

FOR LEASE

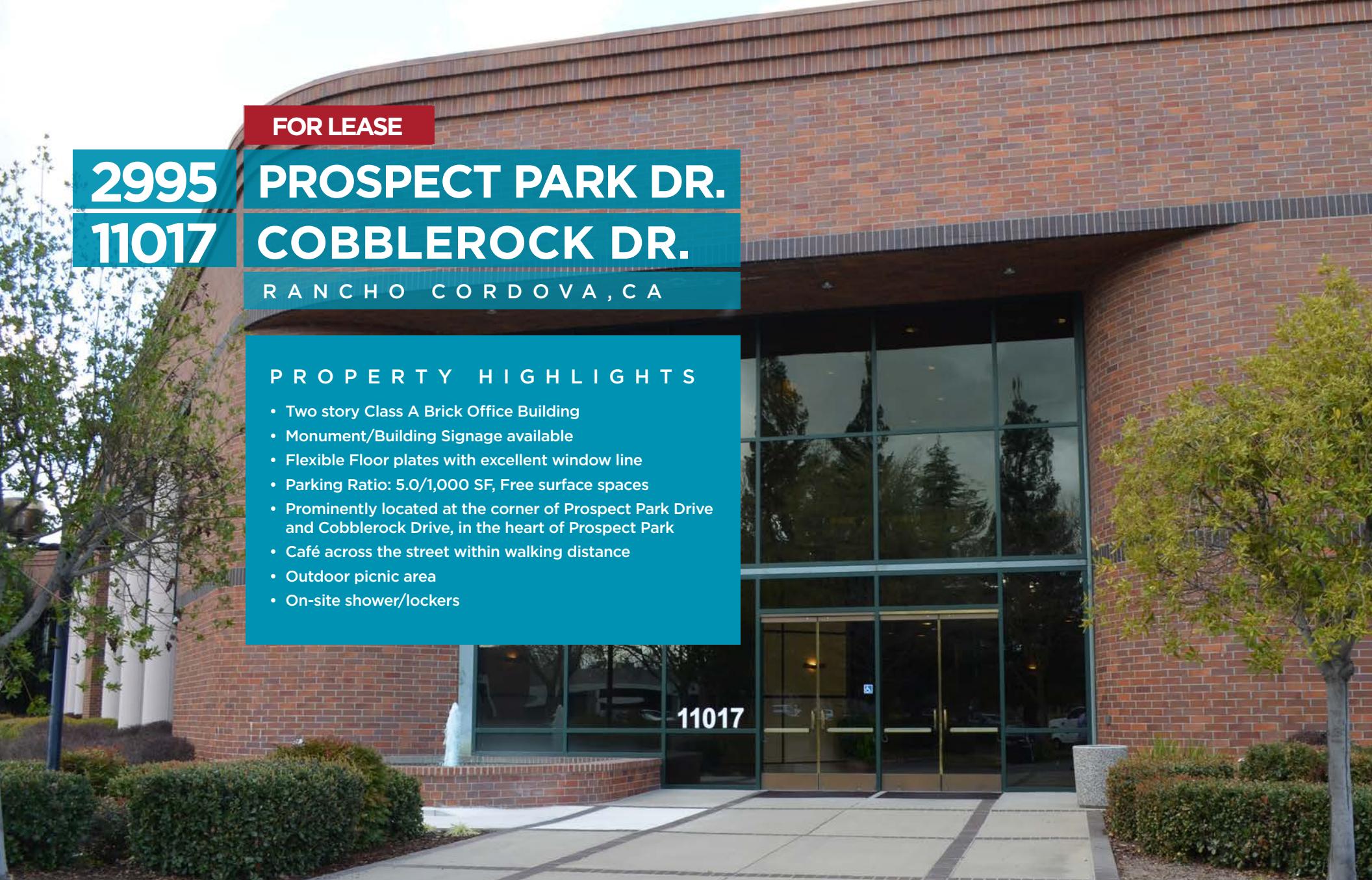
2995  
11017

PROSPECT PARK DR.  
COBBLEROCK DR.

