



BASIN STREET  
PROPERTIES

10860 GOLD CENTER DRIVE

1

±37,891 SF AVAILABLE

10951 WHITE ROCK ROAD

2

±16,958 SF AVAILABLE

10911 WHITE ROCK ROAD

3

±47,453 SF AVAILABLE

10877 WHITE ROCK ROAD

4

FULLY LEASED

10850 WHITE ROCK ROAD

5

±55,140 SF AVAILABLE

# PROSPECT GREEN 1-5

CLASS A BUILDING CAMPUS

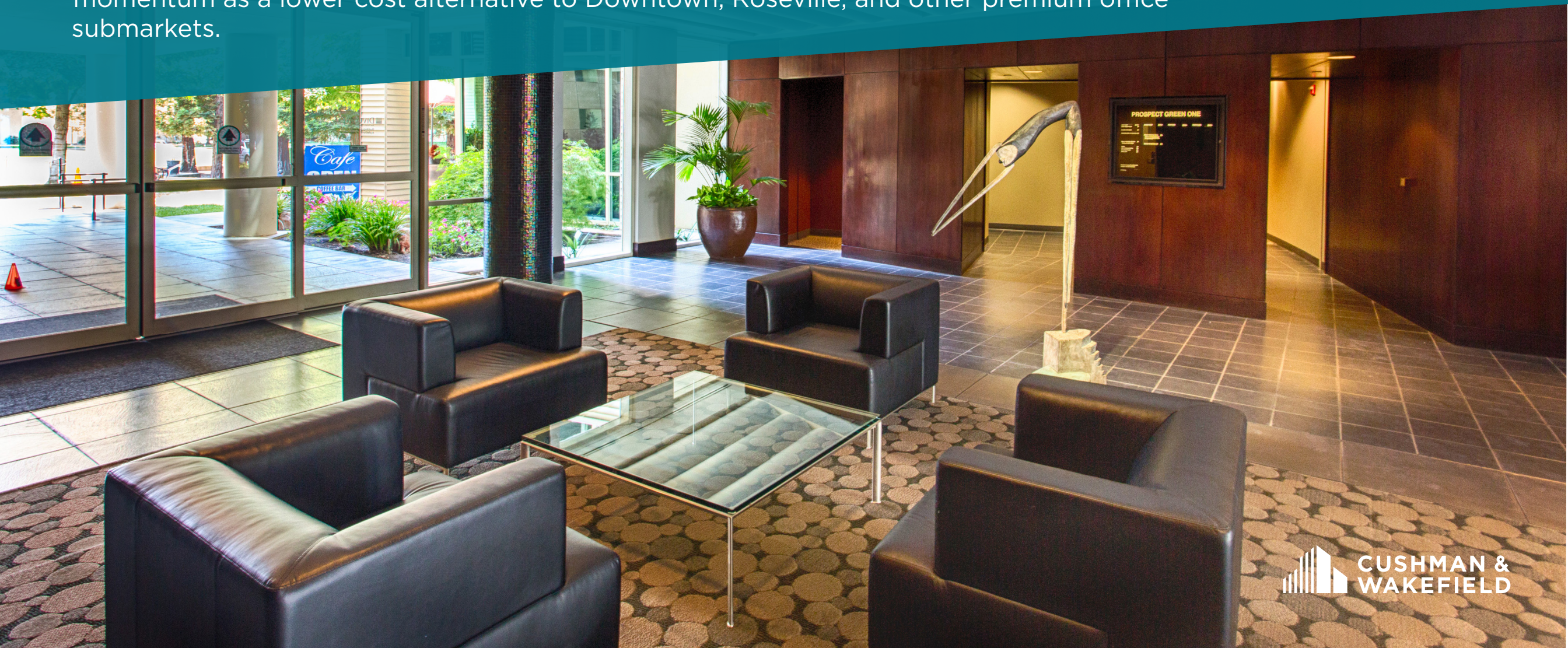
157,422 RSF AVAILABLE FOR LEASE

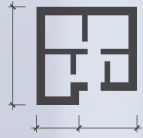
RANCHO CORDOVA, CALIFORNIA

# PROSPECT GREEN 1-5

CLASS A BUILDING CAMPUS

**THE PROSPECT GREEN CAMPUS** consists of five buildings in an office campus environment totaling  $\pm 518,156$  SF. The Prospect Green Campus benefits from extraordinary regional access and campus-specific amenities. The campus is located in Sacramento's HWY 50 submarket, which has been gaining momentum as a lower cost alternative to Downtown, Roseville, and other premium office submarkets.



