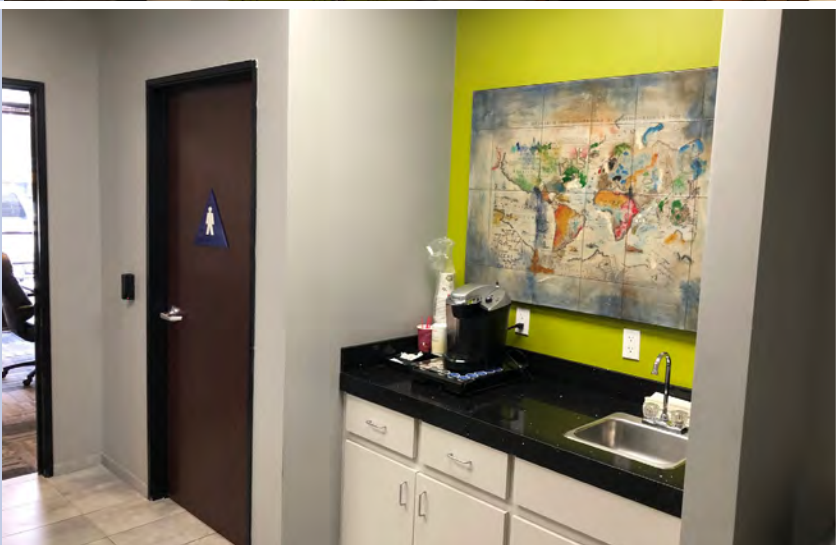
NEWMARK

Current Availabilities

Address	SF	Comments
3035 Prospect Park Drive #40	5,710	Available now
3035 Prospect Park Drive #60	8,324	7,324 SF office and 1,000 SF warehouse; extensive glass; potentially divisible.
3140 Gold Camp Drive #130	2,536	Available March 1, 2025
3140 Gold Camp Drive #140	3,350	Available March 1, 2025
3140 Gold Camp Drive #190	2,553	Cafe space

- » Flex/R&D Space with Warehouse and Roll-Up Doors
- » High Image, Glass Storefronts
- » On-Site Fitness Center, Conference Center
- » Convenient Freeway Access
- » Grade Level Loading
- » Zoned: OIMU (Office Industrial Mixed Use)
- » Tech and R&D Space Available
- » New Rancho Cordova Business Credits Available
- » Exterior Paint, Common Areas and Landscaping Upgrades
- » Competitive Pricing
- » Immediate Occupancy Available

