

PARMER WEST

A **KARLIN** PROJECT

11000-11090 White Rock Road, Rancho Cordova, CA



NEWMARK

karlinre.com/portfolio

Todd Eschelman
916.569.2347
todd.eschelman@nrmk.com
CA RE License #0105114

Kirk Lange
916.569.2331
kirk.lange@nrmk.com
CA RE License #00870313

Project Highlights



- Parmer West Office Campus Totaling ±530,000 SF in 10 Buildings
- On-Site Property Management & Engineering
- Above Standard Parking Ratio
Mature Landscaping in Campus Setting
- Beautiful Fountain with Courtyard and Outdoor Seating Areas
- Adjacent to New Residential Community, Capital Village, Including New Restaurants, Banks and Shops
- Conveniently Located near Highway 50, Light Rail and Public Transit
- New Project Amenities Include Bike Share Program, Ping Pong Tables and Hammocks **FLYER**
- Gourmet Food Trucks Servicing the Property Regularly
- On-site Fitness Center with Showers and Lockers **FLYER**
- New EV Charging Stations **FLYER**

BIKE SHARE PROGRAM

Property Aerial

11000-11090 White Rock Road
Rancho Cordova, CA

11000

11030

11020

11010

11040

11060

11070

11090

11050

11080

WHITE ROCK ROAD

PROSPECT PARK ROAD

KILGORE ROAD

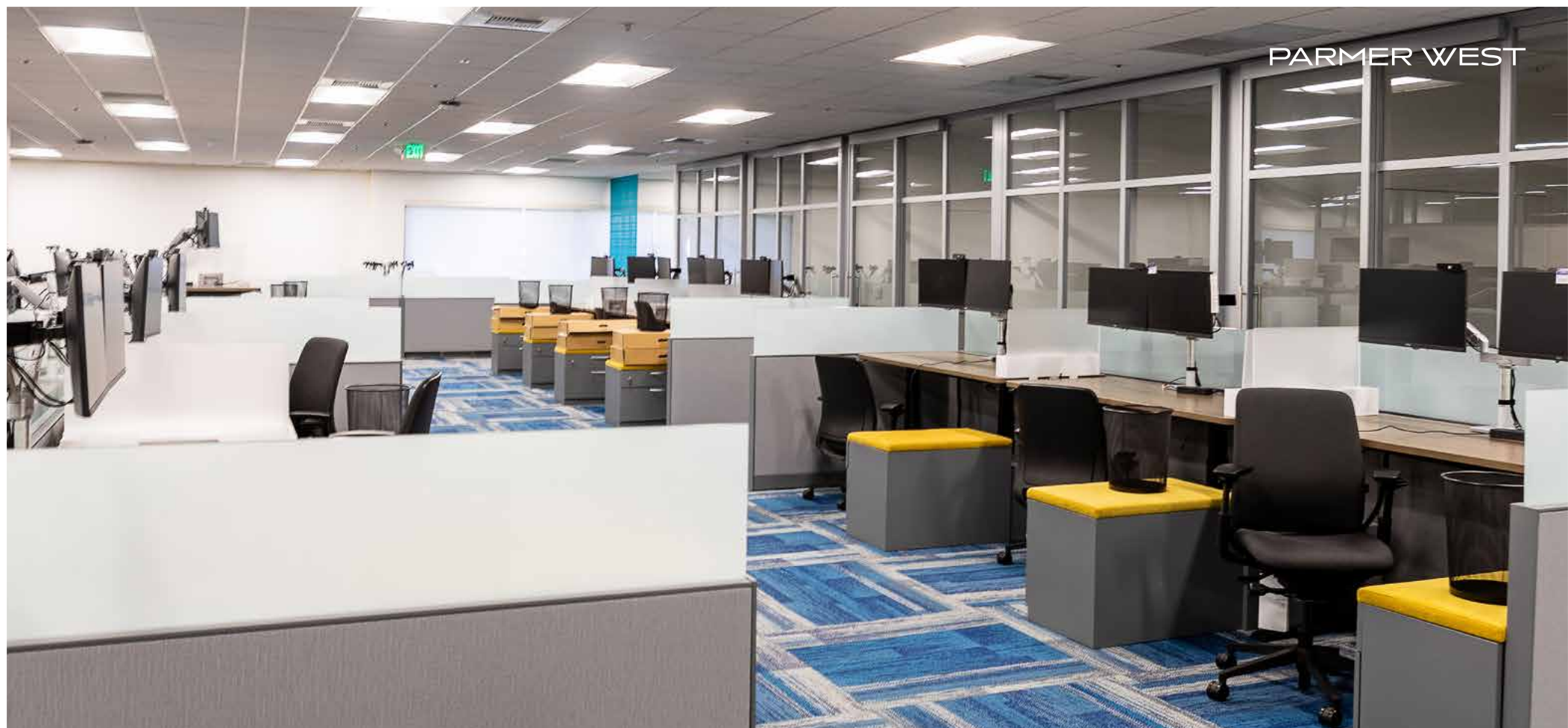
Excess
Parking
Lot



WATCH VIDEO

Modern Interiors



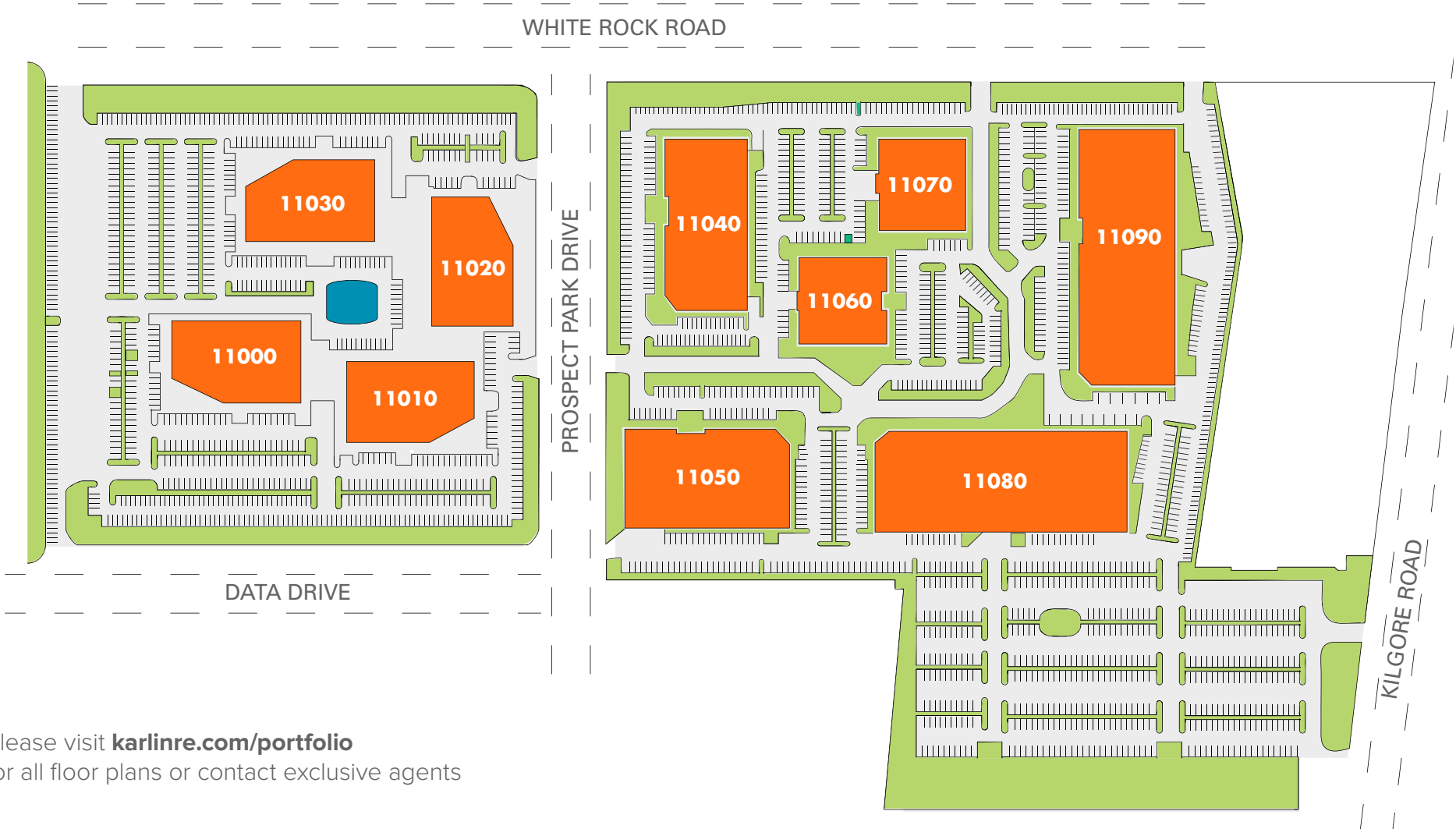


Modern Interiors



Available Space

±4,720 - ±108,000 SQUARE FEET



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Relaxing Outdoors

PROPERTY AMENITIES



Location Map

36 MIN TO
SACRAMENTO
METRO (SMF) AIRPORT

Adjacent to New Residential Community, Capital Village,
Including New Restaurants, Banks & Shops