RANCHO CORDOVA, CA

PROPERTY HIGHLIGHTS

- 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



**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

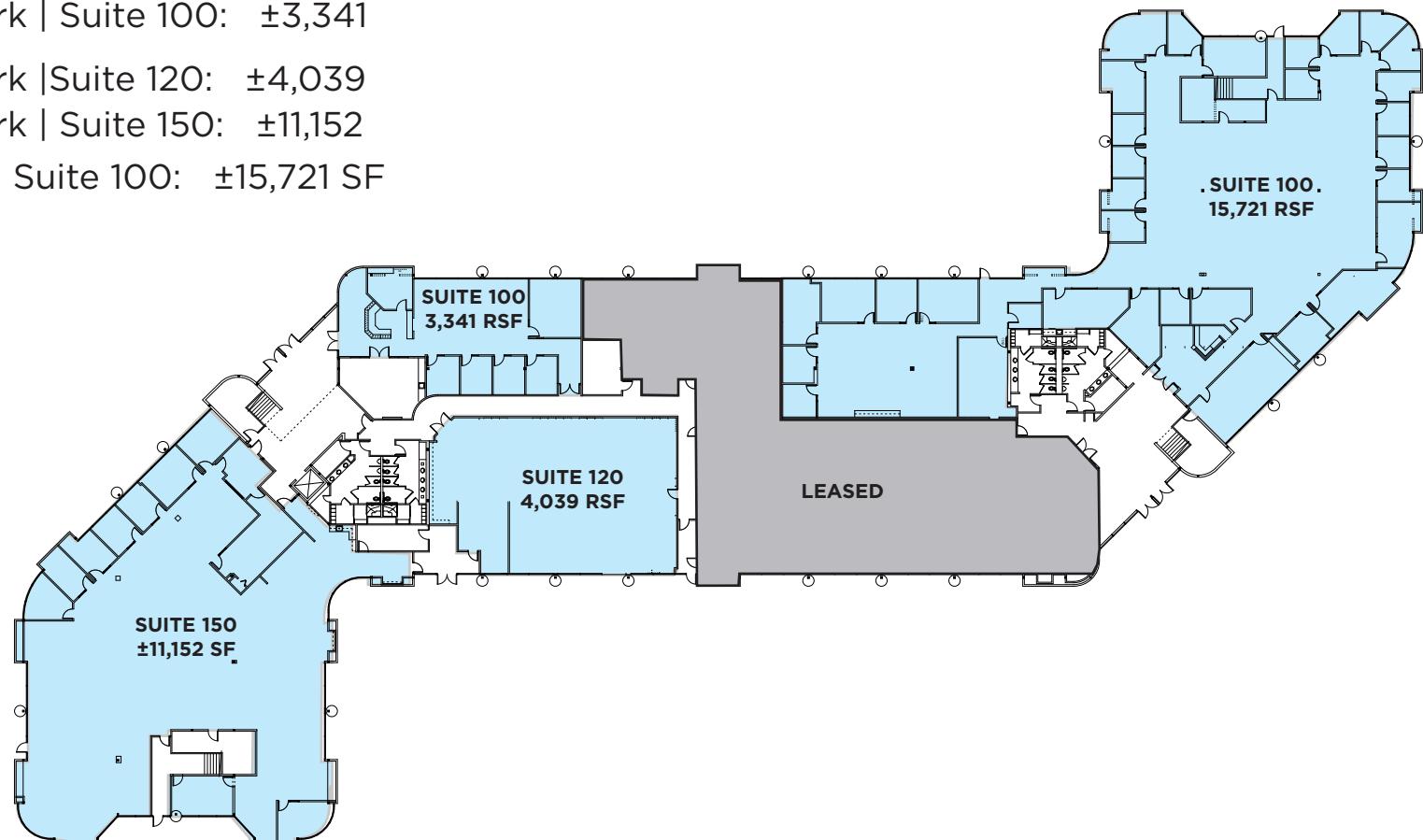
Lease Rate: \$1.95 PSF Fully Serviced

2995 Prospect Park | Suite 100: ±3,341

2995 Prospect Park | Suite 120: ±4,039

2995 Prospect Park | Suite 150: ±11,152

11017 Cobblerock | Suite 100: ±15,721 SF



### CHRIS SCHWARZE

Executive Director

+1 916 288 4803

[chris.schwarze@cushwake.com](mailto:chris.schwarze@cushwake.com)

