

# PROSPECT CENTER

RANCHO CORDOVA, CA



## PRIME TECH/R&D SPACE FOR LEASE

3140, 3144 & 3164 GOLD CAMP DRIVE  
3035 PROSPECT PARK DRIVE

## Current Availabilities

Address	SF	Comments
3164 Gold Camp Drive #240/250	3,848/3,604 or 7,452 SF (contiguous)	Available February 1, 2023. Mostly open office space with glass roll-up insert and access to grade level doors
3035 Prospect Park Drive #60	8,324	7,324 sf office and 1,000 sf warehouse; Extensive glass; Potentially Divisible
3140 Prospect Park Drive #80	1,749	Available March 1, 2023. Office space with 600 SF of conditioned warehouse/storage

- » Flex/R&D Space with Warehouse and Roll-Up Doors
- » High Image, Glass Storefronts
- » On-Site Fitness Center, Conference Center and Deli/Cafe
- » Convenient Freeway Access
- » Grade Level Loading
- » Zoned: OIMU (Office Industrial Mixed Use)
- » Tech and R&D Space Available
- » New Rancho Cordova Business Credits Available
- » Exterior Paint, Common Areas and Landscaping Upgrades
- » Competitive Pricing
- » Immediate Occupancy Available

# PROPERTY PHOTOS



PROSPECT  
CENTER



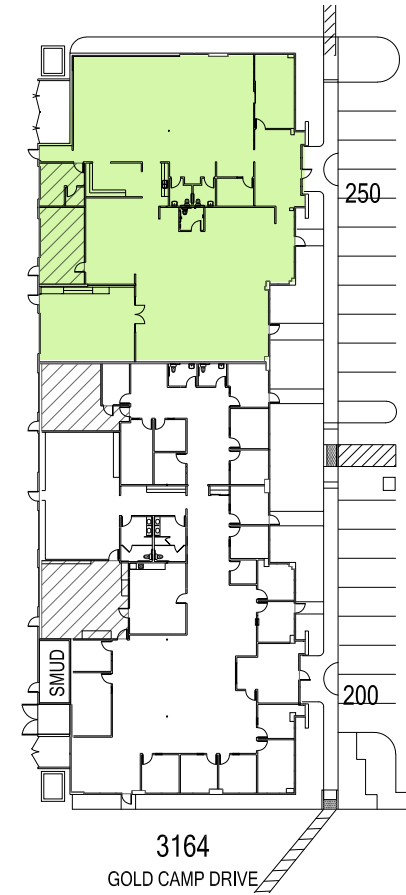
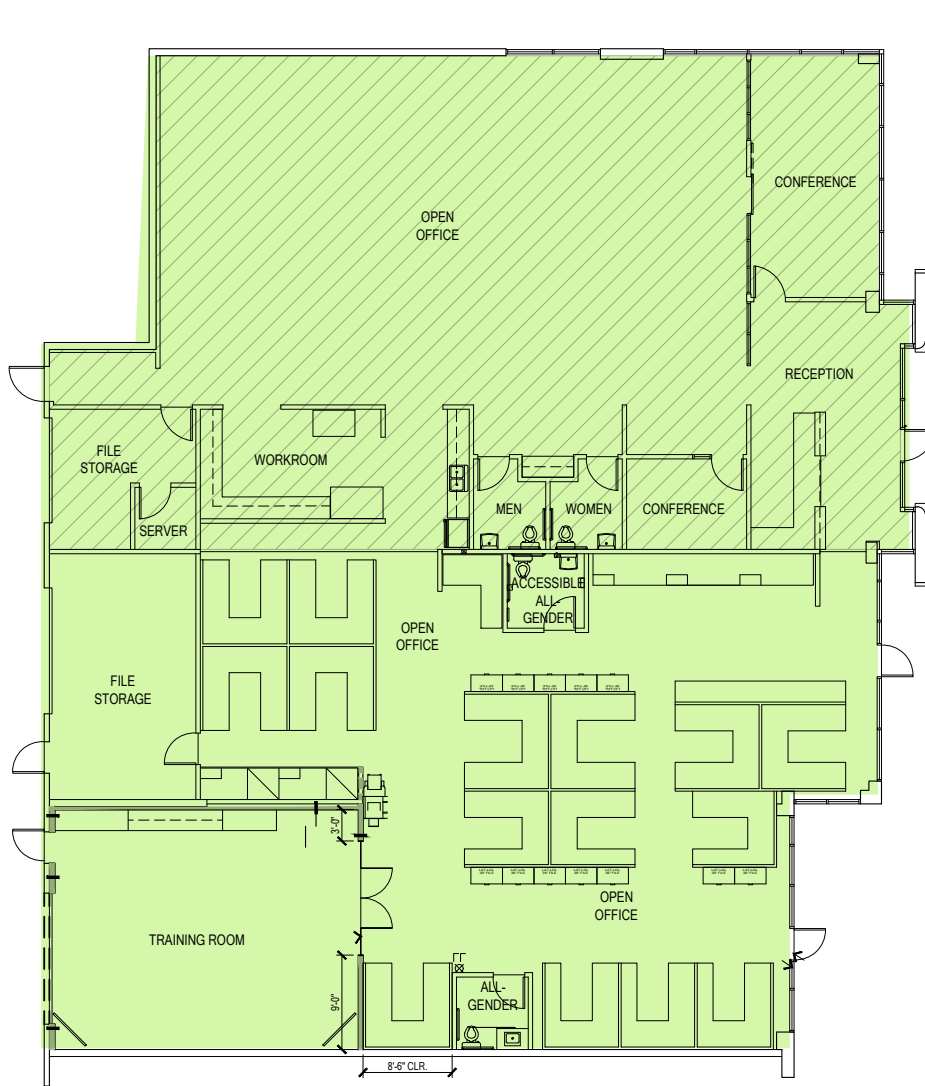
Existing Warehouse Space