Located near Highway 50, Light Rail and Public Transit

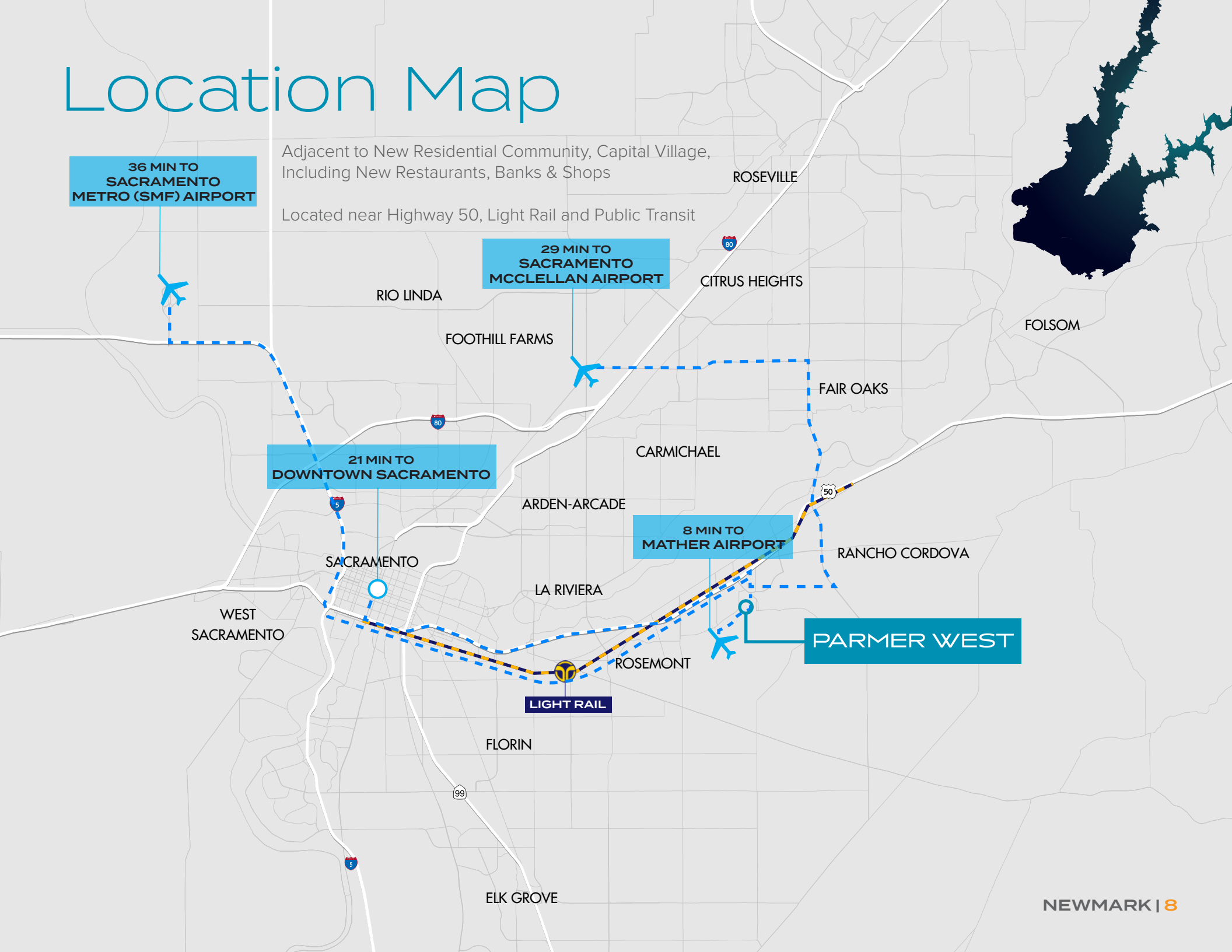
29 MIN TO
SACRAMENTO
MCCLLELLAN AIRPORT

21 MIN TO
DOWNTOWN SACRAMENTO

8 MIN TO
MATHER AIRPORT

PARMER WEST

LIGHT RAIL



Amenities Map

RANCHO CORDOVA TOWN CENTER/
ZINFANDEL PLAZA <6 MIN

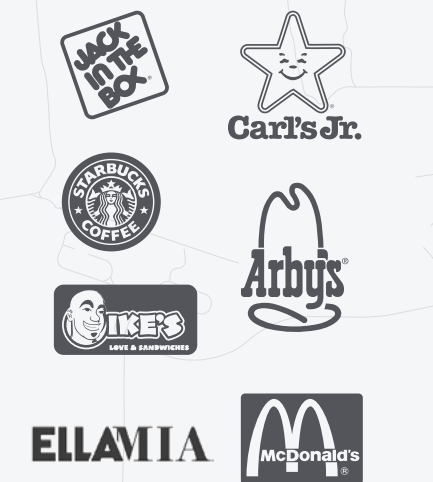


RESTAURANTS/
SUNRISE BLVD <8 MIN



PARMER WEST

RESTAURANTS/
SUNSHINE BLVD <5 MIN



HOTELS/ ZINFANDEL DR <4 MIN



CAPITAL VILLAGE <5 MIN



Zinfandel Pedestrian
Overcrossing Project



Old Place

Douglas Rd