**SIZE**

The campus consists of ±518,156 SF of 'Class A' office space.

**BUILDING AMENITIES**

The campus offers an on-site deli, fitness center, conference facility, and tenant lounge. Amenities within 'The Loop' include bocce and shuffleboard courts, picnic and BBQ areas, a bike share program, and free access to outdoor WIFI.

**MANAGEMENT**

Basin Street Properties has a property management office on site.

**RETAIL AMENITIES**

There are many retail amenities in close proximity to the buildings. Capital Village Town Center (anchored by Lowe's and CVS), Zinfandel Place (anchored by local and regional shop tenants), Rancho Cordova Town Center (anchored by Target, Ross, Marshalls, and Michaels), Mills Shopping Center (anchored by Viva Markets), and various other big box retailers.

**PARKING**

The property is parked at 3.96 spaces per 1,000 SF.

**ACCESS**

The Prospect Green Campus is strategically positioned within the HWY 50 submarket with direct freeway access. This enables employers to draw from several Sacramento suburban residential areas including Gold River, El Dorado Hills, Folsom, Elk Grove, Arden Park, Sierra Oaks, and Land Park.

**SUBMARKET COMMUNITY**

The property is located in the HWY 50 submarket of Sacramento. The HWY 50 submarket provides tenants with a competitive advantage as office rents are nearly 35% below rates in Downtown Sacramento, which is only 14.5 miles away. Parking is also offered to tenants free of charge, whereas tenants can expect to pay upwards of \$200 per space on a monthly basis. The HWY 50 submarket attracts large corporate and government users, resulting in the highest concentration of nationally-recognized tenants in the region. Corporate tenants chose to locate in this submarket due to its available access to qualified employees.