- Available Space
- Common Area  
Conference Room &  
Fitness Center
- Deli/Cafe'

# FLOOR PLAN

SUITE 240/250: 3,848/3,604 SF  
7,452 SF (contiguous)

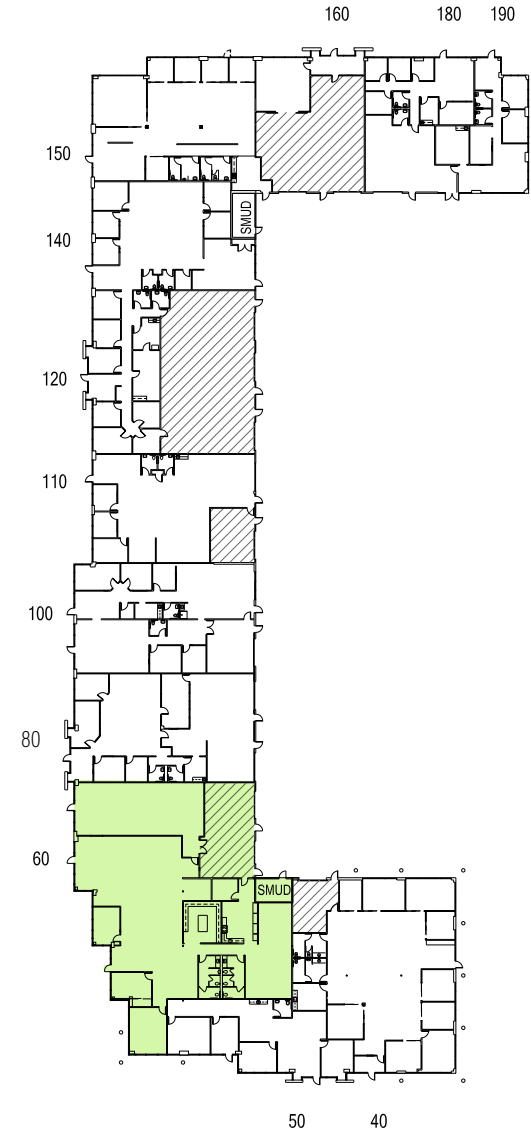
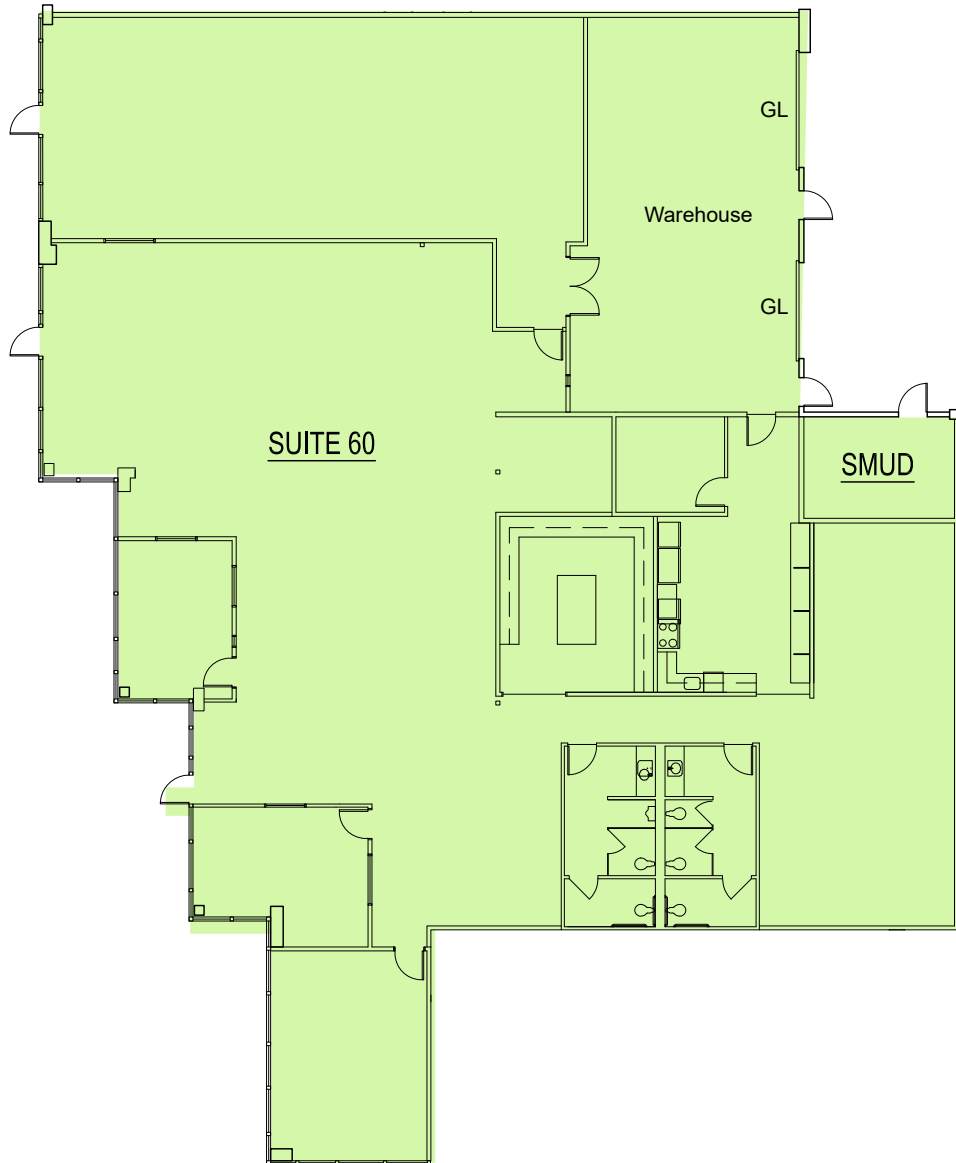
3164 GOLD CAMP DRIVE