PROPERTY PHOTOS



PROSPECT
CENTER

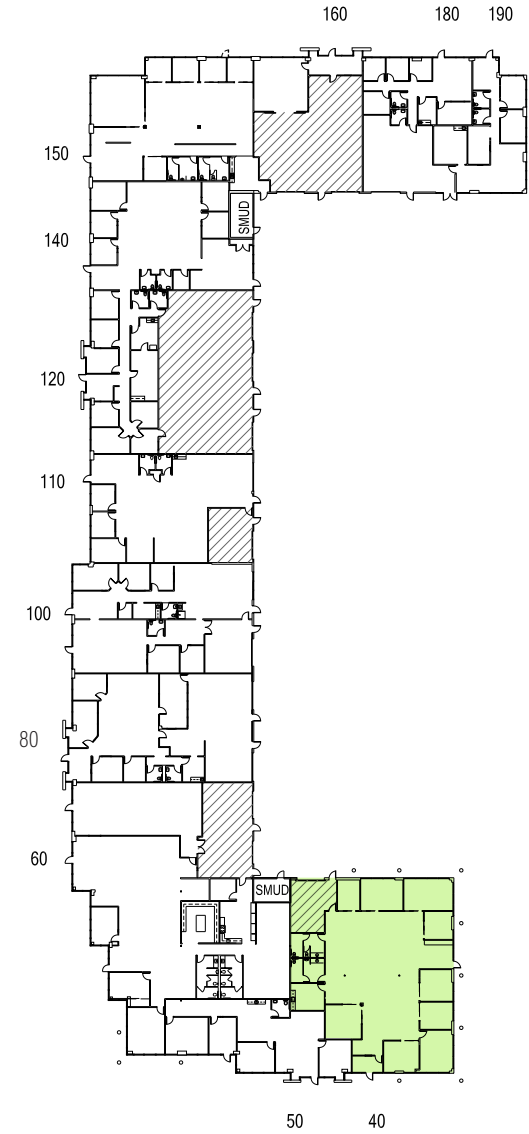
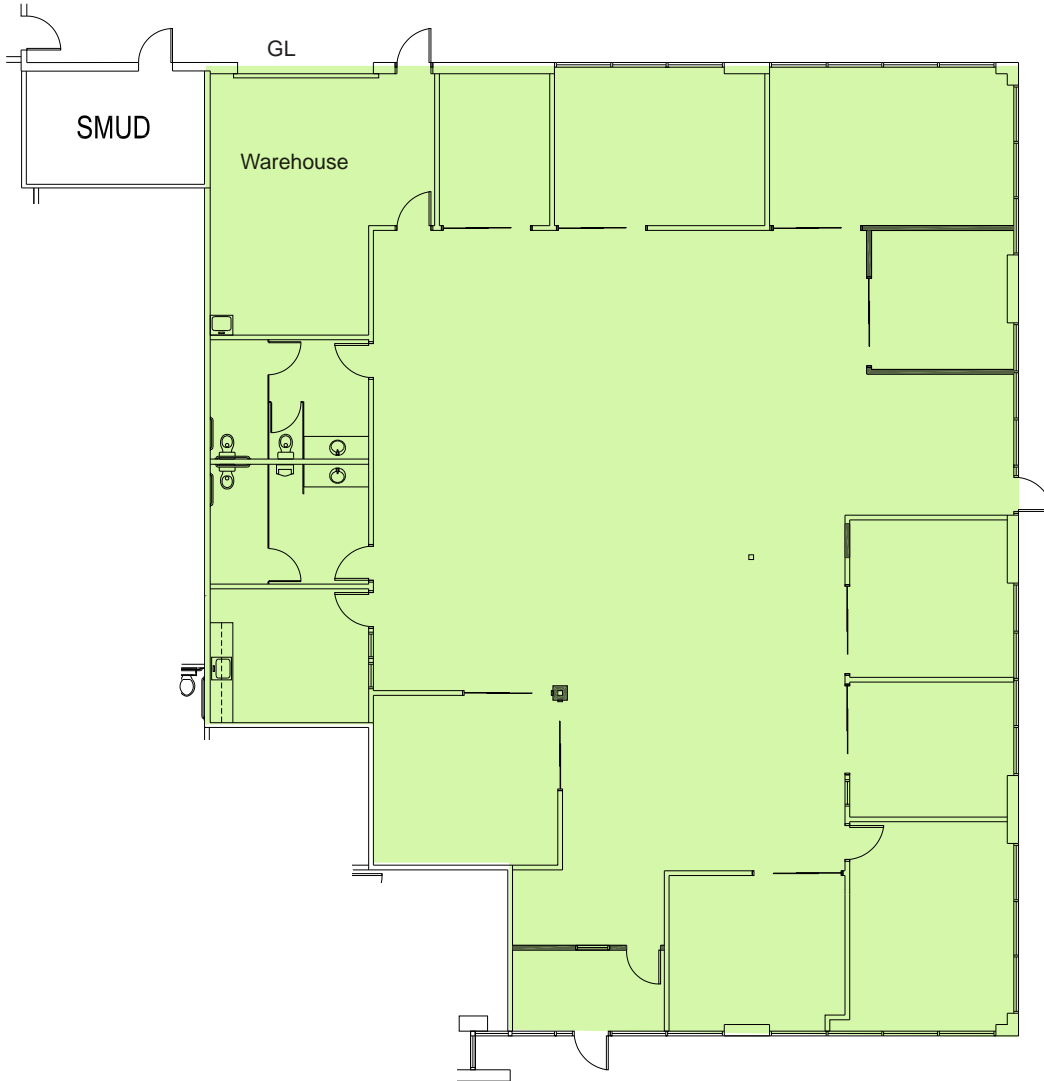


- Existing Warehouse Space
- Available Space
- Common Area
Conference Room, and
Fitness Center

