

# Class "A" Office Space Available Freeway Visible Signage



10540 White Rock Road  
Rancho Cordova

**TOM HEACOX**  
916.569.2315  
theacox@ngkf.com  
CA RE Lic# 00913198

**MATT HEACOX**  
916.569.2314  
mheacox@ngkf.com  
CA RE Lic# 01451720

# Project Highlights

- Excellent Freeway Exposure
- Building & Monument Signage
- Professional Two-Story Lobby Entrance
- Located on Public Transportation Route
- 500 KW Generator Available for Back-up
- Fully sprinklered & Monitored Fire Alarm
- Men & Women's Showers/Locker On-Site
- Solar Panels Installed in 2011



- 2-Story ±95,000 SF Building
- Freeway visible to over 153,000 commuters per day
- Parking 4.4/1,000 USF

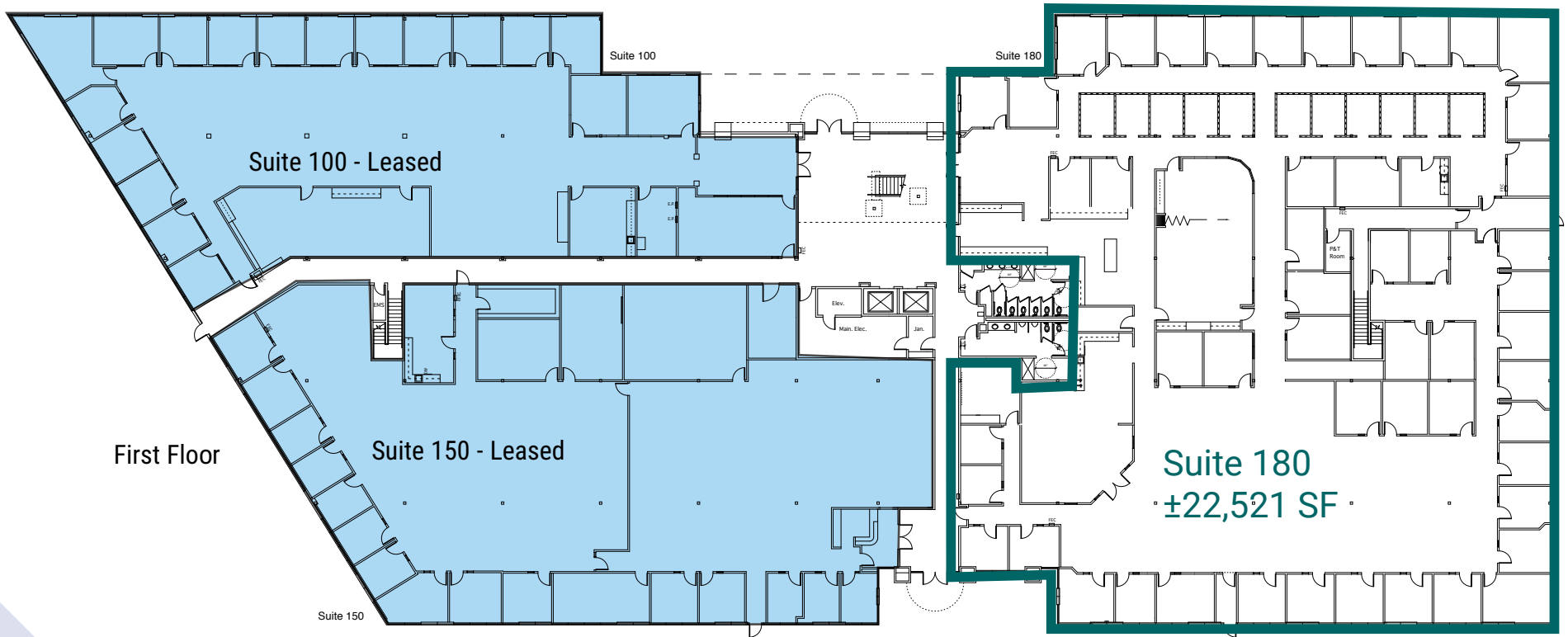
## ONE SUITE AVAILABLE:

Suite 180 - ±22,521 SF

10540 White Rock Road, Rancho Cordova



# First Floor Plan



10540 White Rock Road, Rancho Cordova



# Location Aerial



10540 White Rock Road, Rancho Cordova



# Photo Gallery



**TOM HEACOX**  
916.569.2315  
theacox@ngkf.com  
CA RE Lic# 00913198

**MATT HEACOX**  
916.569.2314  
mheacox@ngkf.com  
CA RE Lic# 01451720



The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.