Space to Unwind

PROPERTY AMENITIES



Major Tenants

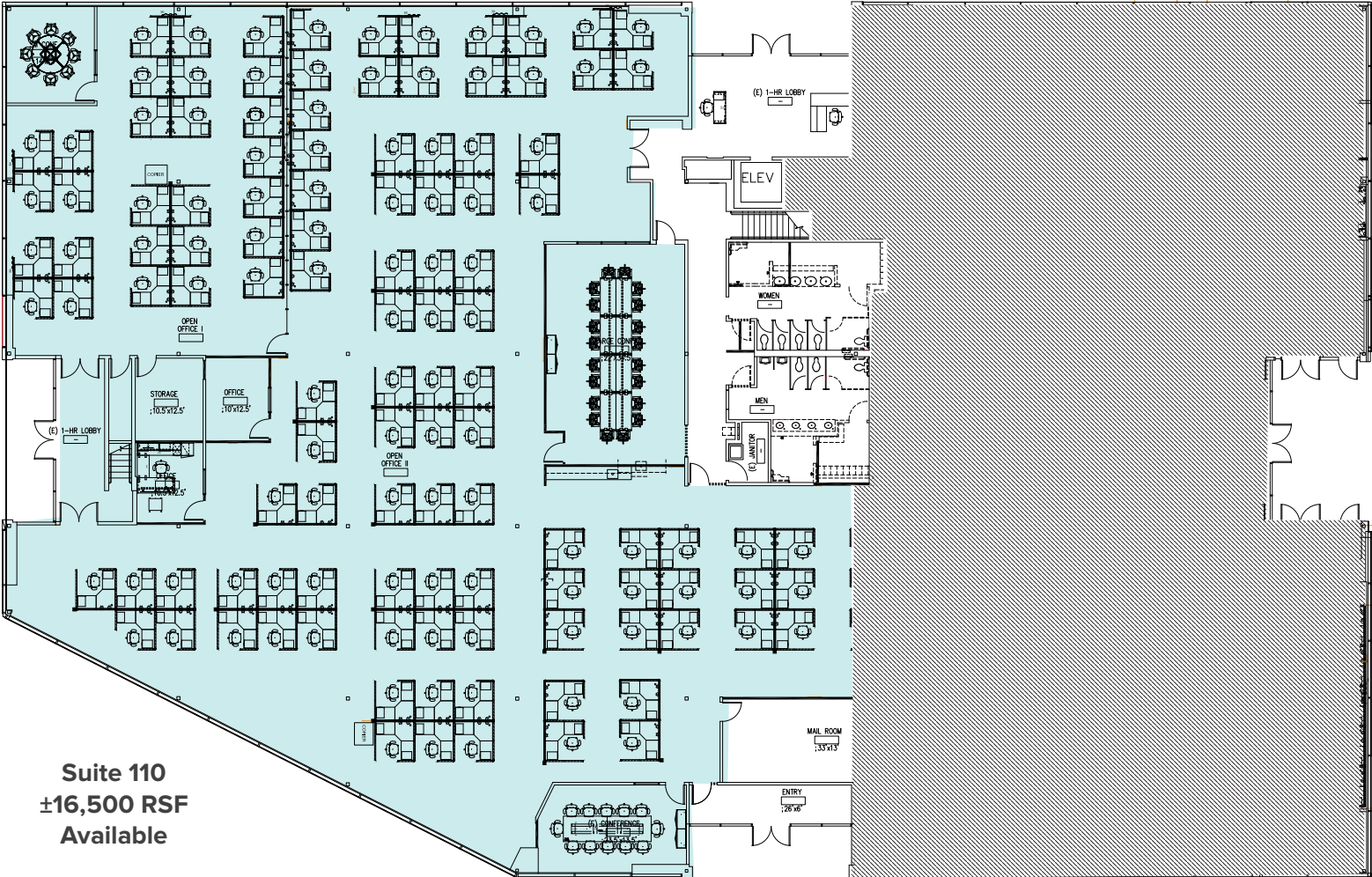
WITHIN PARMER WEST



A collection of logos for major tenants, each enclosed in a white teardrop-shaped outline. The logos are arranged in a roughly circular pattern. From top to bottom, the logos are: BlueCross (a blue cross with a globe inside), SuperiorVision (a blue sunburst icon), TRAVELERS Insurance (a red umbrella icon), SACRAMENTO COUNTY (a blue wave icon), CGI (red text), Magellan HEALTH (blue text), and GEICO (blue text).