FLOOR PLAN

SUITE 40: 5,710 SF

3035 PROSPECT PARK DRIVE

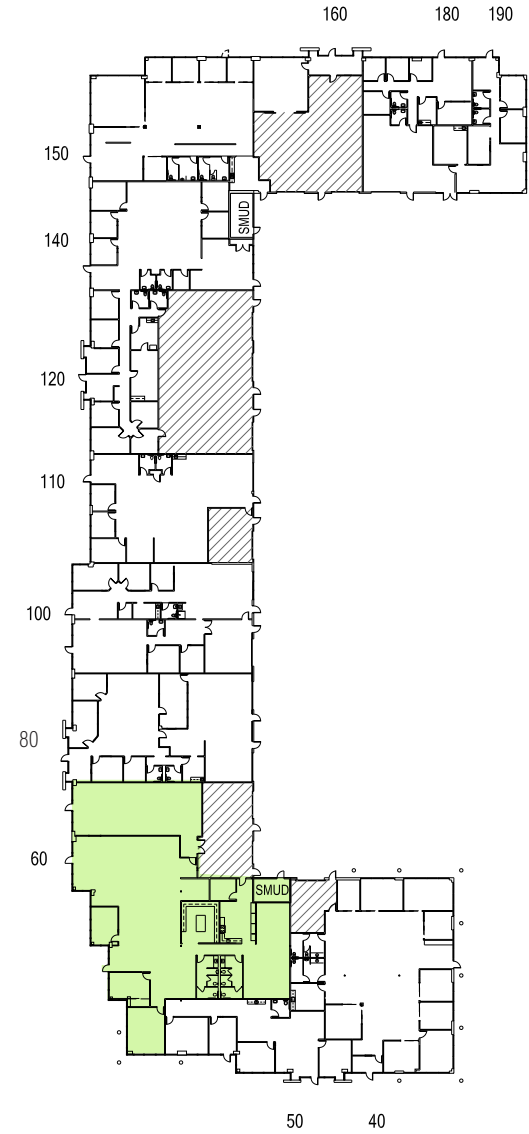
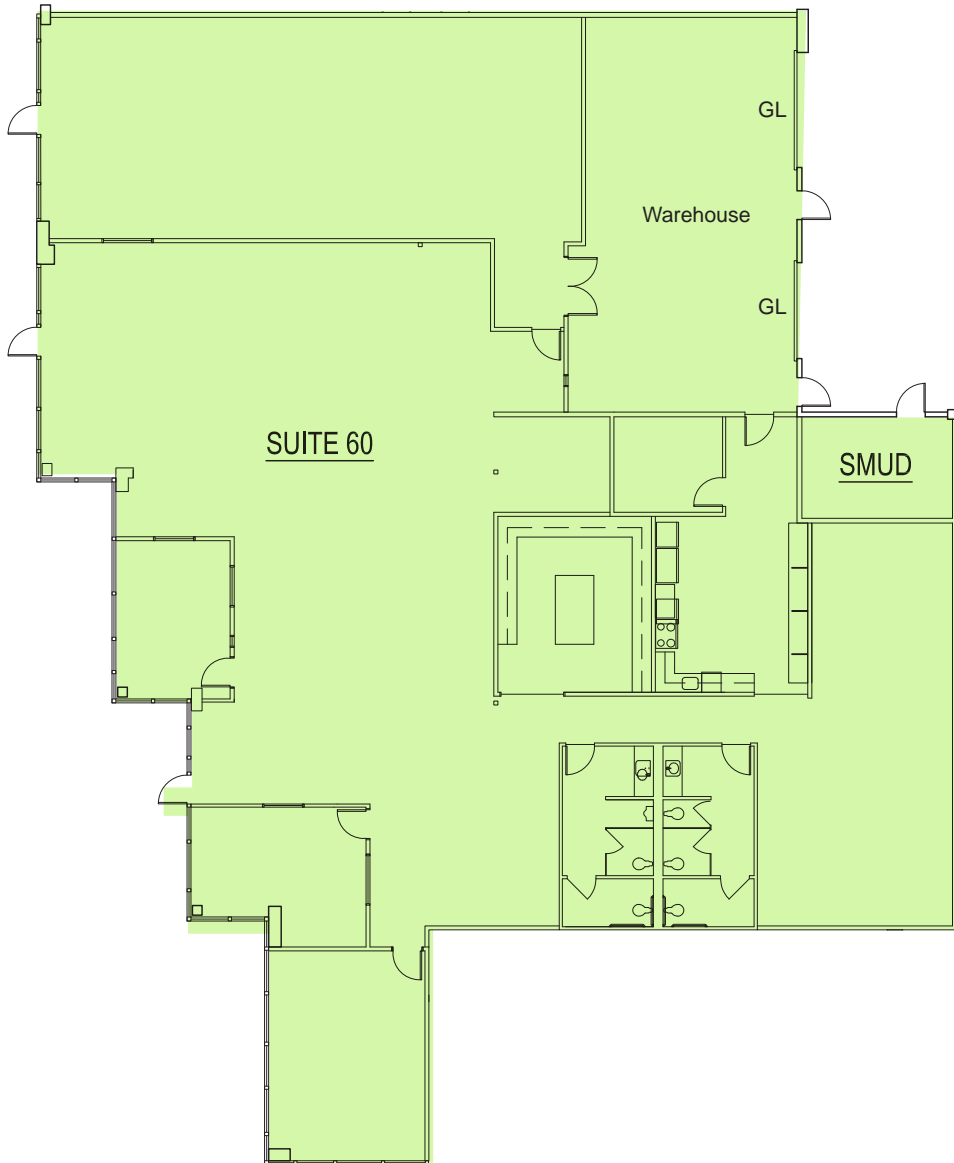