# FLOOR PLAN

SUITE 60: 8,324 SF

3035 PROSPECT PARK DRIVE

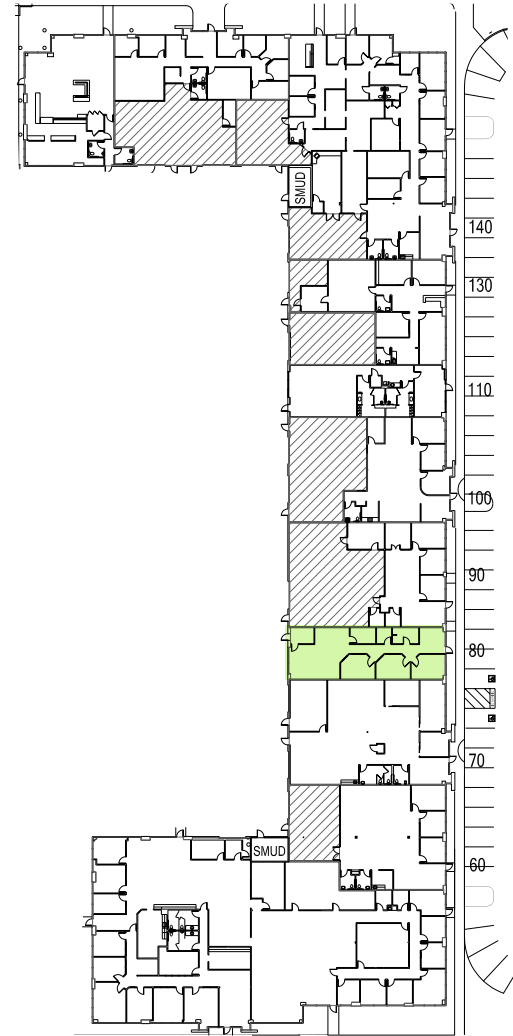
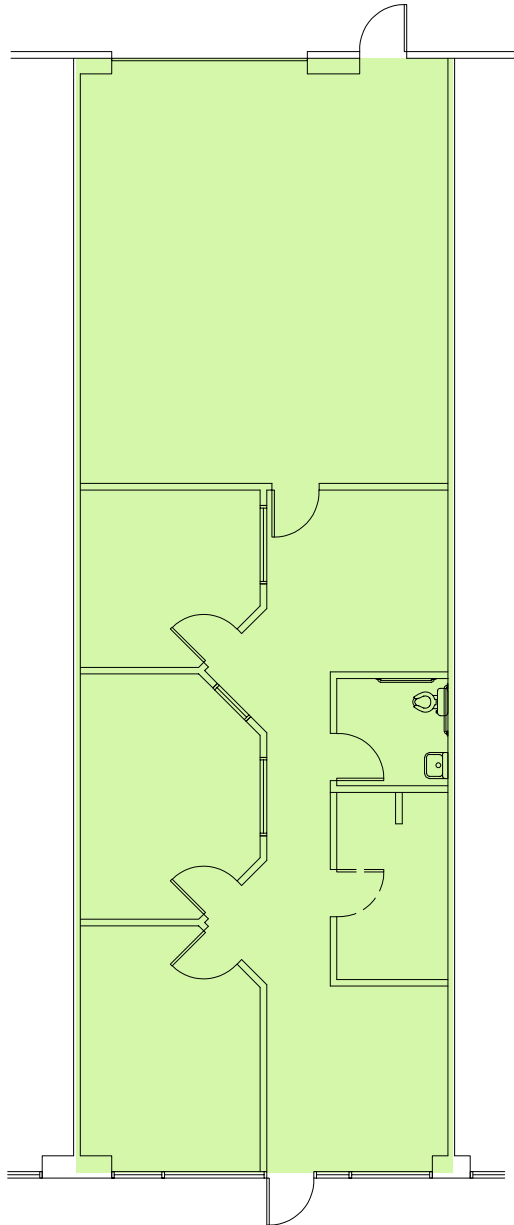


