

**FOR LEASE**

**2995 PROSPECT PARK DR.  
11017 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

**11017**

**CHRIS SCHWARZE**

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**CUSHMAN & WAKEFIELD**

400 Capitol Mall, Suite 1800  
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## 1st FLOOR

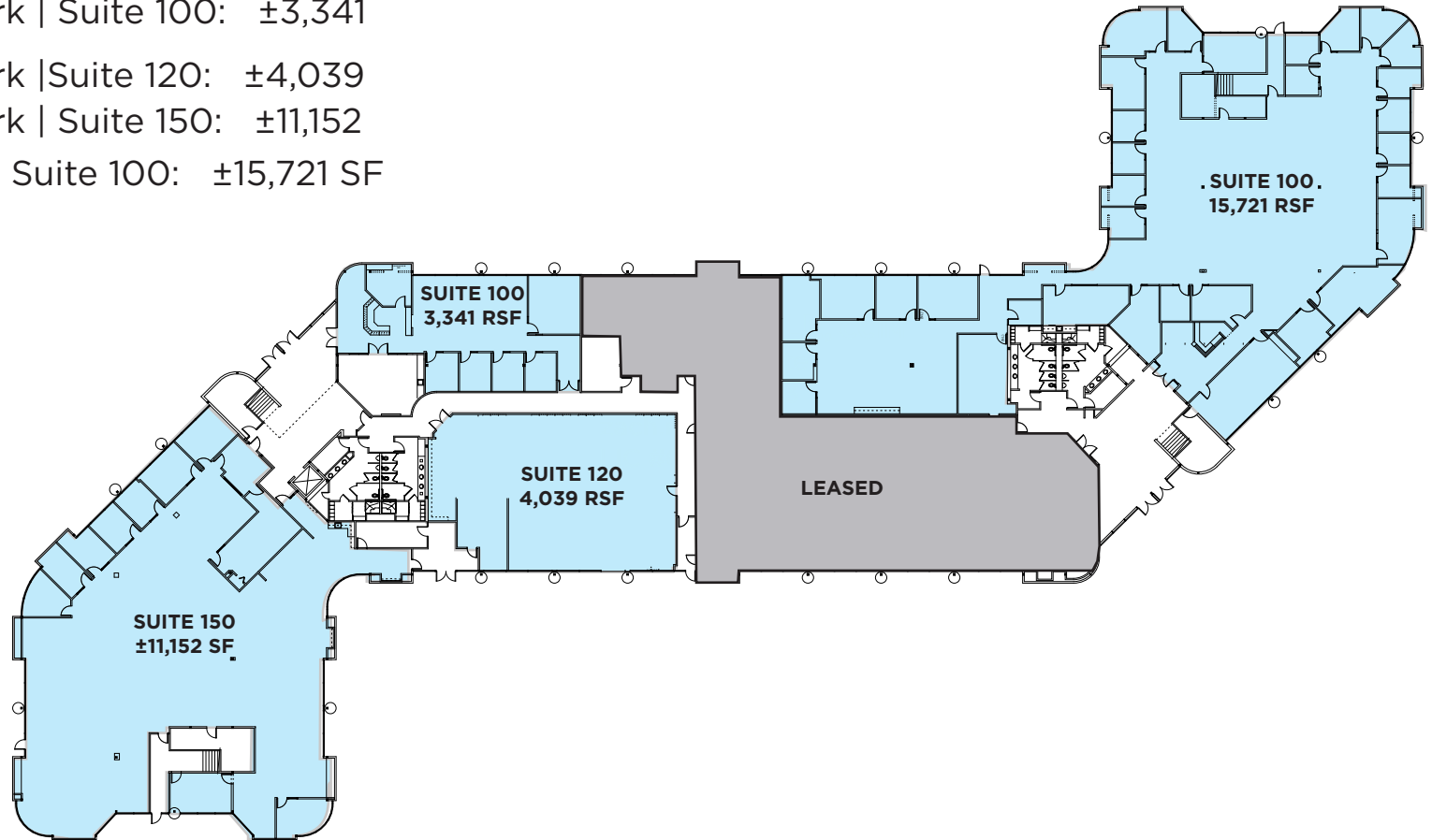
Lease Rate: \$1.95 PSF Fully Serviced

2995 Prospect Park | Suite 100: ±3,341

2995 Prospect Park | Suite 120: ±4,039

2995 Prospect Park | Suite 150: ±11,152

11017 Cobblersrock | Suite 100: ±15,721 SF