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FLOOR PLAN

SUITE 60: 8,324 SF

3035 PROSPECT PARK DRIVE

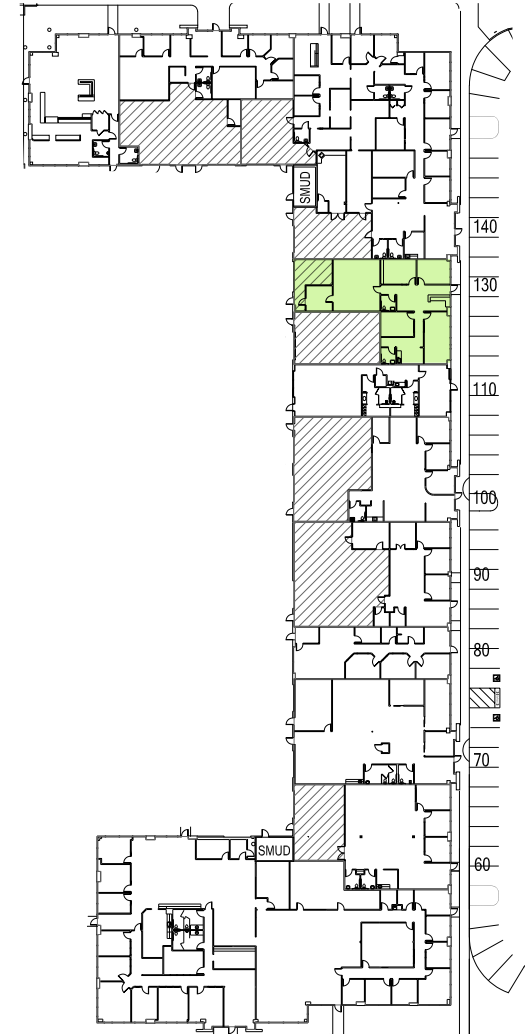
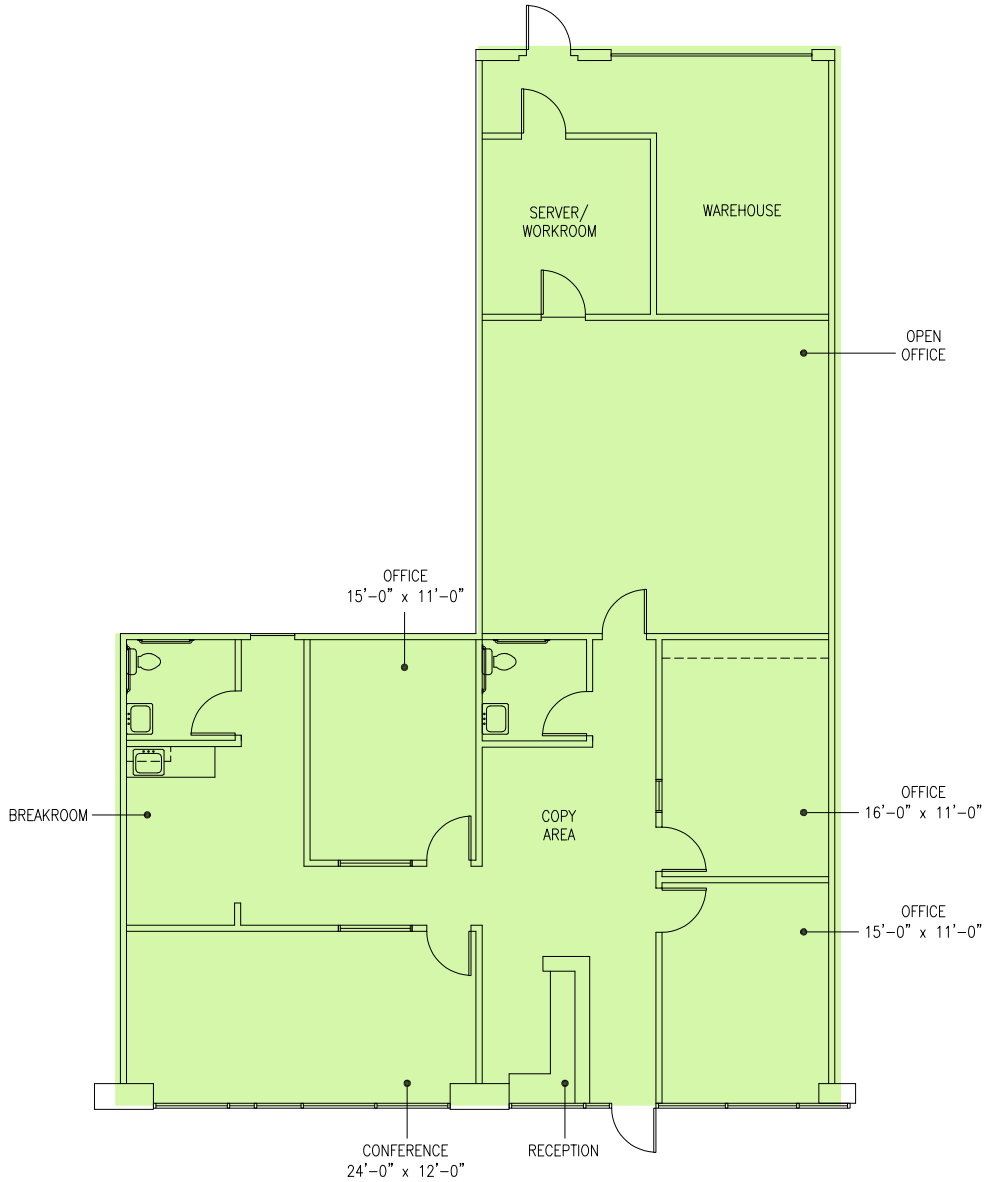