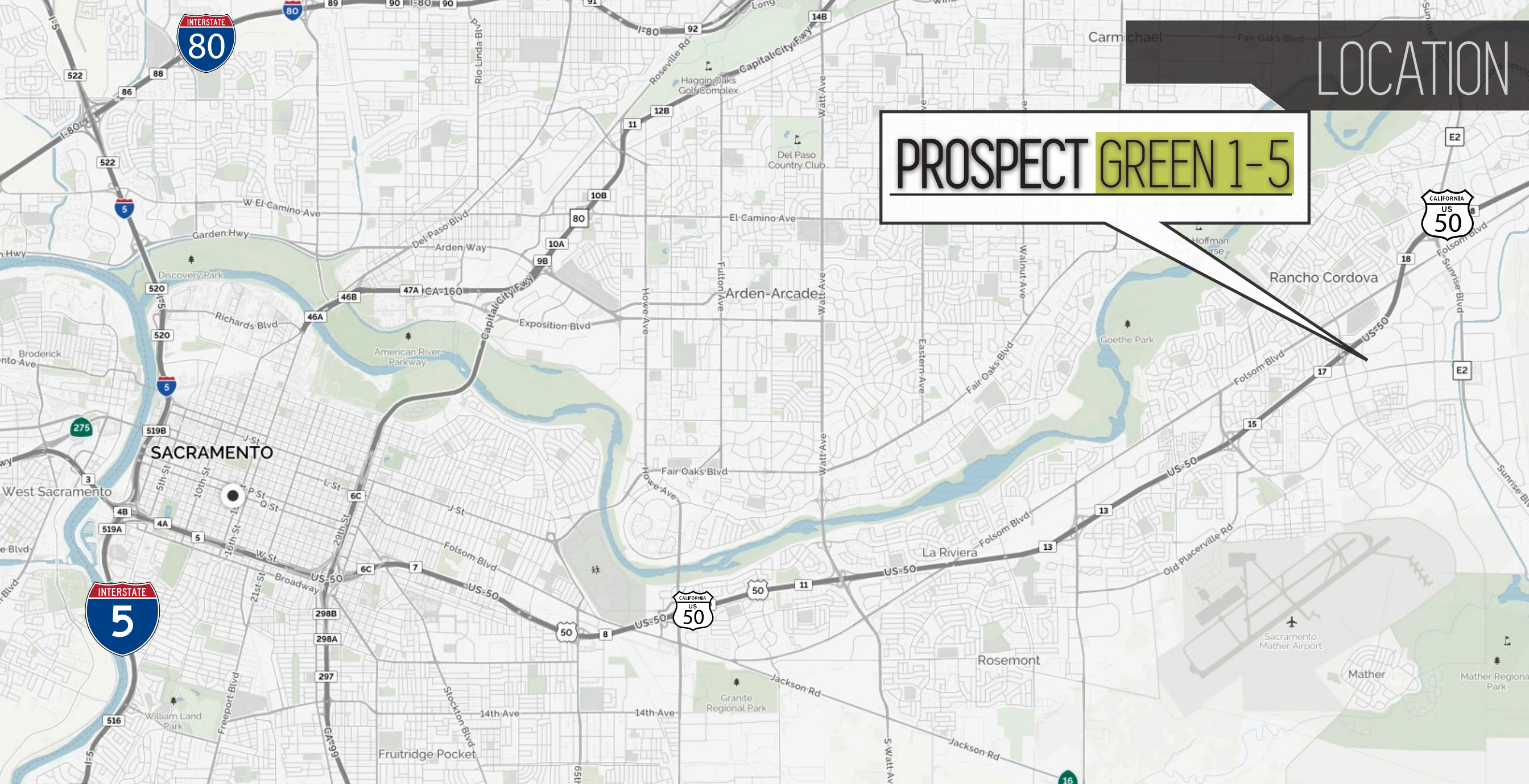
AERIAL

PROSPECT GREEN 1-5



# LOCATION

## PROSPECT GREEN 1-5



TO SACRAMENTO  
CBD

**14 MILES**

SACRAMENTO  
INT. AIRPORT **25 MILES**

SAN FRANCISCO  
BAY AREA

**95 MILES**

# 10860 GOLD CENTER DRIVE 1

±37,891 SF AVAILABLE



## LOCATION

## AVAILABILITY

SUITE	SQUARE FEET	LINK TO VIEW
110	3,953	<a href="#">CLICK</a>
165	2,210	<a href="#">CLICK</a>
180	4,898	<a href="#">CLICK</a>
250	9,730	<a href="#">CLICK</a>
255	3,223	<a href="#">CLICK</a>
275	1,326	<a href="#">CLICK</a>
350	12,551	<a href="#">CLICK</a>

