

**FOR LEASE**

**2995**

**11017**

**PROSPECT PARK DR.**

**COBBLEROCK DR.**

R A N C H O C O R D O V A , C A

**P R O P E R T Y   H I G H L I G H T S**

- 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**

Executive Director  
+1 916 288 4803  
chris.schwarze@cushwake.com  
LIC #01291261

**ZACH MOSLE, CCIM**

Director  
+1 916 329 1543  
zach.mosle@cushwake.com  
LIC #01924595

**CUSHMAN & WAKEFIELD**

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
cushmanwakefield.com



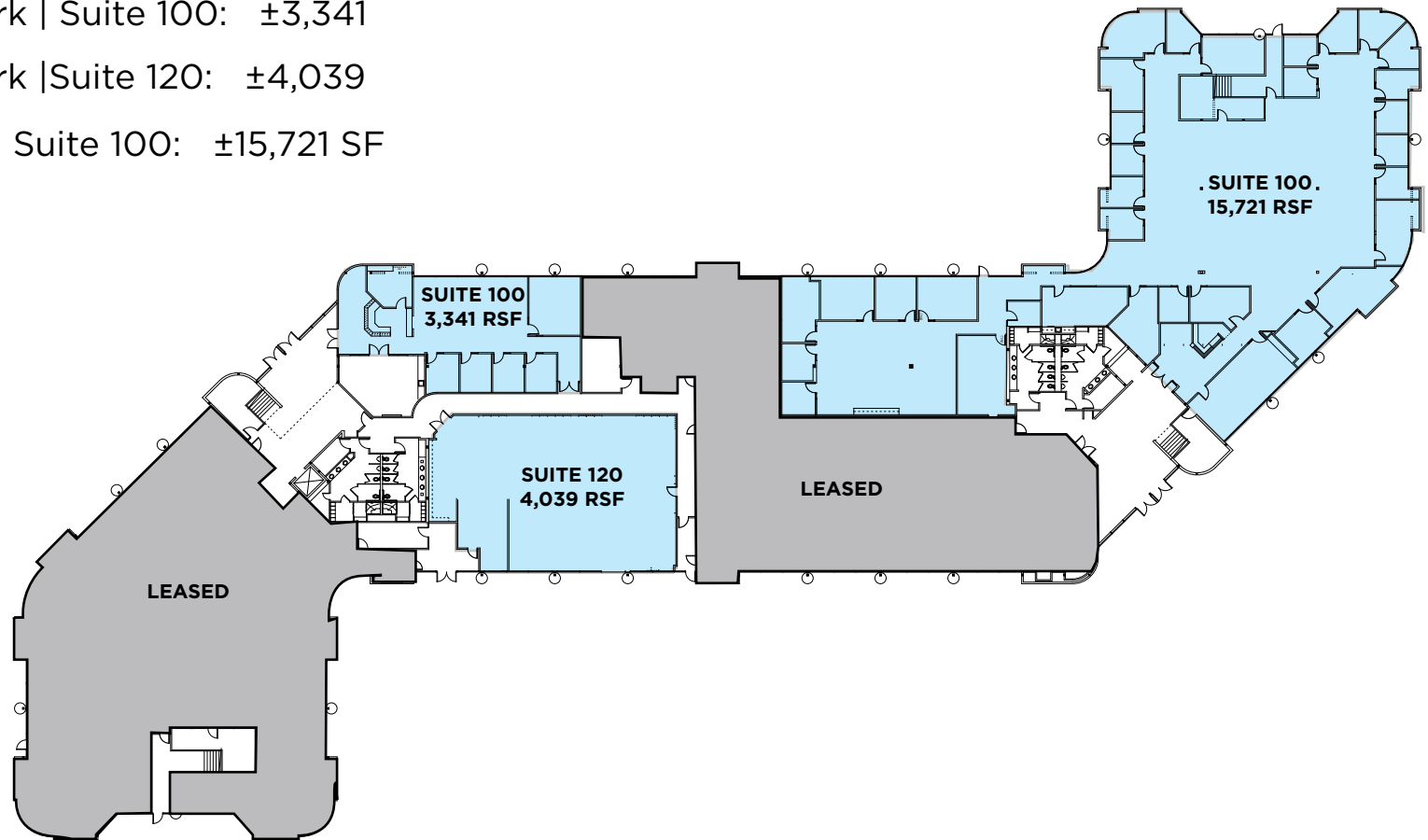
## 1st FLOOR

Lease Rate: \$1.95 PSF Fully Serviced

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

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

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



**CHRIS SCHWARZE**

Executive Director  
+1 916 288 4803  
chris.schwarze@cushwake.com  
LIC #01291261

