



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

5 CLASS A BUILDING CAMPUS

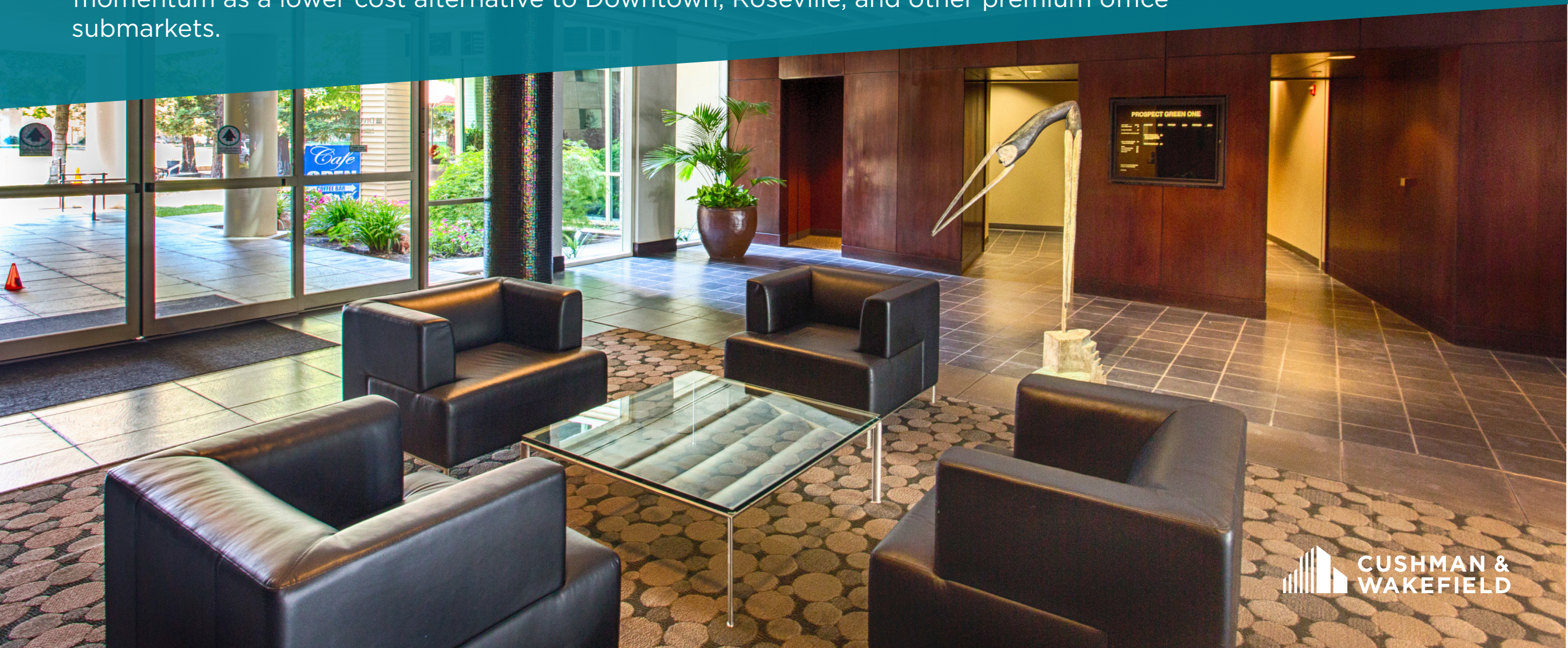
157,422 RSF AVAILABLE FOR LEASE

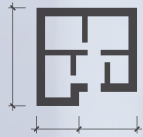
RANCHO CORDOVA, CALIFORNIA

PROSPECT GREEN 1-5

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 tenant 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.