LIC #01291261

### ZACH MOSLE, CCIM

Director

+1 916 329 1543

[zach.mosle@cushwake.com](mailto:zach.mosle@cushwake.com)

### CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800

Sacramento, CA 95814

+1 916 288 4800

[cushmanwakefield.com](http://cushmanwakefield.com)



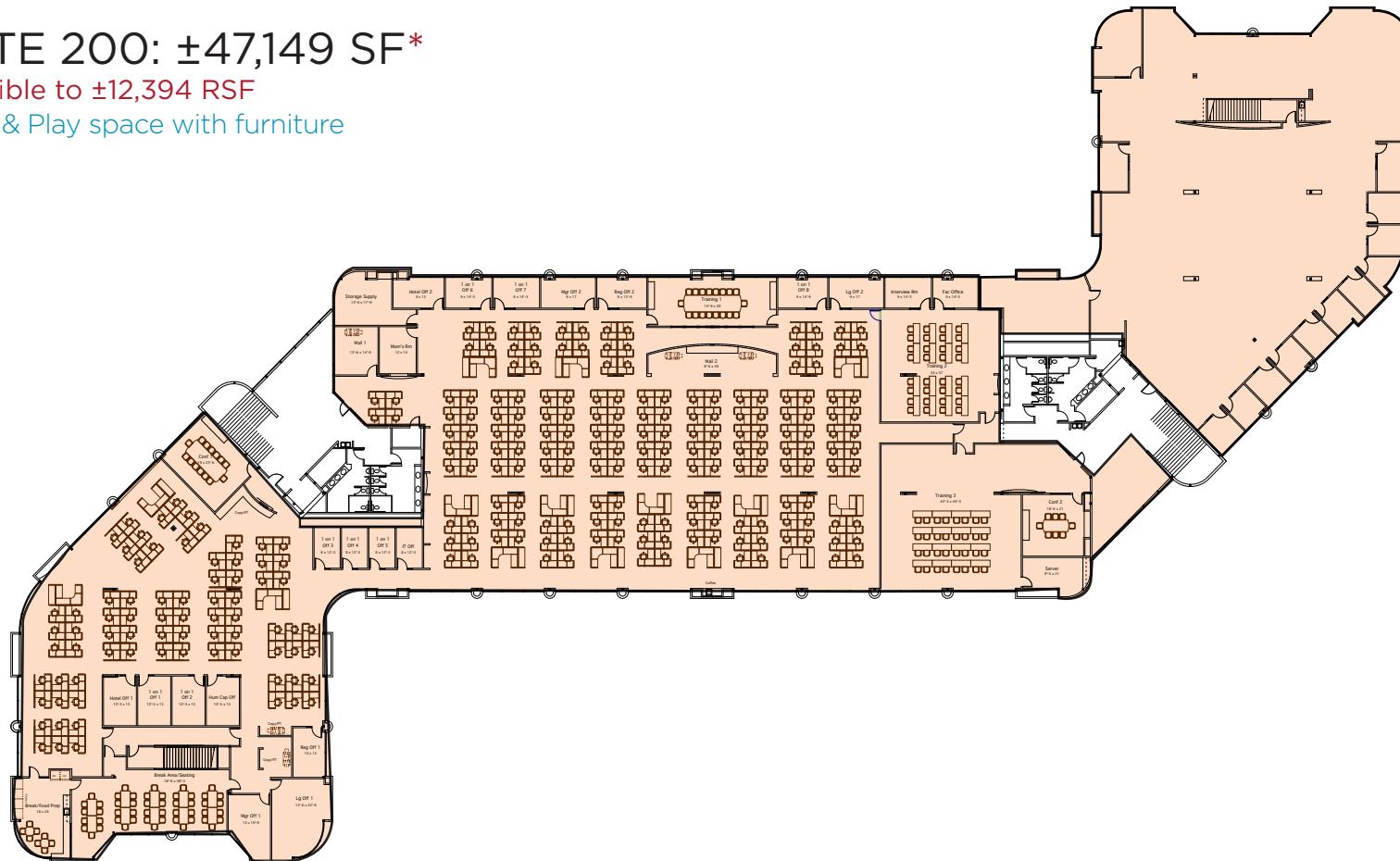
## 2<sup>ND</sup> FLOOR

Lease Rate: \$1.95 PSF Fully Serviced

SUITE 200: ±47,149 SF\*

\* Divisible to ±12,394 RSF

- Plug & Play space with furniture



## CHRIS SCHWARZ

## Executive Director

+1 916 288 4803

chris.schwarze@cushwake.com

LIC #01291261

ZACH MOSLE, CCIM

## Director

+1 916 329 1543

[zach.mosle@cushwake.com](mailto:zach.mosle@cushwake.com)

LIC #01924595

**CUSHMAN & WAKEFIELD**

400 Capitol Mall, Suite 1800