10860 GOLD CENTER DRIVE

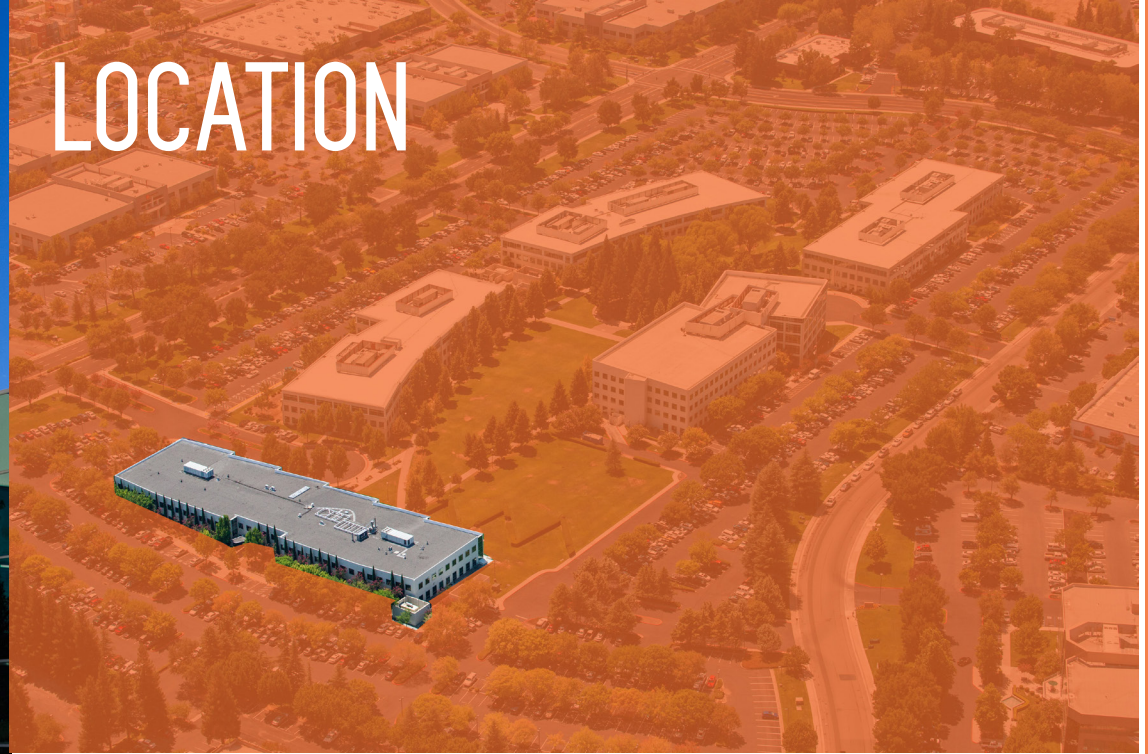
10951 WHITE ROCK ROAD

±16,958 SF AVAILABLE

2



# LOCATION



# AVAILABILITY

SUITE	SQUARE FOOT	LINK TO VIEW
100	16,958	<a href="#">CLICK</a>

10951 WHITE ROCK ROAD

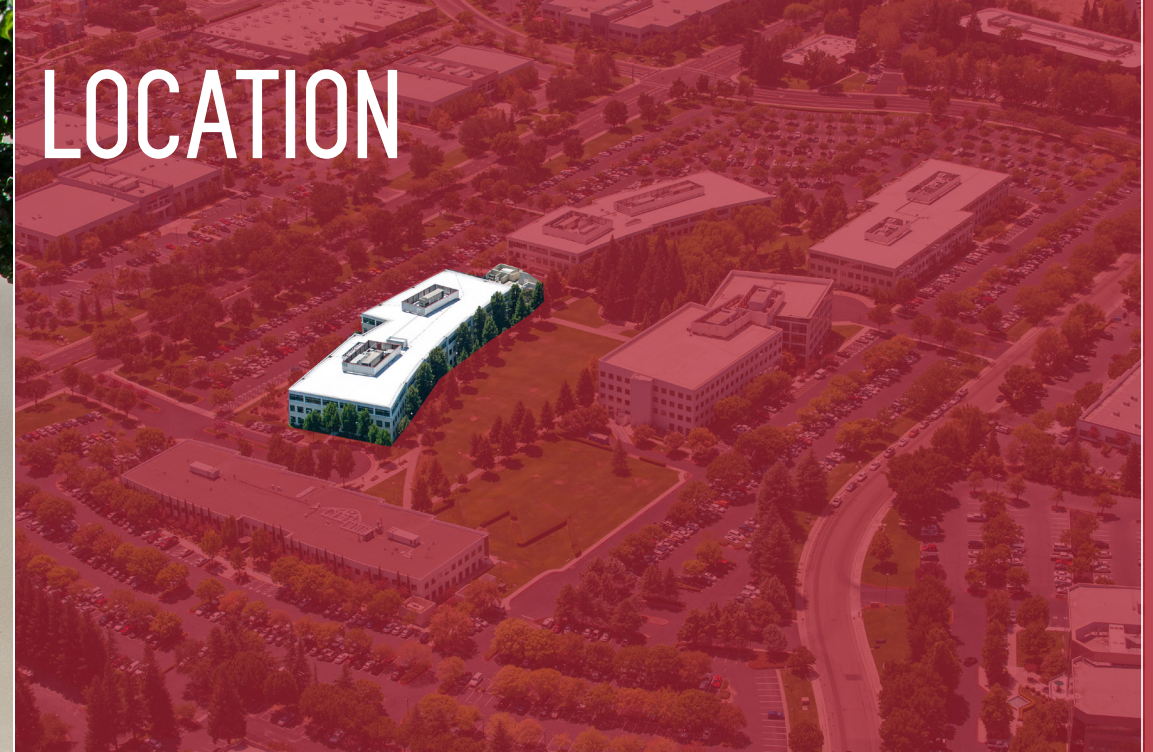
10911 WHITE ROCK ROAD

3

±47,453 SF AVAILABLE



## LOCATION



## AVAILABILITY

SUITE	SQUARE FEET	LINK TO VIEW
100	14,052	<a href="#">CLICK</a>
200	33,401	<a href="#">CLICK</a>