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FLOOR PLAN

SUITE 130: 2,536 SF

3140 GOLD CAMP DRIVE

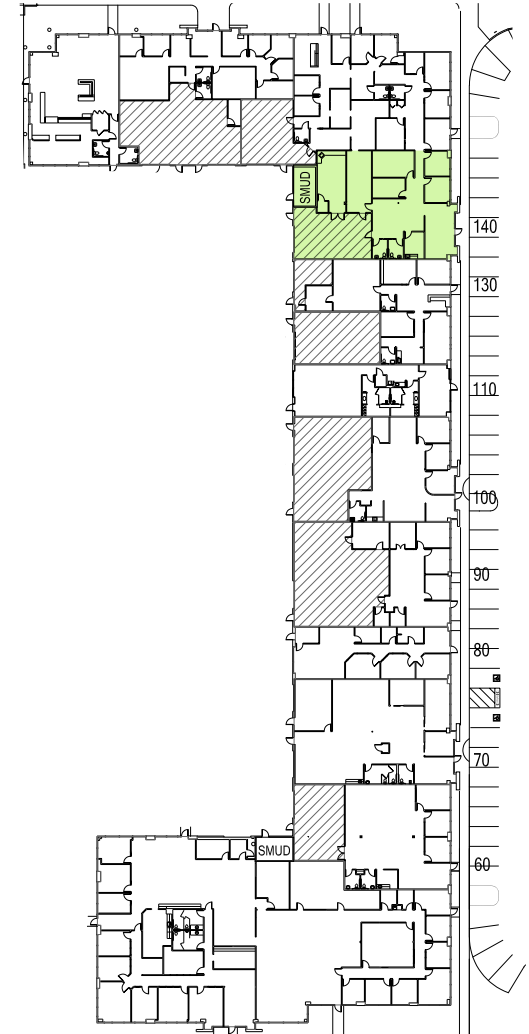
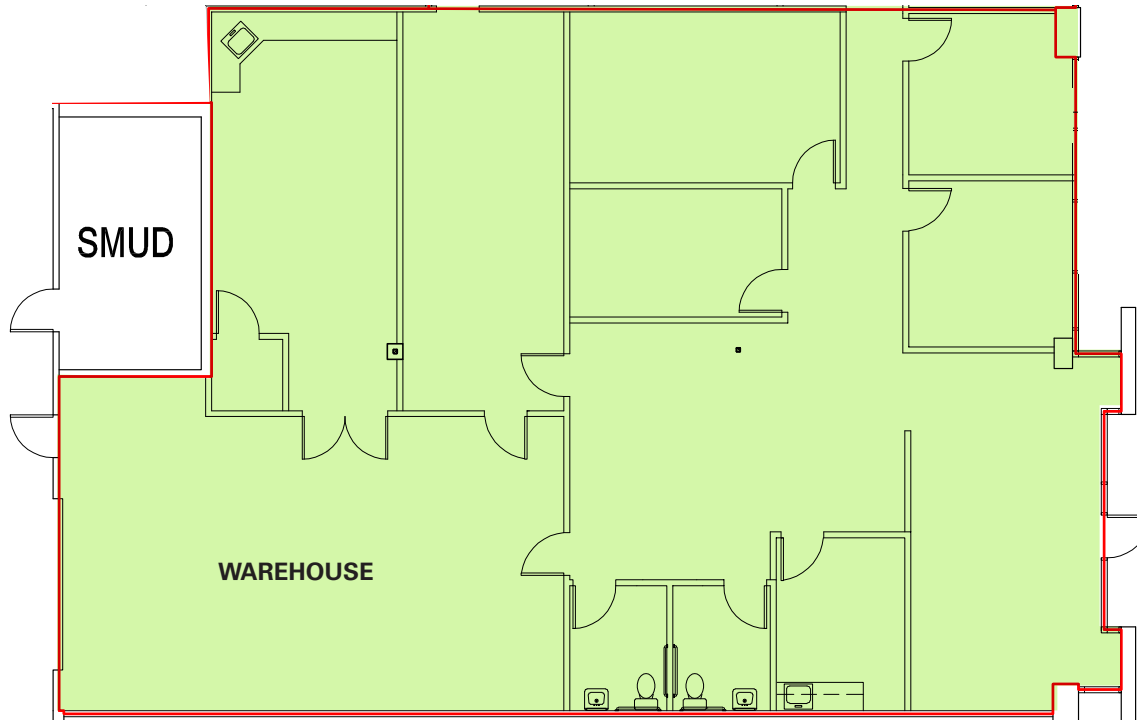