11000 White Rock

FIRST FLOOR



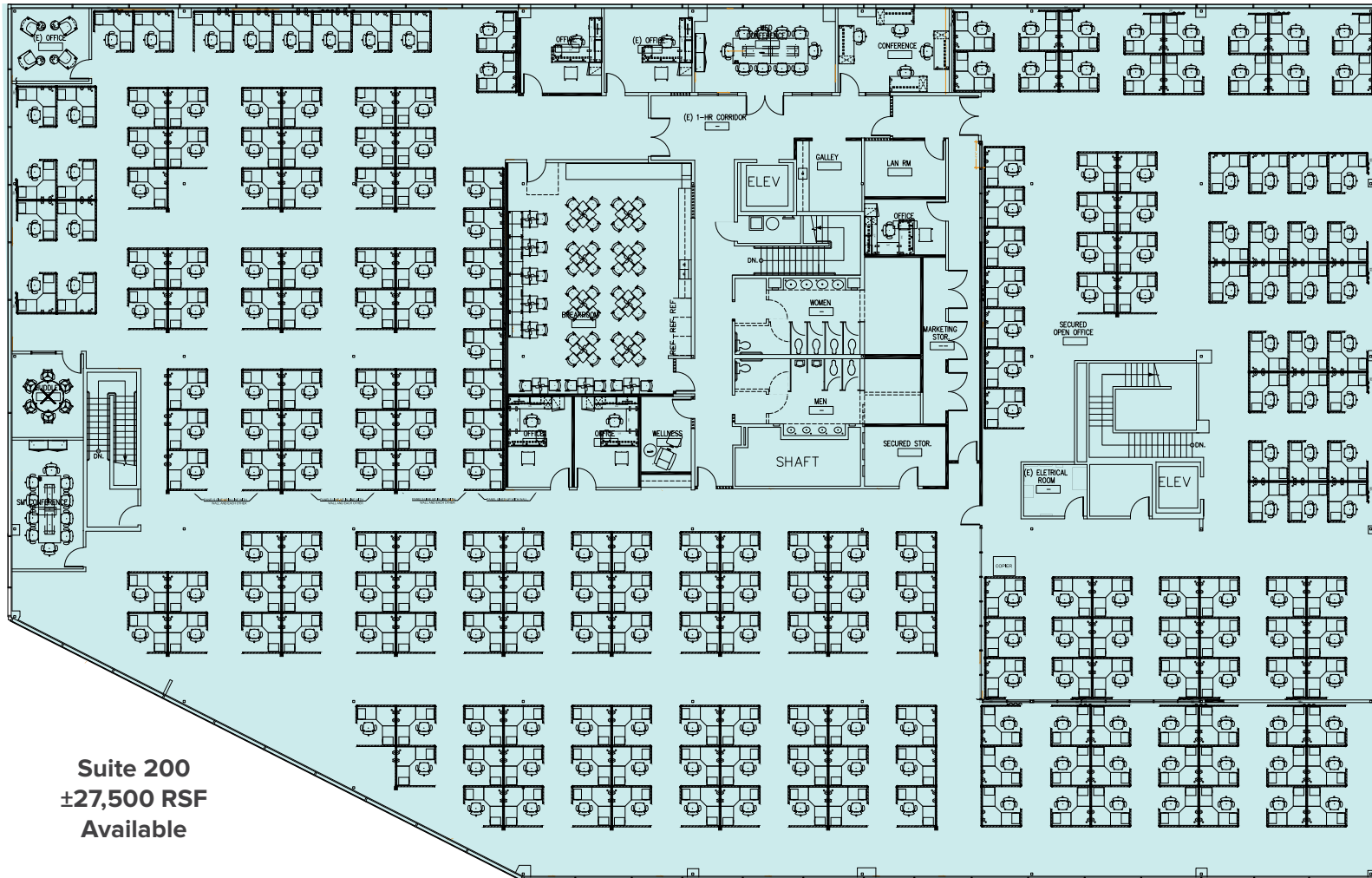
Suite 110
±16,500 RSF
Available

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11000 White Rock