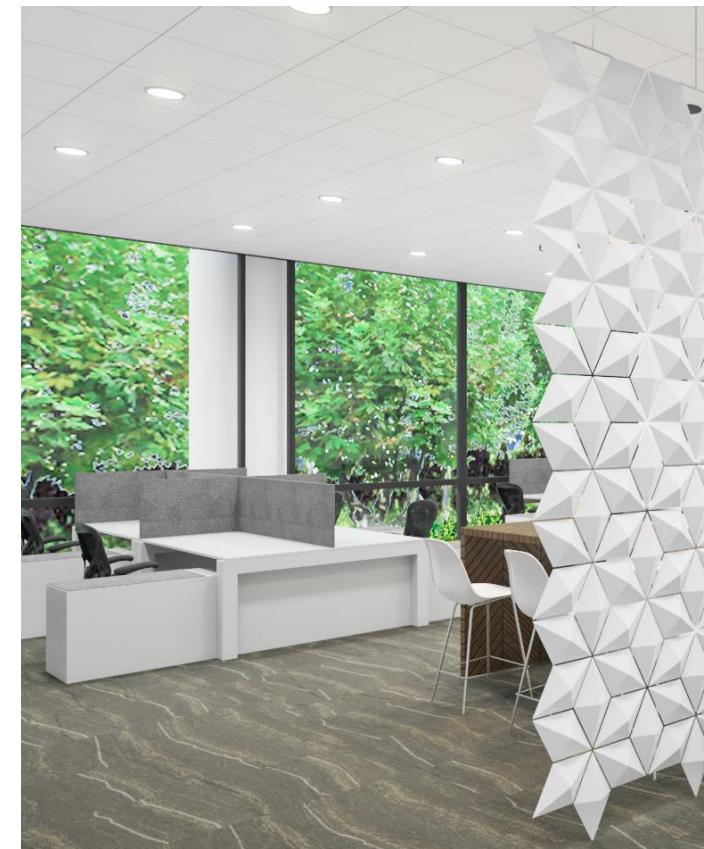
Sacramento, CA 95814

+1 916 288 4800

cushmanwakefield.com



## SAMPLE FINISHES | FIRST FLOOR



### CHRIS SCHWARZE

Executive Director  
+1 916 288 4803  
[chris.schwarze@cushwake.com](mailto:chris.schwarze@cushwake.com)  
LIC #01291261

### ZACH MOSLE, CCIM

Director  
+1 916 329 1543  
[zach.mosle@cushwake.com](mailto:zach.mosle@cushwake.com)  
LIC #01924595

### CUSHMAN & WAKEFIELD

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
[cushmanwakefield.com](http://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

[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.

### CUSHMAN & WAKEFIELD

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