10911 WHITE ROCK ROAD

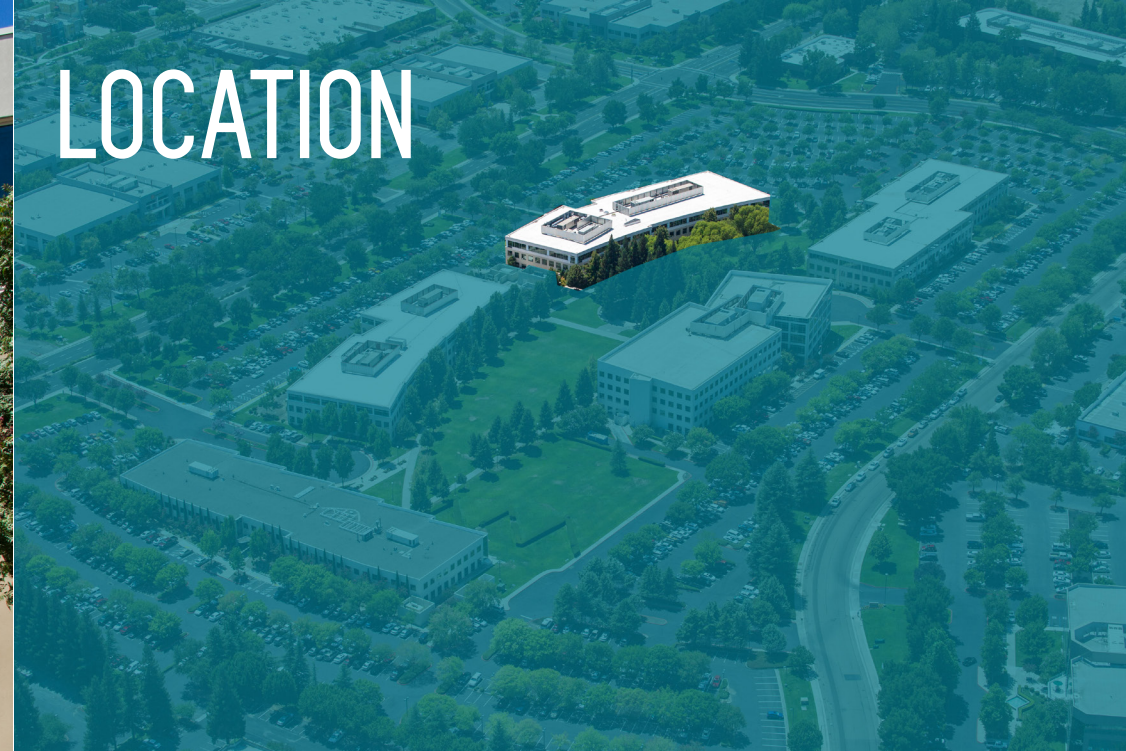


10877 WHITE ROCK ROAD  
FULLY LEASED

4



# LOCATION



# AVAILABILITY

SUITE	SQUARE FEET	LINK TO VIEW
PROPERTY FULLY LEASED		

10877 WHITE ROCK ROAD

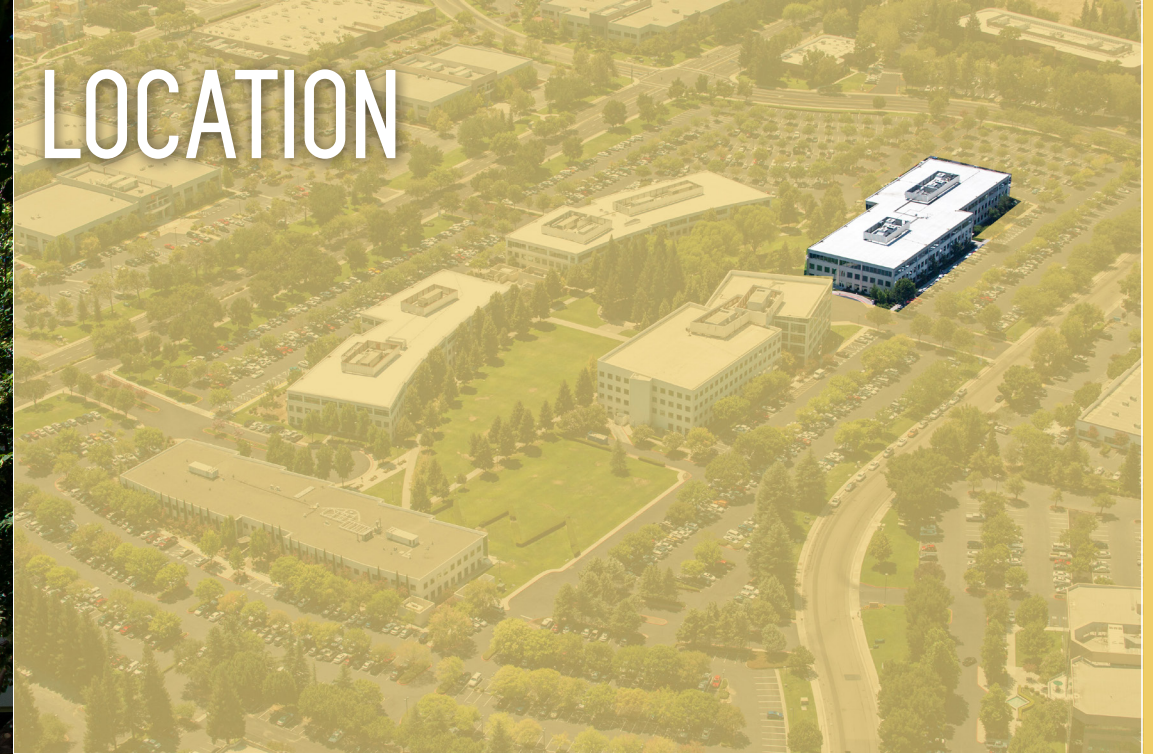
10850 WHITE ROCK ROAD

5

±55,140 SF AVAILABLE



## LOCATION



## AVAILABILITY

SUITE	SQUARE FEET	LINK TO VIEW
175	4,571	<a href="#">CLICK</a>
180B	6,967	<a href="#">CLICK</a>
250	16,199	<a href="#">CLICK</a>
275	6,234	<a href="#">CLICK</a>
325	18,448	<a href="#">CLICK</a>
375	2,721	<a href="#">CLICK</a>



10850 WHITE ROCK ROAD

# THE LOOP

10911 WHITE ROCK ROAD

3

10877 WHITE ROCK ROAD

4

10951 WHITE ROCK ROAD

2

## AMENITIES



10860 GOLD CENTER DRIVE

1

10850 WHITE ROCK ROAD

5



**BASIN STREET**  
PROPERTIES



# PROSPECT GREEN 1-5

CLASS A BUILDING CAMPUS

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