

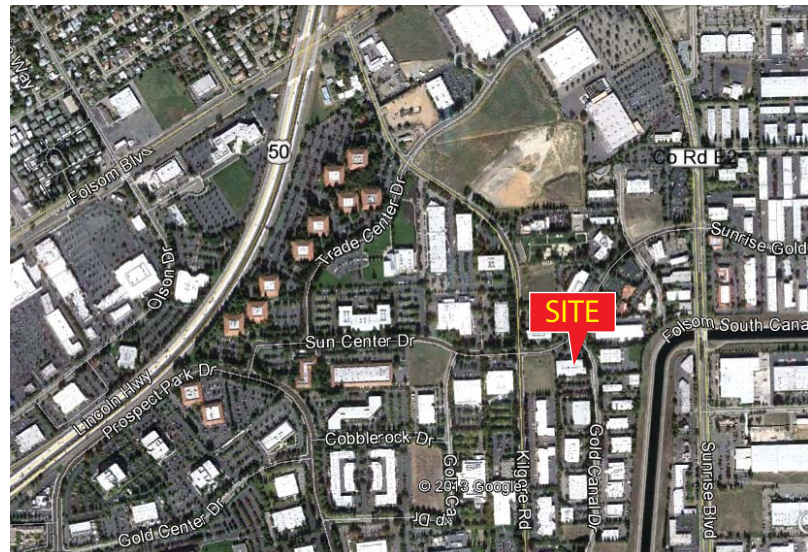


11130 SUN CENTER DRIVE

RANCHO CORDOVA, CALIFORNIA
±30,096 SF OFFICE

Overview

- Approximately ±30,096 RSF (Divisible to ±10,000 SF)
- Lease Rate: \$1.00 NNN; TI's negotiable
- Parking Ratio: 4.65/1,000 SF
- Local property management & ownership
- Easy access to Highway 50, numerous retail amenities and affordable housing
- Located in the established and popular Prospect Park area along Highway 50 between Zinfandel Avenue and Kilgore Road.



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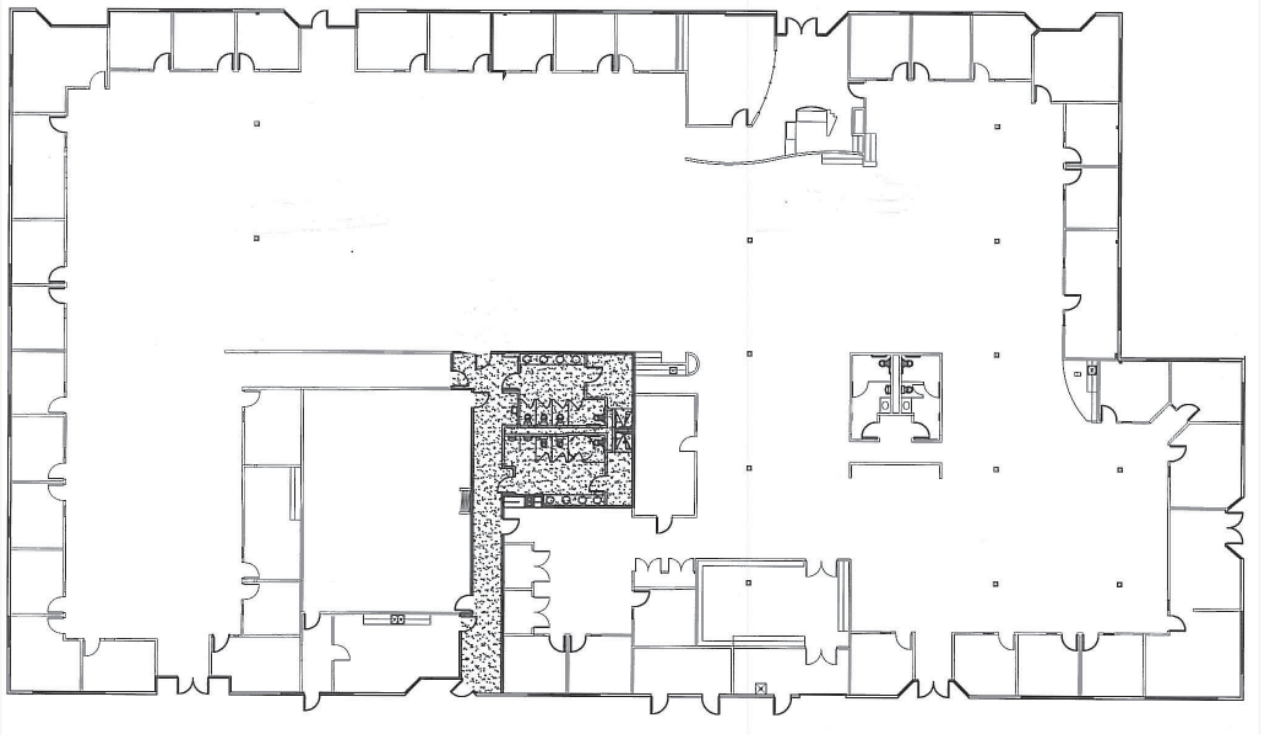
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 RIDGE CAPITAL

11130 Sun Center Drive

FLOOR PLAN



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