

3241 Kilgore Road

Rancho Cordova, CA



Prospect Park Office For Lease

Up to $\pm 54,174$ RSF Contiguous



PROPERTY DETAILS

- Entire Second Floor Available for Lease - Up to $\pm 54,174$ RSF
- Available with approximately 280 Knoll Dividend Workstations
- Divisible to $\pm 26,391$ RSF
- Tenant Improvements Negotiable
- Asking Lease Rate: \$1.85 FSG
- $\pm 4.6/1,000$ RSF Parking Ratio
- LEED Silver Certified

The Property is considered to be located in the premier suburban office market in Sacramento due its unique campus-like environment institutional-quality construction, and central location near both employee and executive residences, just 15 minutes from Downtown Sacramento.

The Property also benefits from its immediate proximity to Highway 50 and public transportation, including Sacramento's light rail system at Zinfandel Drive and Folsom Boulevard, and a wide variety of nearby retail amenities.



FOR MORE INFORMATION, PLEASE CONTACT:

Ron Thomas, SIOR

Executive Director | Managing Broker

(916) 288.4801

ron.thomas@cushwake.com

CA License NO: 01193241

Cushman & Wakefield

400 Capitol Mall, Suite 1800

Sacramento, CA 95814

cushmanwakefield.com CA

License No: 00616335

© Copyright 2011 - Cushman & Wakefield Inc. - All rights reserved. No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals.

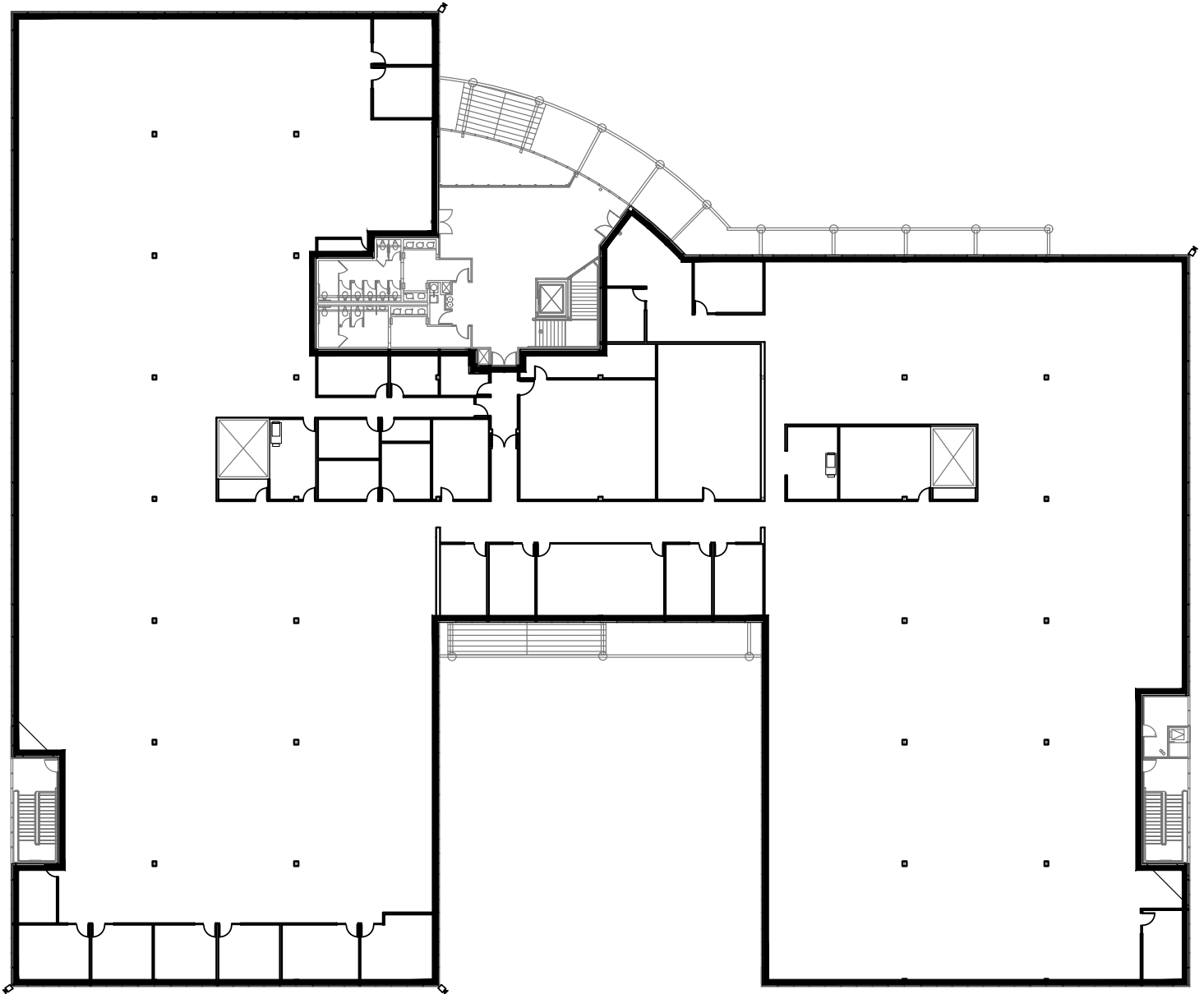
3241 Kilgore Road

Prospect Park Office For Lease

54,174 RSF
For Lease

FLOOR PLAN

Entire Second Floor Available For Lease - 54,174 RSF



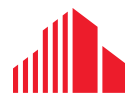
FOR MORE INFORMATION, PLEASE CONTACT:

Ron Thomas, SIOR

Executive Director | Managing Broker
(916) 288.4801
ron.thomas@cushwake.com
CA License NO: 01193241

Cushman & Wakefield

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
cushmanwakefield.com
CA License No: 00616335



**CUSHMAN &
WAKEFIELD**



© Copyright 2011 - Cushman & Wakefield Inc. - All rights reserved. No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals.