SECOND FLOOR



Suite 200
±27,500 RSF
Available

11010 White Rock

FIRST FLOOR

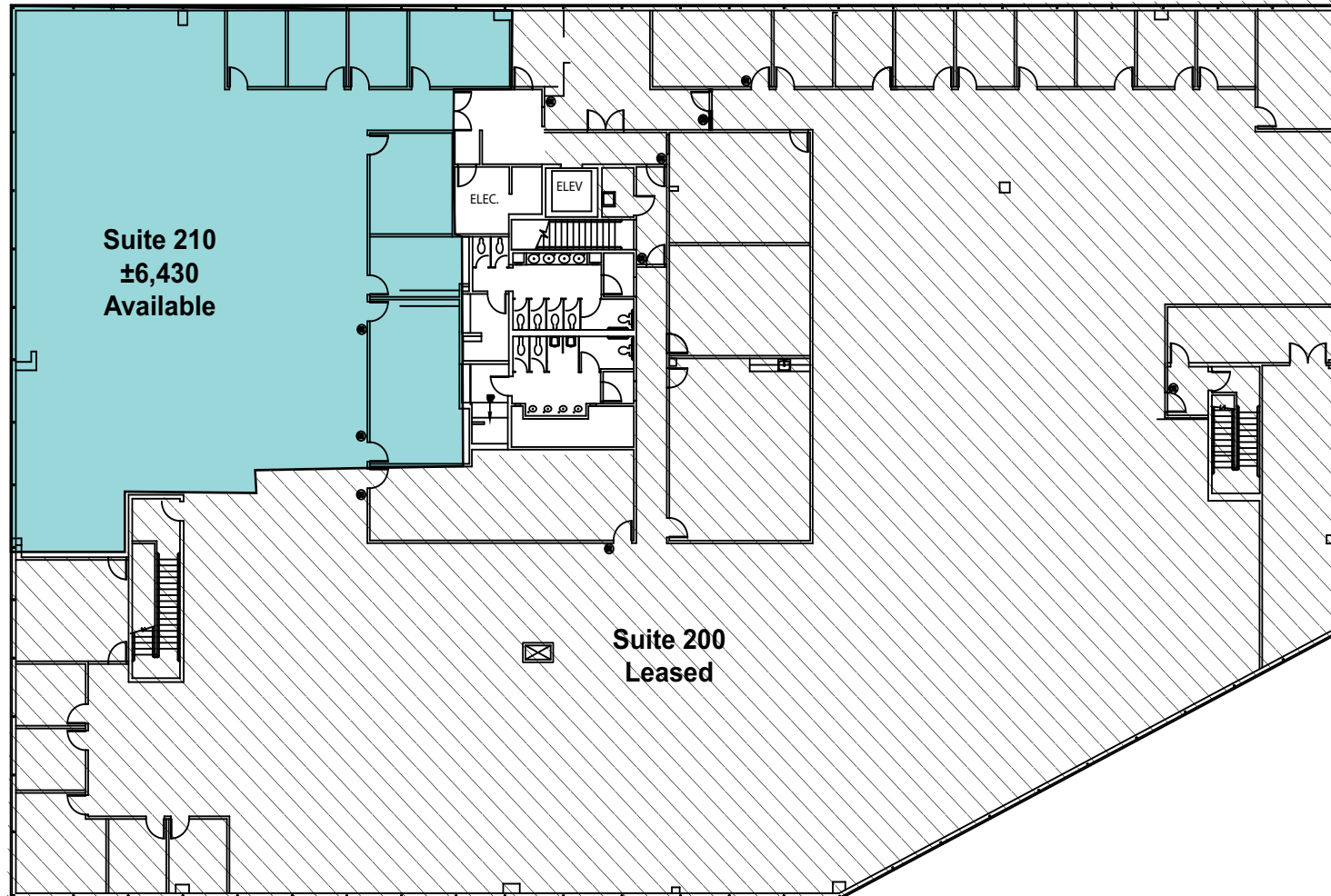


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11010 White Rock