# PROSPECT CENTER

# FLOOR PLAN

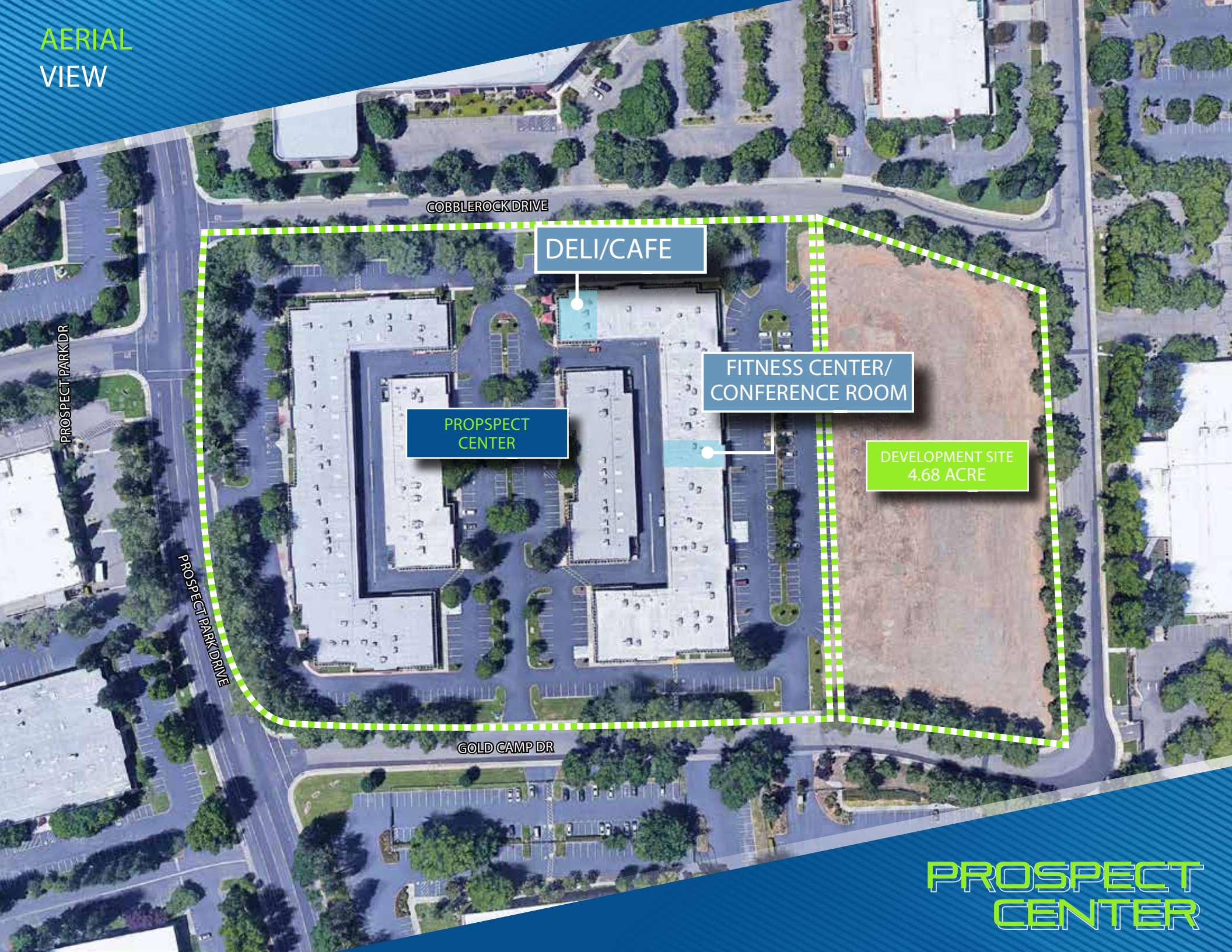
SUITE 80: 1,749 SF

3140 PROSPECT PARK DRIVE



# PROSPECT CENTER

AERIAL  
VIEW



COBBLEROCK DRIVE

DELI/CAFE

PROSPECT  
CENTER

FITNESS CENTER/  
CONFERENCE ROOM

DEVELOPMENT SITE  
4.68 ACRE

PROSPECT PARK DR

PROSPECT PARK DR

GOLD CAMP DR

PROSPECT  
CENTER



# LOCATION MAP



50

PROSPECT CENTER

WHITE ROCK RD

PROSPECT PKWY

KILGORE RD

SUNRISE BLVD

- |                             |                            |
|-----------------------------|----------------------------|
| 1. Safeway                  | 14. Movement Brewing       |
| 2. Walmart SuperCenter      | 15. Brookfields Restaurant |
| 3. Chipotle                 | 16. Marriott Hotel         |
| 4. Popeye's                 | 17. Staples                |
| 5. Grocery Outlet           | 18. Home Depot             |
| 6. Target                   | 19. FedEx Ship Center      |
| 7. Ross Dress for Less      | 20. Burning Barrell        |
| 8. Costa Vida               | 21. LogOff Brewing         |
| 9. Ono Hawaiian BBQ         | 22. Arby's                 |
| 10. MOD Pizza               | 23. Carl's Jr.             |
| 11. Michaels                | 24. Starbucks              |
| 12. KP International Market | 25. McDonald's             |
| 13. Jimboy's Tacos          | 26. Costco                 |

DEVELOPMENT SITE  
4.68 ACRE

# PROSPECT CENTER