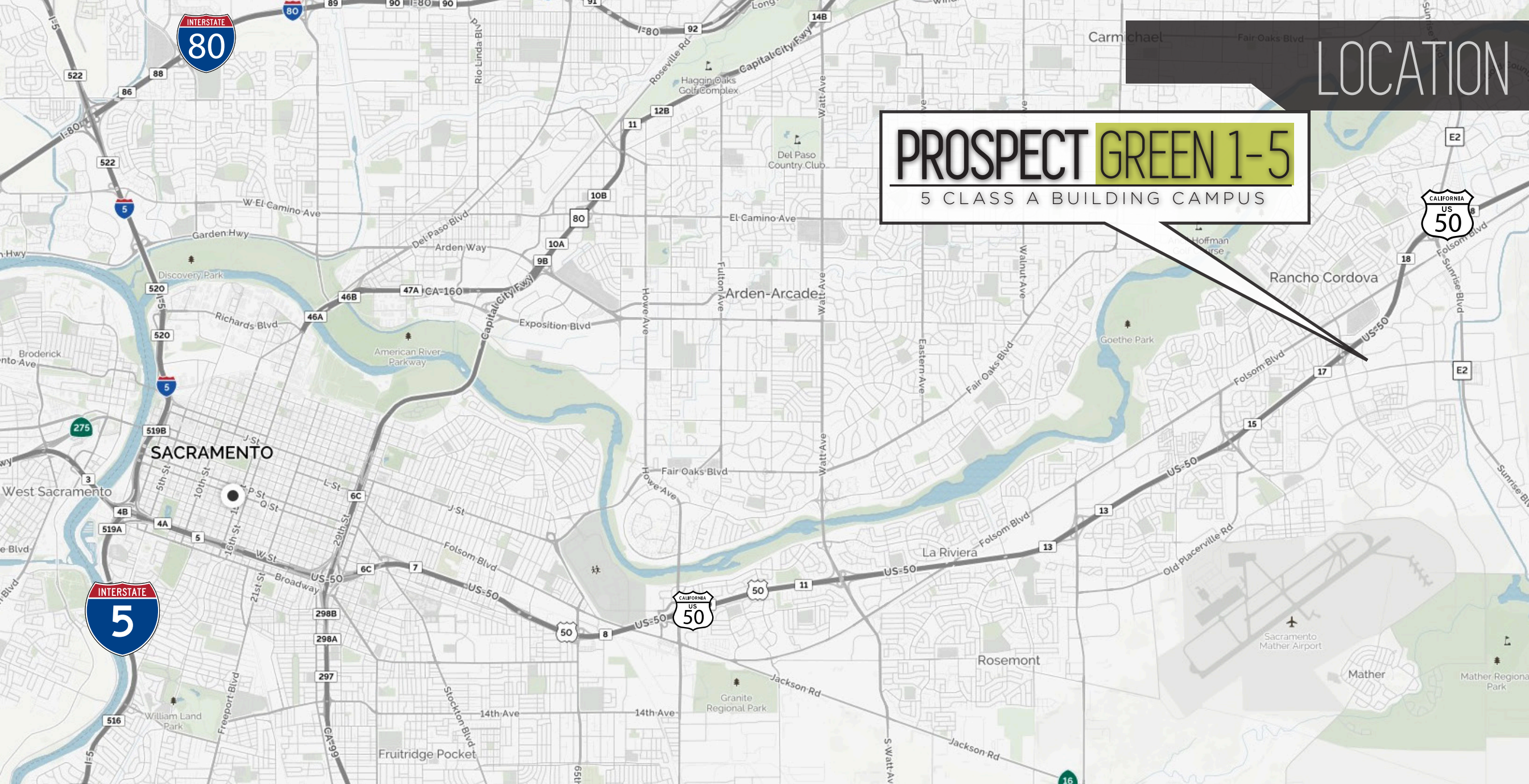
AERIAL

PROSPECT GREEN 1-5
5 CLASS A BUILDING CAMPUS



LOCATION

PROSPECT GREEN 1-5
5 CLASS A BUILDING CAMPUS



TO SACRAMENTO
CBD

14 MILES

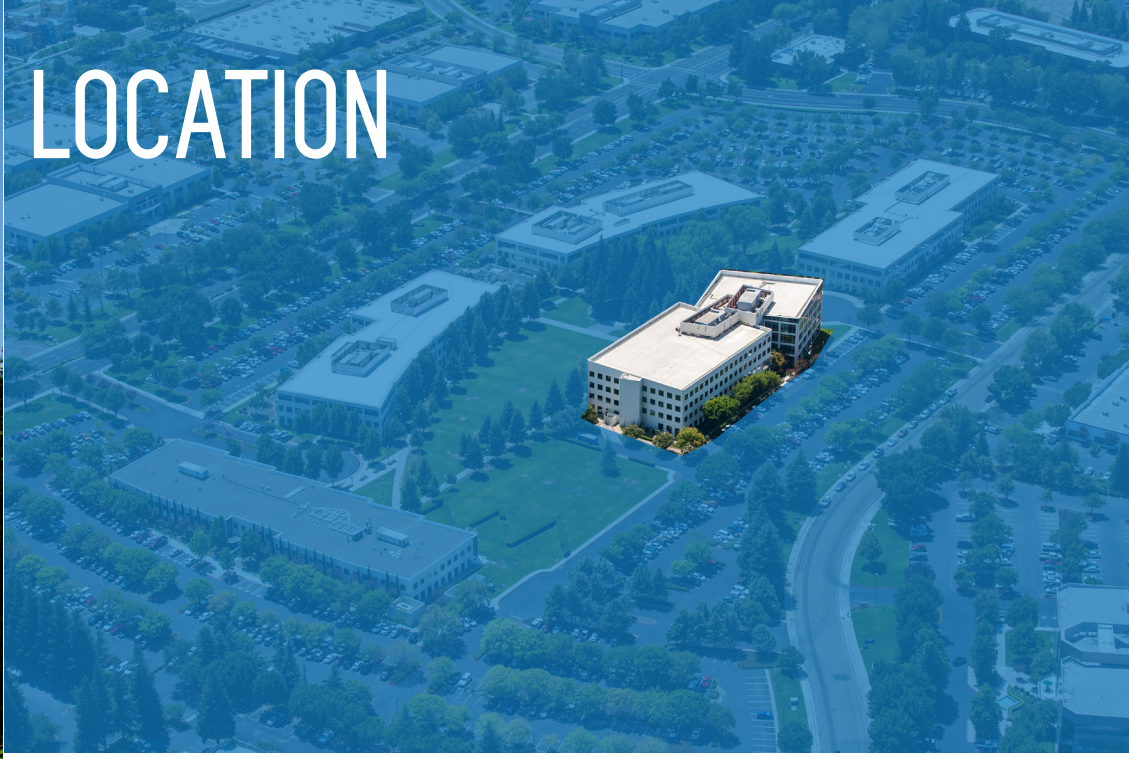
SACRAMENTO
INT. AIRPORT **25 MILES**

SAN FRANCISCO
BAY AREA

95 MILES

10860 GOLD CENTER DRIVE 1

±37,891 SF AVAILABLE



AVAILABILITY



SUITE	SQUARE FEET	LINK TO VIEW
110	3,953	CLICK
165	2,210	CLICK
180	4,898	CLICK
250	9,730	CLICK
255	3,223	CLICK
275	1,326	CLICK
350	12,551	CLICK