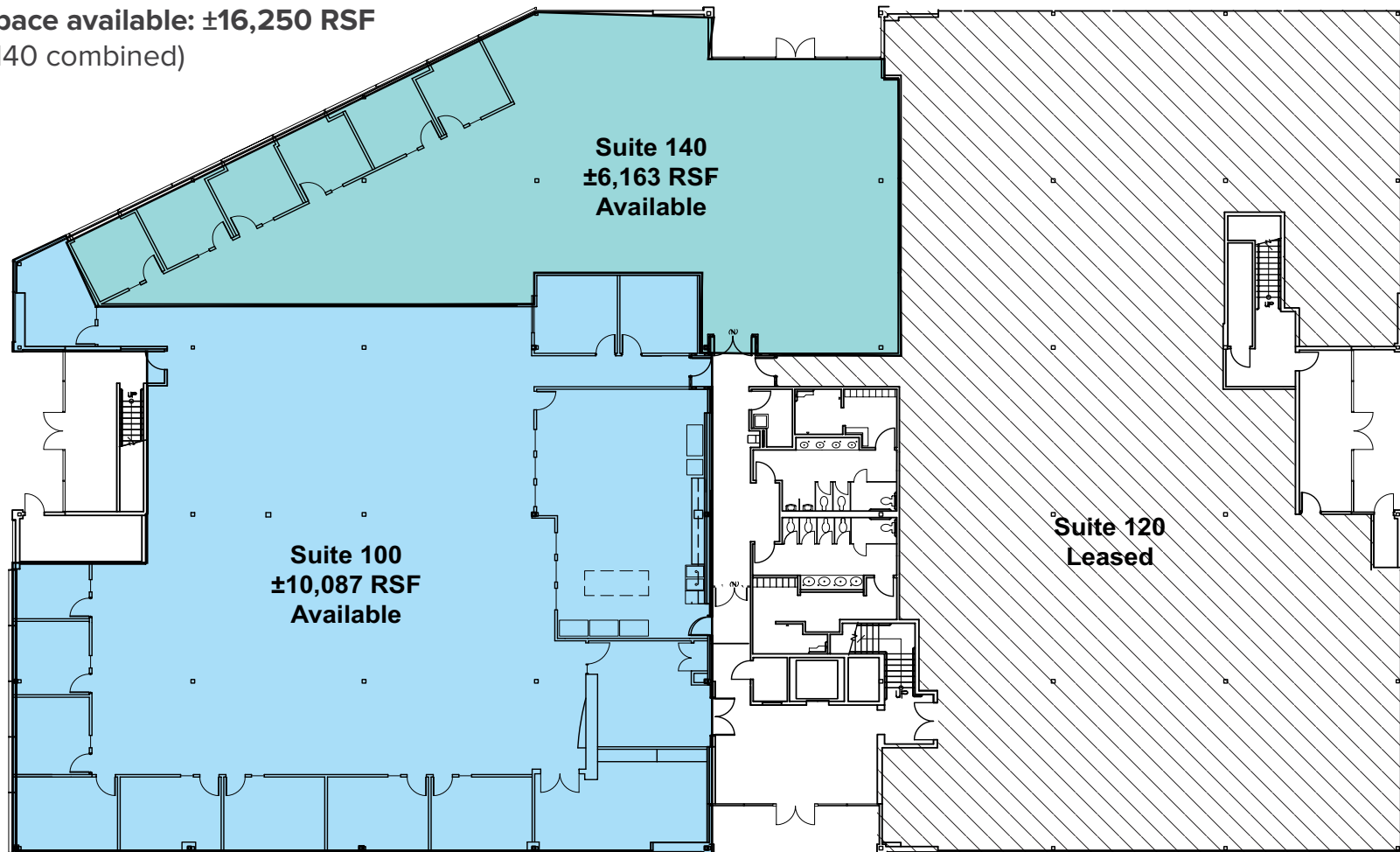
SECOND FLOOR



11020 White Rock

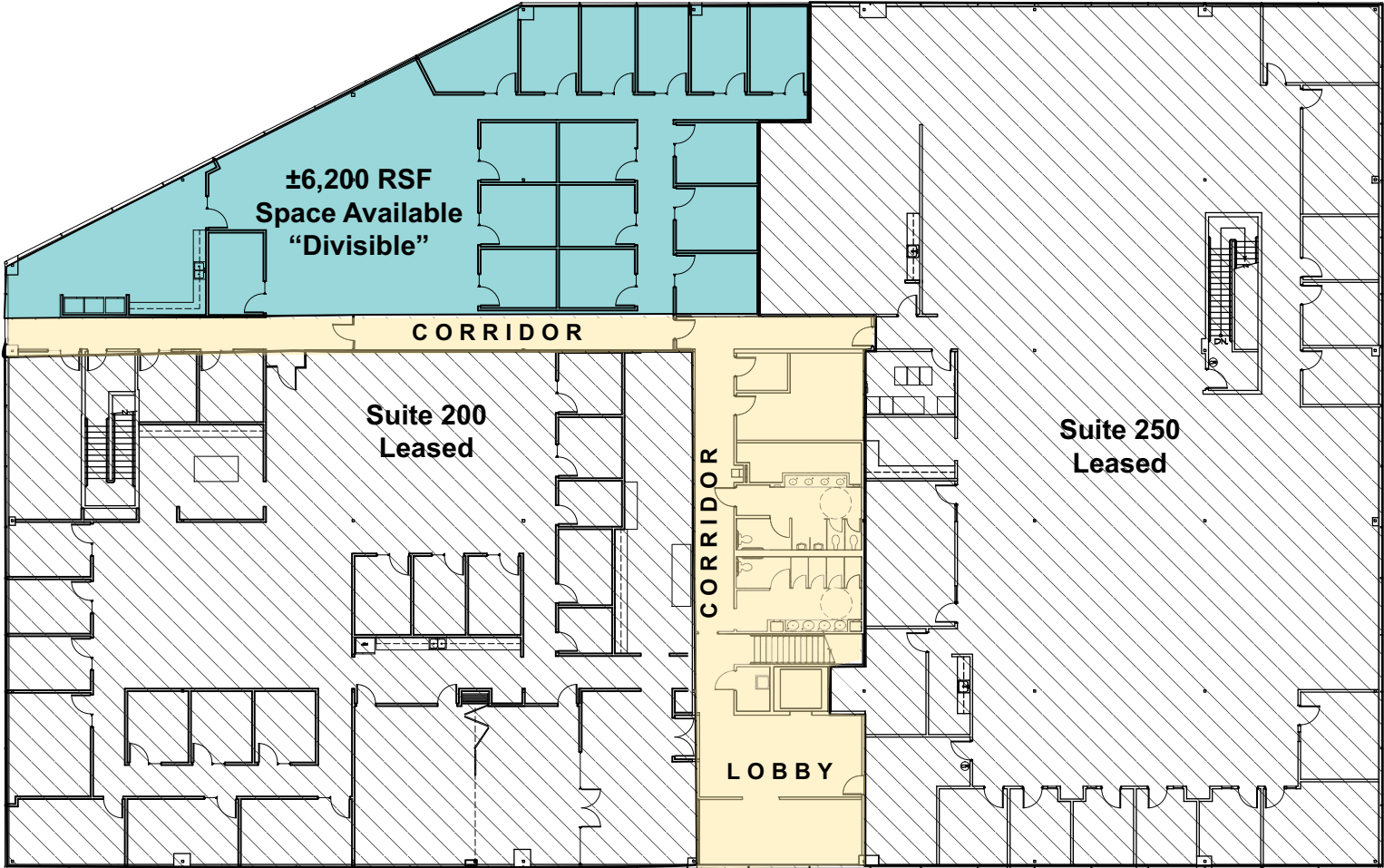
FIRST FLOOR

Contiguous space available: ±16,250 RSF