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FLOOR PLAN

SUITE 140: 3,350 SF

3140 GOLD CAMP DRIVE

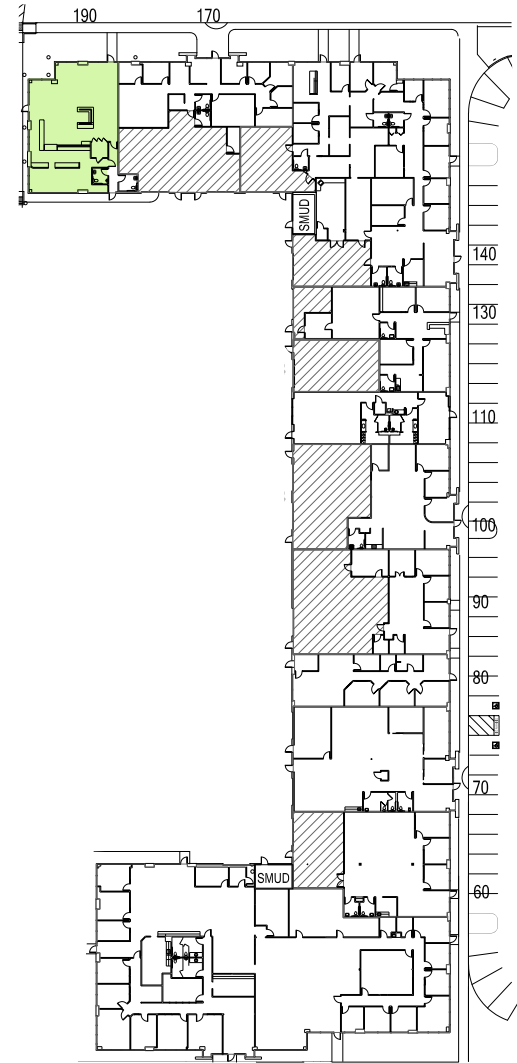
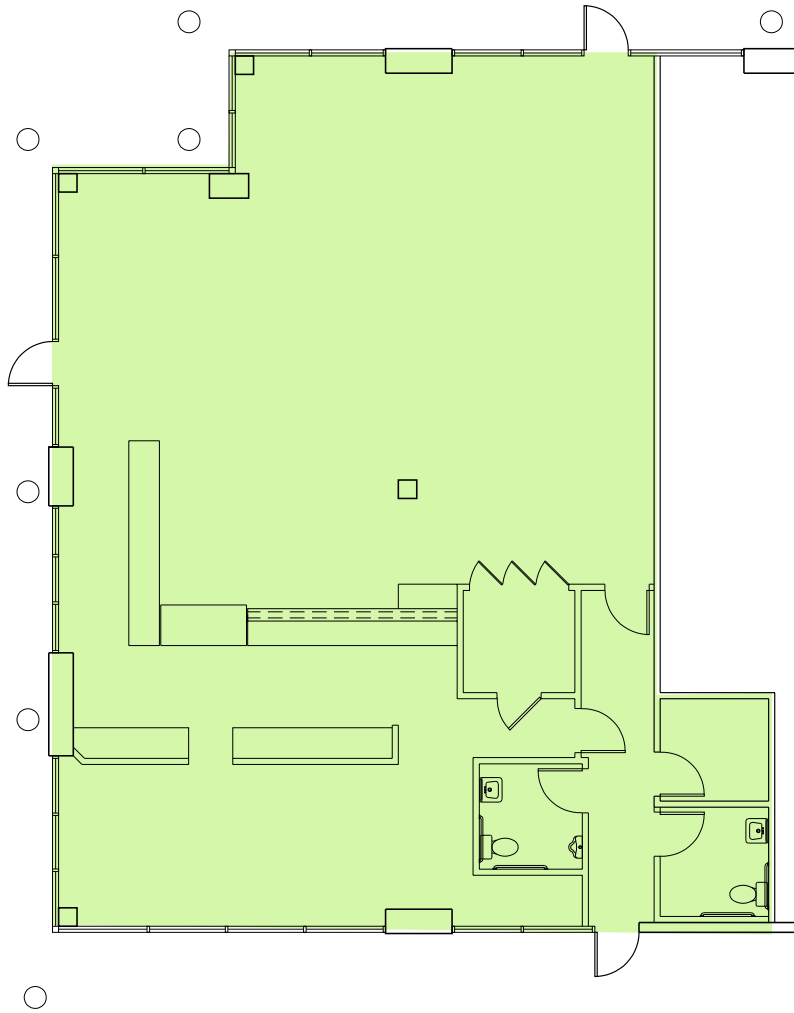