10860 GOLD CENTER DRIVE

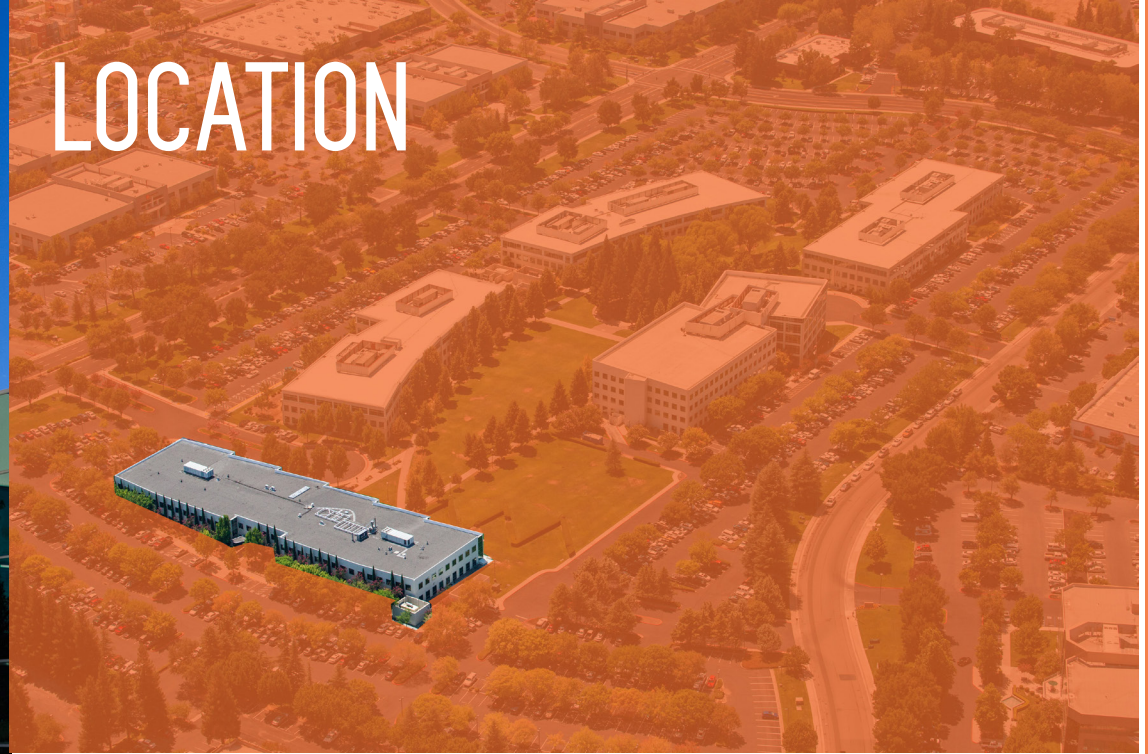
10951 WHITE ROCK ROAD

±16,958 SF AVAILABLE

2



LOCATION



AVAILABILITY

SUITE	SQUARE FOOT	LINK TO VIEW
100	16,958	CLICK

10951 WHITE ROCK ROAD

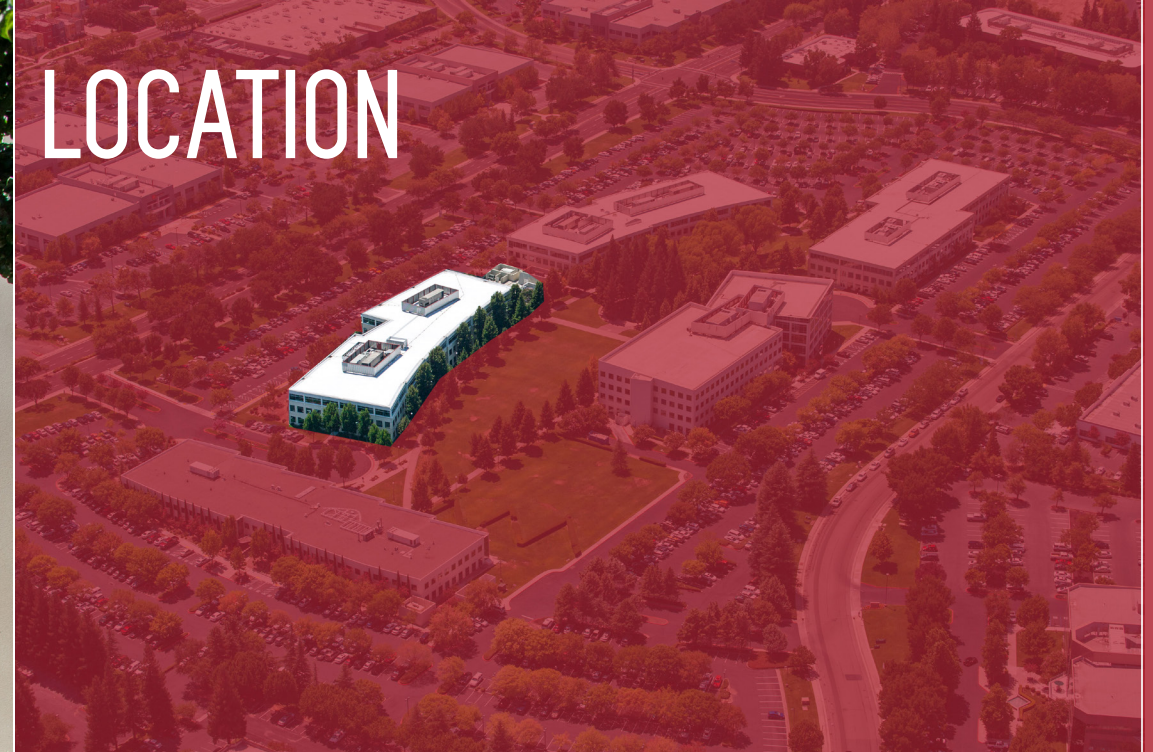
10911 WHITE ROCK ROAD

3

±47,453 SF AVAILABLE



LOCATION



AVAILABILITY

