

AVAILABLE
FOR SALE
OR LEASE

10971

sun center

Rancho Cordova, CA

TAKE THE



VIRTUAL TOUR

ATTENTION: \$2/SF BROKER BONUS AND \$2/SF TENANT MOVING ALLOWANCE*

(Minimum 5-year Lease Term and subject to Landlord approval.)

PROSPECT PARK OFFICE SPACE AVAILABLE



GPRVENTURES

CBRE



property highlights



/ Centrally located in the heart of Prospect Park



/ Above-standard 4.8/1,000 parking Ratio



/ Campus-like setting with outdoor water feature, outdoor eating and collaboration areas



/ Recently completed building exterior, lobby, restrooms and corridor renovations



/ Floor-to-ceiling glass line



/ Furnished office and open ceiling/modern options available



/ Easy access to Highway 50



/ Freeway visible building signage available facing Highway 50



/ Professionally owned and managed by GPR Ventures



property photos

floor plan

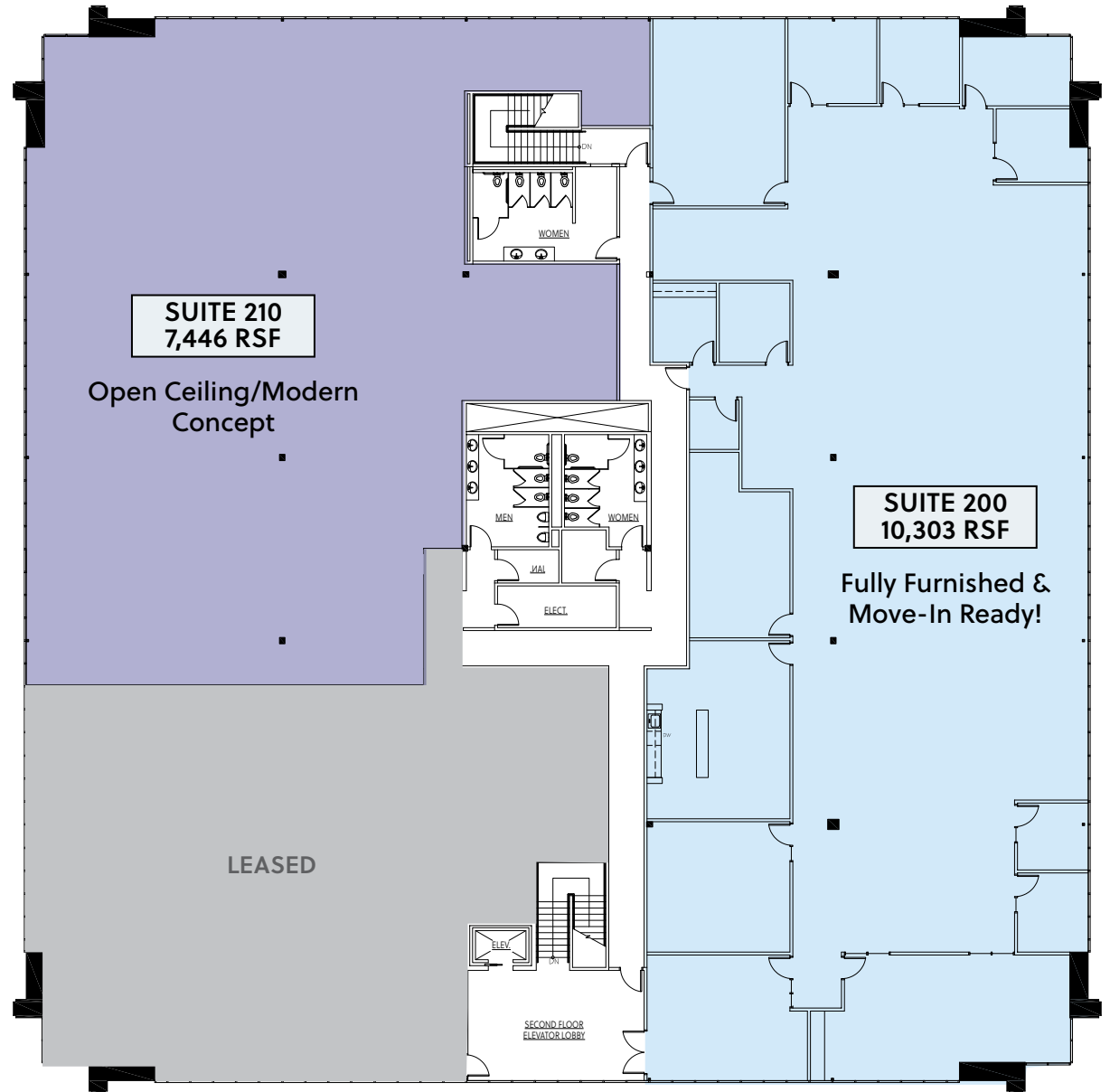
2ND FLOOR

AVAILABILITY

SUITE 200: [VIEW VIRTUAL TOUR](#) 10,303 RSF

SUITE 210: [VIEW VIRTUAL TOUR](#) 7,446 RSF

Up to 17,749 RSF Available



ALL MEASUREMENTS ARE APPROXIMATE.