**ZACH MOSLE, CCIM**

Director  
+1 916 329 1543  
zach.mosle@cushwake.com  
LIC #01924595

**CUSHMAN & WAKEFIELD**

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
cushmanwakefield.com



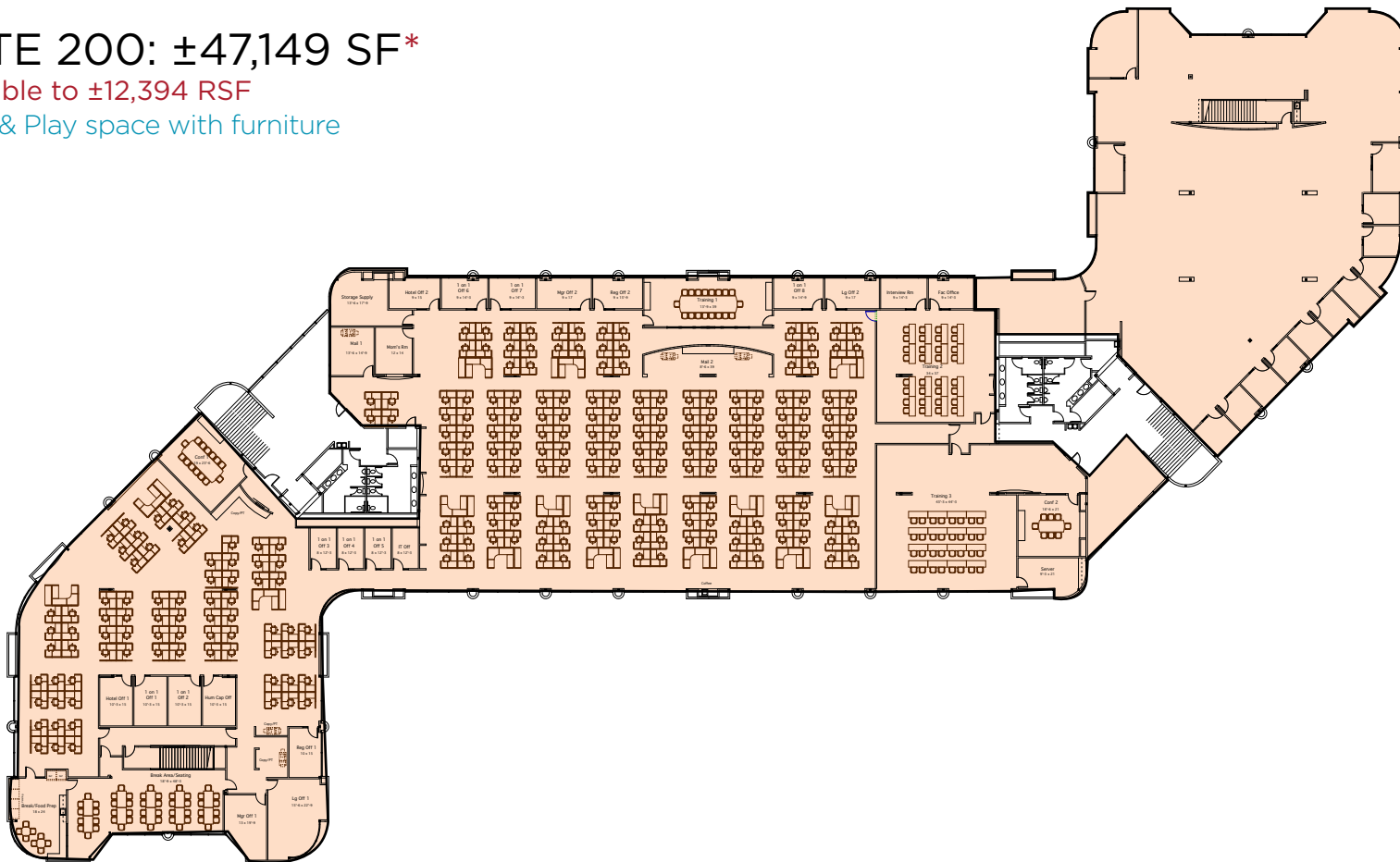
## 2<sup>ND</sup> FLOOR | VIRTUAL TOUR

Lease Rate: \$1.95 PSF Fully Serviced

**SUITE 200: ±47,149 SF\***

\* Divisible to ±12,394 RSF

- Plug & Play space with furniture



### CHRIS SCHWARZE

Executive Director  
+1 916 288 4803  
chris.schwarze@cushwake.com  
LIC #01291261

### ZACH MOSLE, CCIM

Director  
+1 916 329 1543  
zach.mosle@cushwake.com  
LIC #01924595

### CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
cushmanwakefield.com





## SAMPLE FINISHES | FIRST FLOOR



**CHRIS SCHWARZE**

Executive Director  
+1 916 288 4803  
chris.schwarze@cushwake.com  
LIC #01291261

**ZACH MOSLE, CCIM**

Director  
+1 916 329 1543  
zach.mosle@cushwake.com  
LIC #01924595

**CUSHMAN & WAKEFIELD**

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
cushmanwakefield.com



## SAMPLE FINISHES | SECOND FLOOR



### CHRIS SCHWARZE

Executive Director  
+1 916 288 4803  
chris.schwarze@cushwake.com  
LIC #01291261

### ZACH MOSLE, CCIM

Director  
+1 916 329 1543  
zach.mosle@cushwake.com  
LIC #01924595

### CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
cushmanwakefield.com

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

Cushman & Wakefield Copyright 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.





11017 COBBLEROCK DR. & 2995 PROSPECT DR. | RANCHO CORDOVA, CA



Target, The Golden 1, United States Postal Service, Ross Dress for Less, Jamba Juice, Auto Zone, Rubio's, Chipotle Mexican Grill, Panda Express Chinese Kitchen, 99c Only, am pm, Jiffy Lube

Bank of America, Wal-Mart Supercenter, Safeway

Mountain Mikes, Firestone

Jimmy John's, 7-Eleven

Staples

US 50

The Home Depot, Wendy's

Arby's, Kelly-Moore Paints

am pm

Starbucks Coffee, Carl's Jr., McDonald's, Costco Wholesale



11017 Cobblerock Dr. & 2995 Prospect Dr.

White Rock Rd.

Zinfandel Dr.

Chili's, Lowe's Home Improvement Warehouse, FedEx Office, The Habit Burger Grill, Panera, Starbucks Coffee, Rubio's