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FLOOR PLAN

SUITE 190: 2,553 SF

3140 GOLD CAMP DRIVE



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COBBLEROCK DRIVE

DELI/CAFE

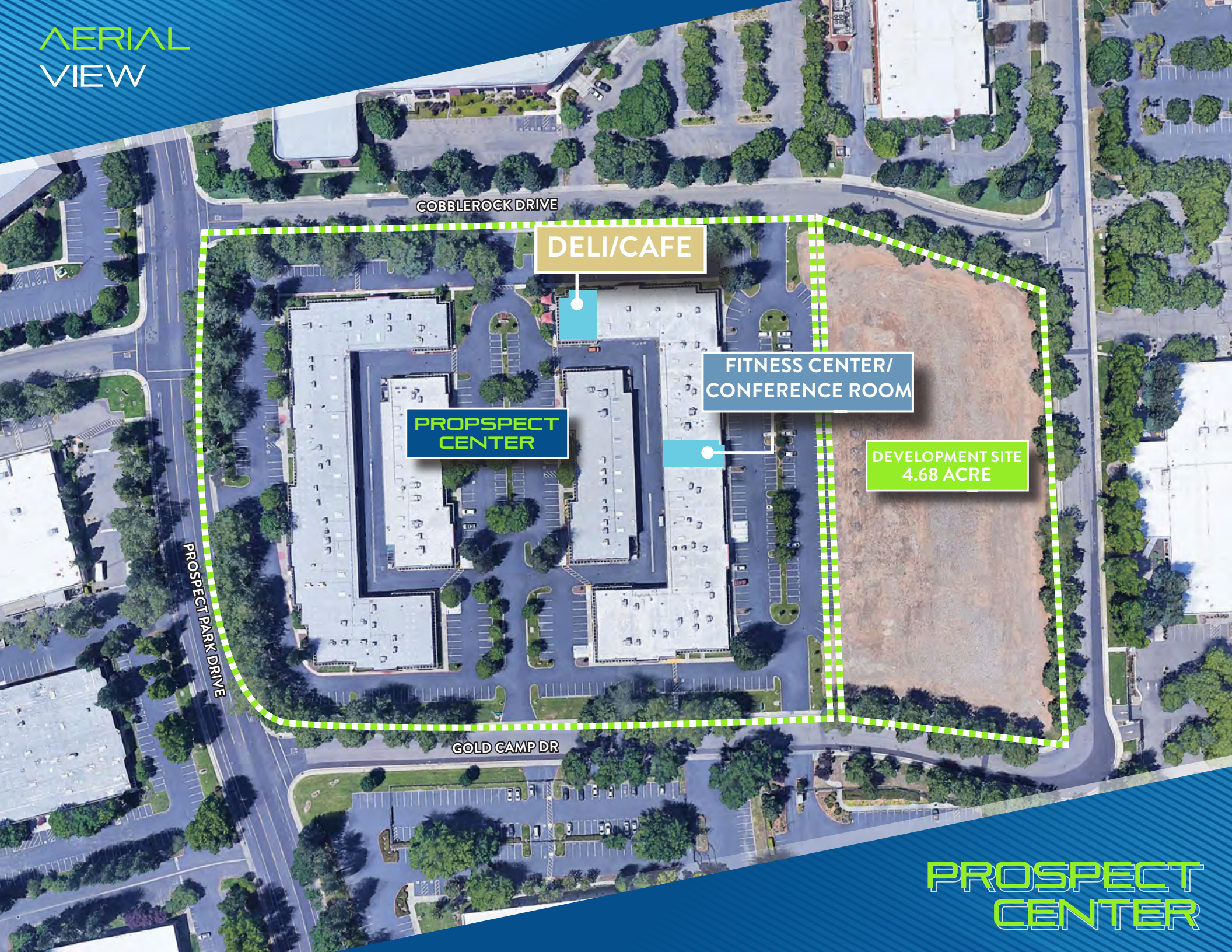
FITNESS CENTER/
CONFERENCE ROOM

PROSPECT
CENTER

DEVELOPMENT SITE
4.68 ACRE

PROSPECT PARK DRIVE

GOLD CAMP DR



LOCATION MAP



**PROSPECT
CENTER**

WHITE ROCK RD

PROSPECT PARK DR

KILGORE RD

SUNRISE BLD

- | | |
|-----------------------------|----------------------------|
| 1. Safeway | 14. Movement Brewing |
| 2. Walmart SuperCenter | 15. Brookfields Restaurant |
| 3. Chipotle | 16. Marriott Hotel |
| 4. Popeye's | 17. Staples |
| 5. Grocery Outlet | 18. Home Depot |
| 6. Target | 19. FedEx Ship Center |
| 7. Ross Dress for Less | 20. Burning Barrell |
| 8. Costa Vida | 21. LogOff Brewing |
| 9. Ono Hawaiian BBQ | 22. Arby's |
| 10. MOD Pizza | 23. Carl's Jr. |
| 11. Michaels | 24. Starbucks |
| 12. KP International Market | 25. McDonald's |
| 13. Jimboy's Tacos | 26. Costco |

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