floor plan

2ND FLOOR

HYPOTHETICAL DEMISING PLAN AVAILABILITY

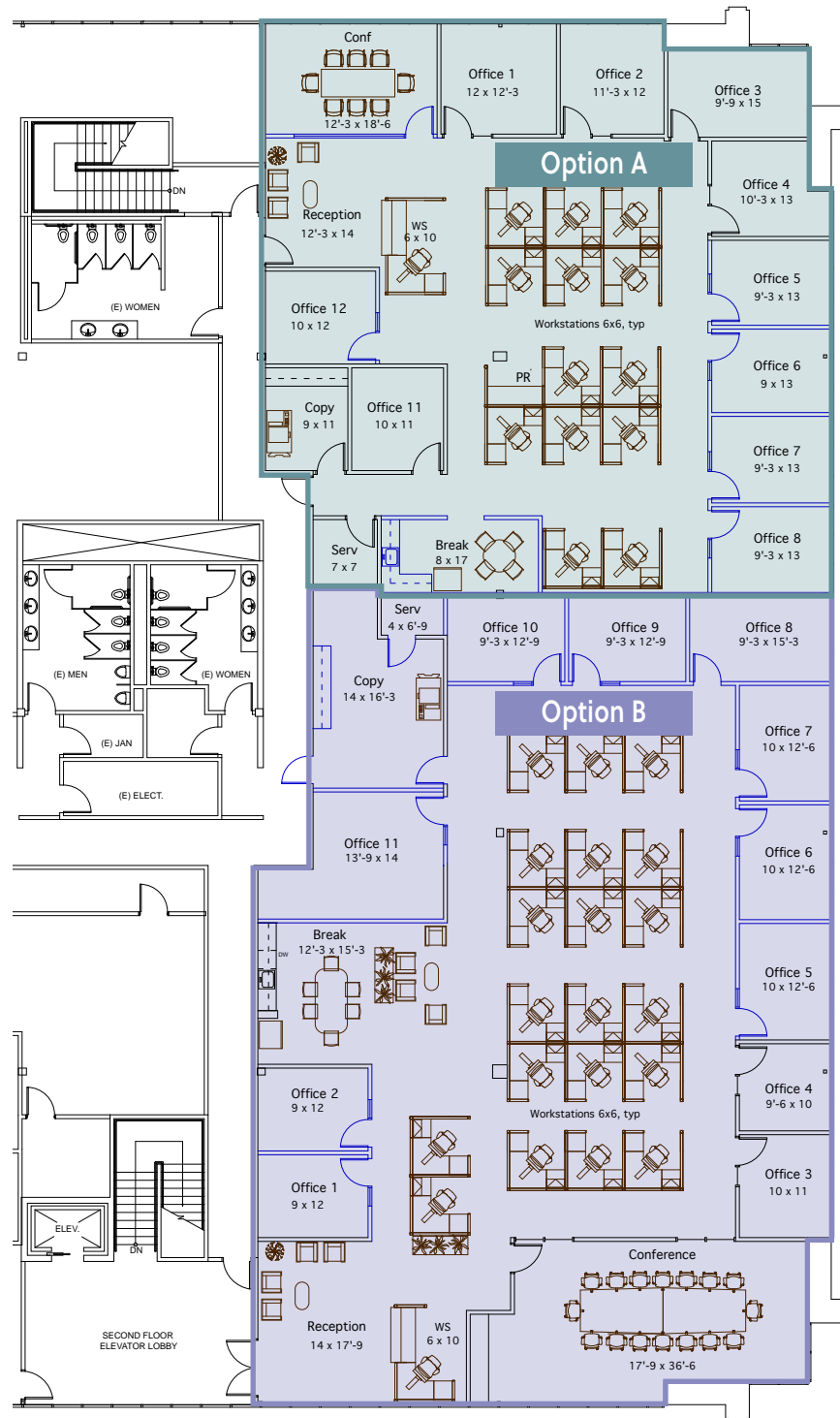
SUITE 200:

[VIEW VIRTUAL TOUR](#)

Option A: 4,238 RSF

Option B: 6,065 RSF

Up to 10,303 Total RSF



ALL MEASUREMENTS ARE APPROXIMATE.



37 min.
SACRAMENTO
INTERNATIONAL AIRPORT



20 min.
SACRAMENTO CENTRAL
BUSINESS DISTRICT

MATHER
AIRPORT

MATHER
SPORTS CENTER

usbank FedEx SUBWAY



CHILI'S, NOODLES & CO, WINGSTOP,
STARBUCKS, YOGURTVILLA,
MR. PICKLE'S, SOHO SUSHI

ZINFANDEL DR.

WHITE ROCK RD.



Michaels

Marshalls POPEYES

SUPERCUTS, ULTA BEAUTY, BURGER KING,
TACO BELL, WELLS FARGO, LITTLE CAESARS PIZZA,
DOMINO'S PIZZA, SOURDOUGH & CO.,
GAMESTOP, CVS, ROSS, GOLDEN 1,
SUBWAY, MOD PIZZA



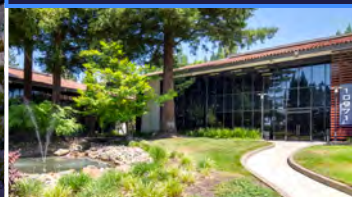
searsoutlet

ROUND TABLE PIZZA, JACK IN THE BOX, DD'S
DISCOUNTS, CARL'S JR, BANK OF AMERICA,
WALMART SUPERCENTER, DOLLAR TREE,
RENT-A-CENTER, PLANET FITNESS, SEARS OUTLET,
SEE'S CANDIES, KFC, SUBWAY, AUTOZONE

FOLSOM BLVD.



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nearby amenities

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GPR VENTURES

CBRE

**This incentive is being offered by the ownership of 10971 Sun Center Drive 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.

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