3241 Kilgore Road

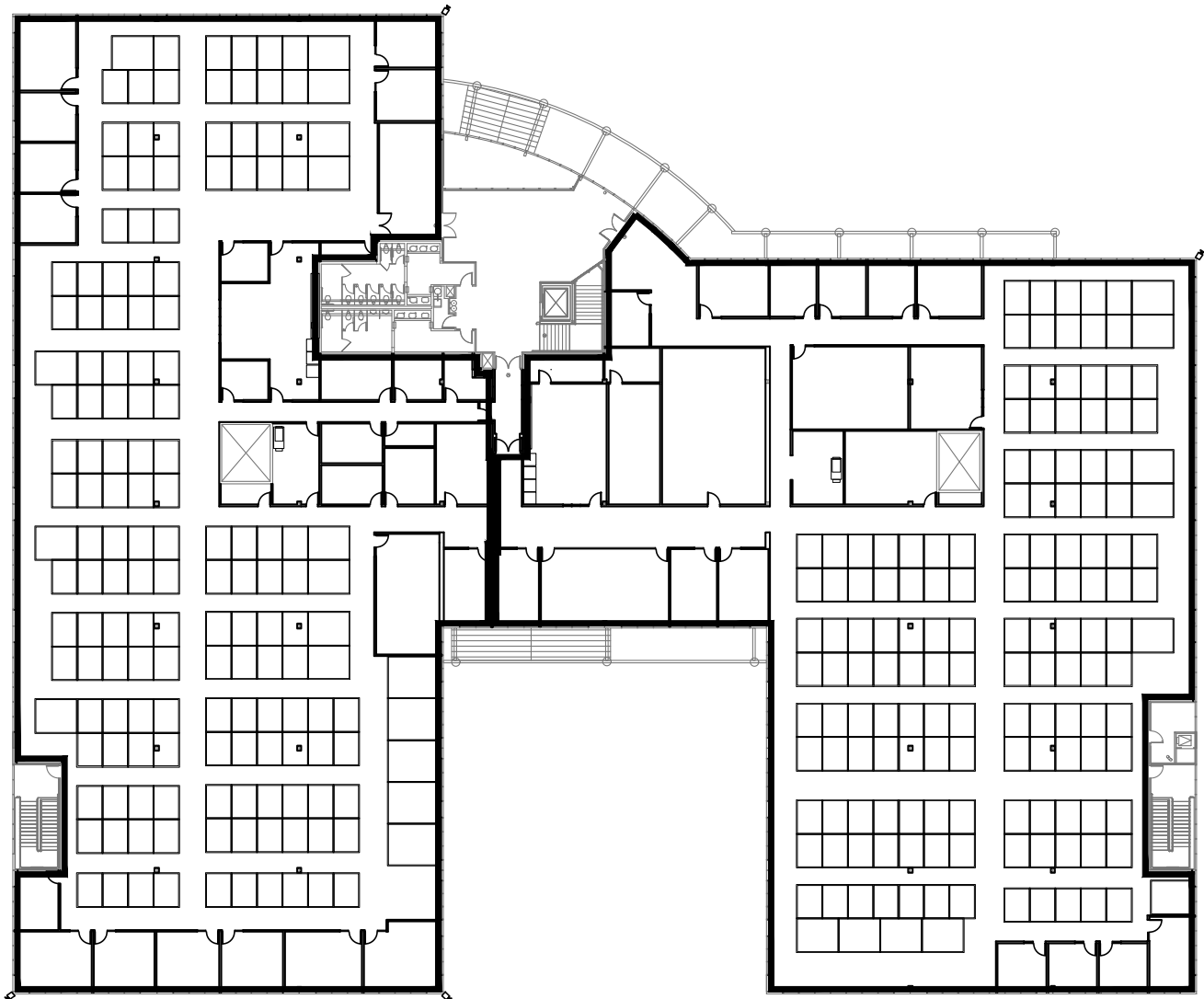
Prospect Park Office For Lease

54,174 RSF
For Lease



SECOND FLOOR PLAN

Potential Suite Division



SOUTH WING
±27,513 RSF

NORTH WING
±26,391 RSF

FOR MORE INFORMATION, PLEASE CONTACT:

Ron Thomas, SIOR

Executive Director | Managing Broker
(916) 288.4801
ron.thomas@cushwake.com
CA License NO: 01193241

Cushman & Wakefield

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
cushmanwakefield.com
CA License No: 00616335



© Copyright 2011 - Cushman & Wakefield Inc. - All rights reserved. No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals.

3241 Kilgore Road

Prospect Park Office For Lease

54,174 RSF
For Lease



FOR MORE INFORMATION, PLEASE CONTACT:

Ron Thomas, SIOR

Executive Director | Managing Broker
(916) 288.4801

ron.thomas@cushwake.com
CA License NO: 01193241

Cushman & Wakefield

400 Capitol Mall, Suite 1800
Sacramento, CA 95814
cushmanwakefield.com CA
License No: 00616335

© Copyright 2011 - Cushman & Wakefield Inc. - All rights reserved. No warranty or representation, express or implied, is made as to the accuracy 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 specific listing conditions, imposed by our principals.