SUITE	SQUARE FEET	LINK TO VIEW
100	14,052	CLICK
200	33,401	CLICK

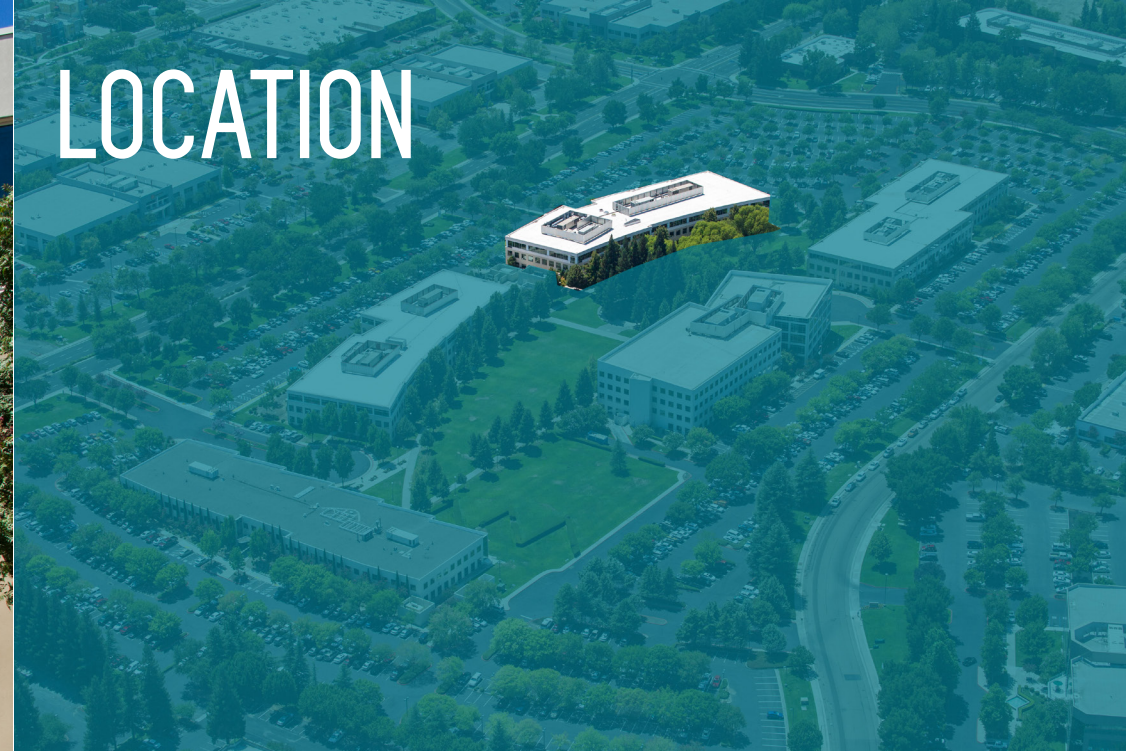
10911 WHITE ROCK ROAD

10877 WHITE ROCK ROAD
FULLY LEASED

4



LOCATION



AVAILABILITY

SUITE	SQUARE FEET	LINK TO VIEW
PROPERTY FULLY LEASED		

10877 WHITE ROCK ROAD

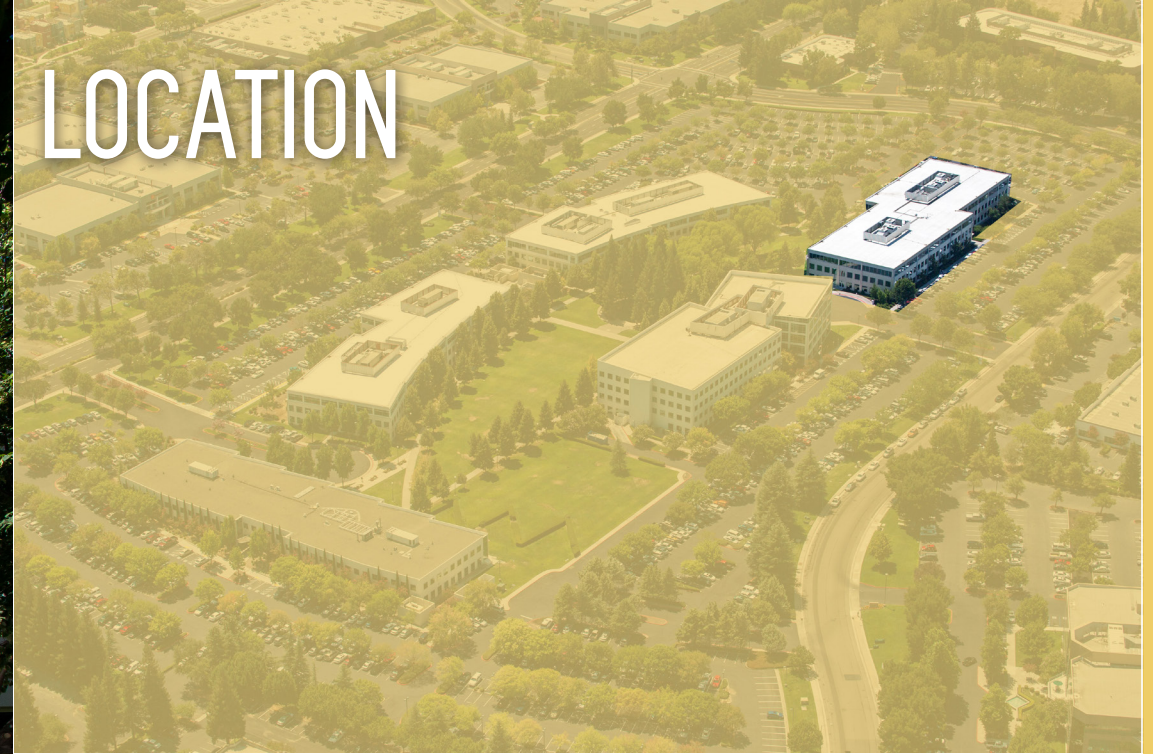
10850 WHITE ROCK ROAD

5

±55,140 SF AVAILABLE



LOCATION



AVAILABILITY

SUITE	SQUARE FEET	LINK TO VIEW
175	4,571	CLICK
180B	6,967	CLICK
250	16,199	CLICK
275	6,234	CLICK
325	18,448	CLICK
375	2,721	CLICK

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

5 CLASS A BUILDING CAMPUS

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