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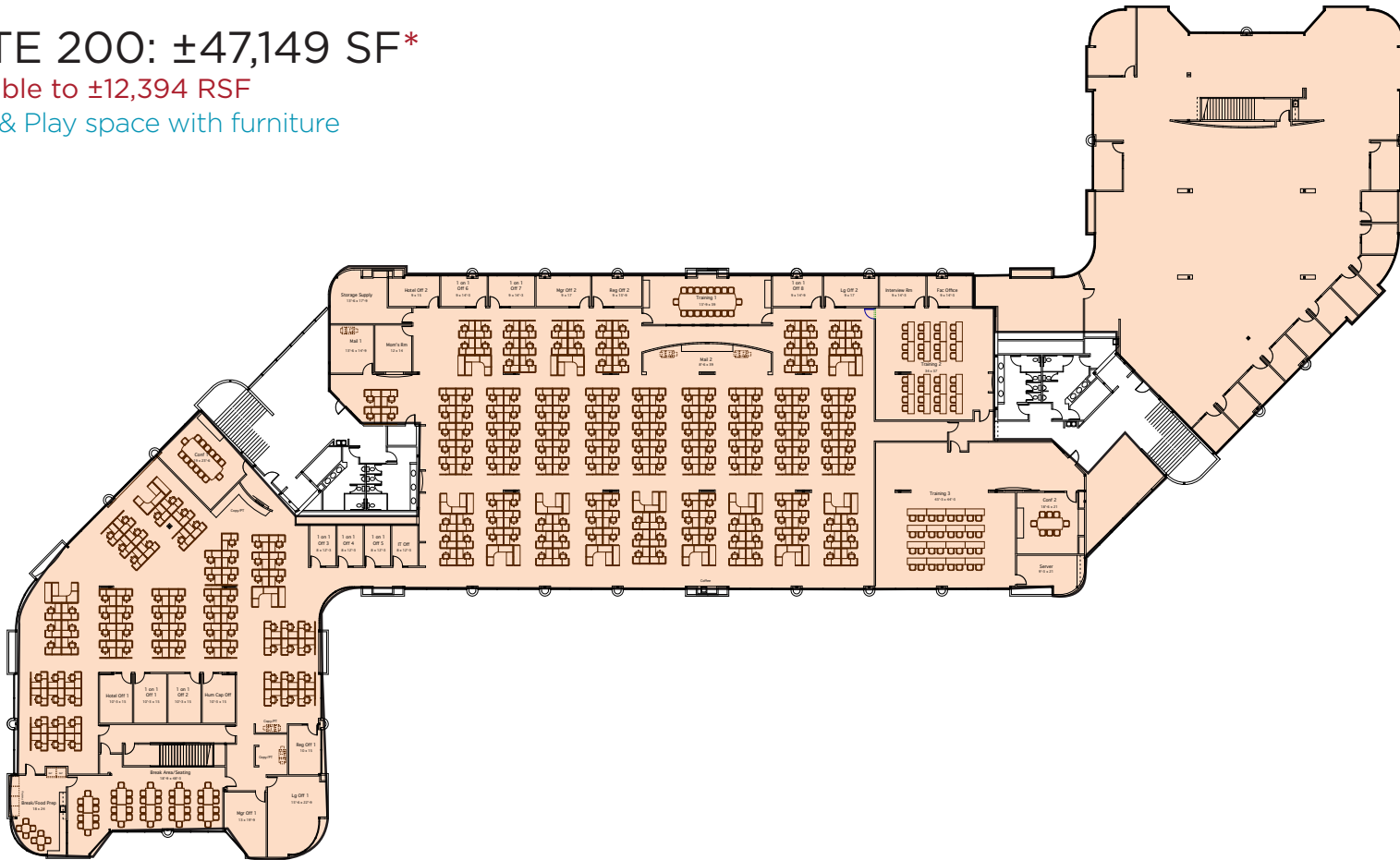


## 2<sup>ND</sup> FLOOR

Lease Rate: \$1.95 PSF Fully Serviced

**SUITE 200: ±47,149 SF\***

- \* Divisible to ±12,394 RSF
- Plug & Play space with furniture



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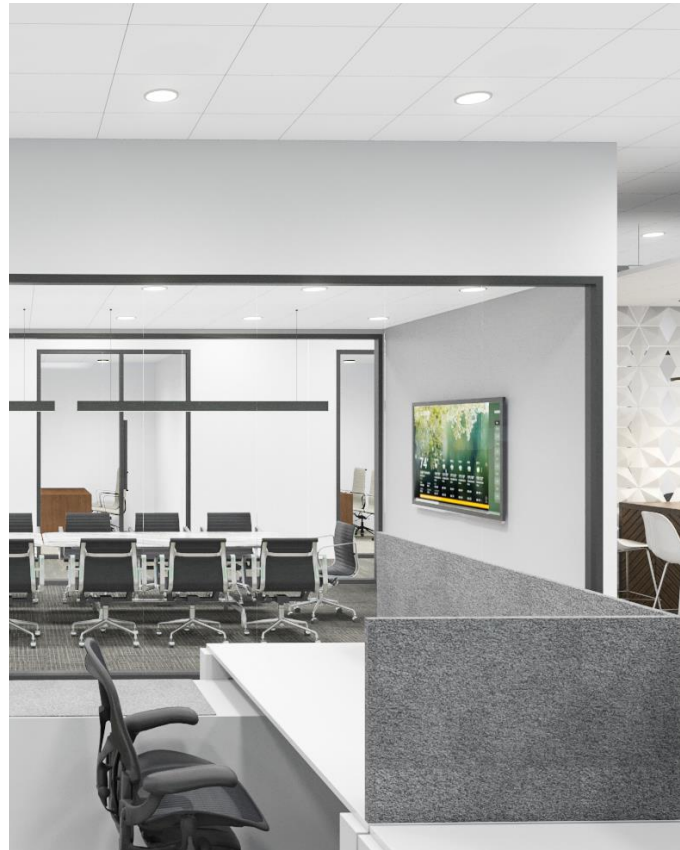
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**SAMPLE FINISHES | FIRST FLOOR**



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**SAMPLE FINISHES | SECOND FLOOR**



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