(Suites 100 & 140 combined)



11020 White Rock

SECOND FLOOR

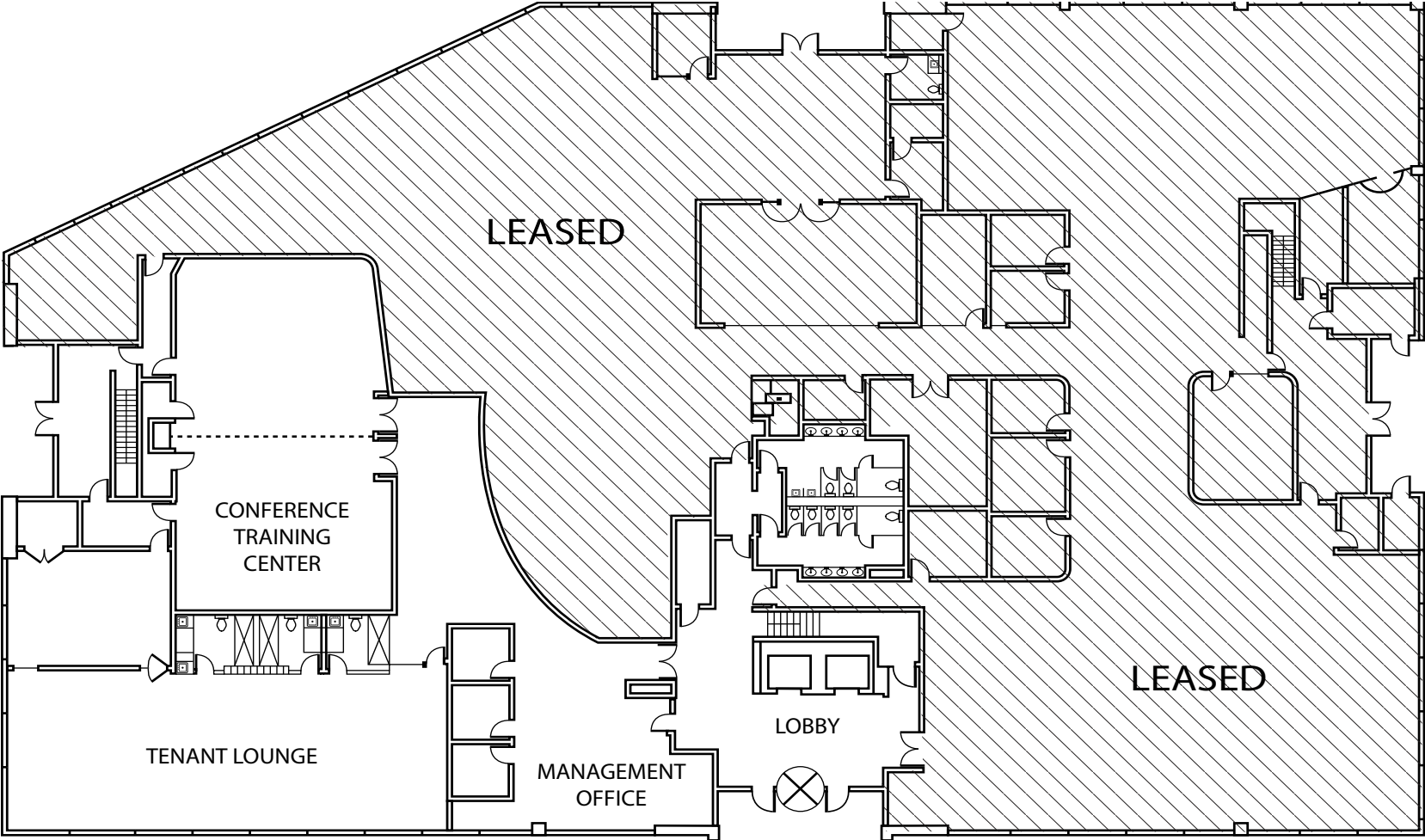


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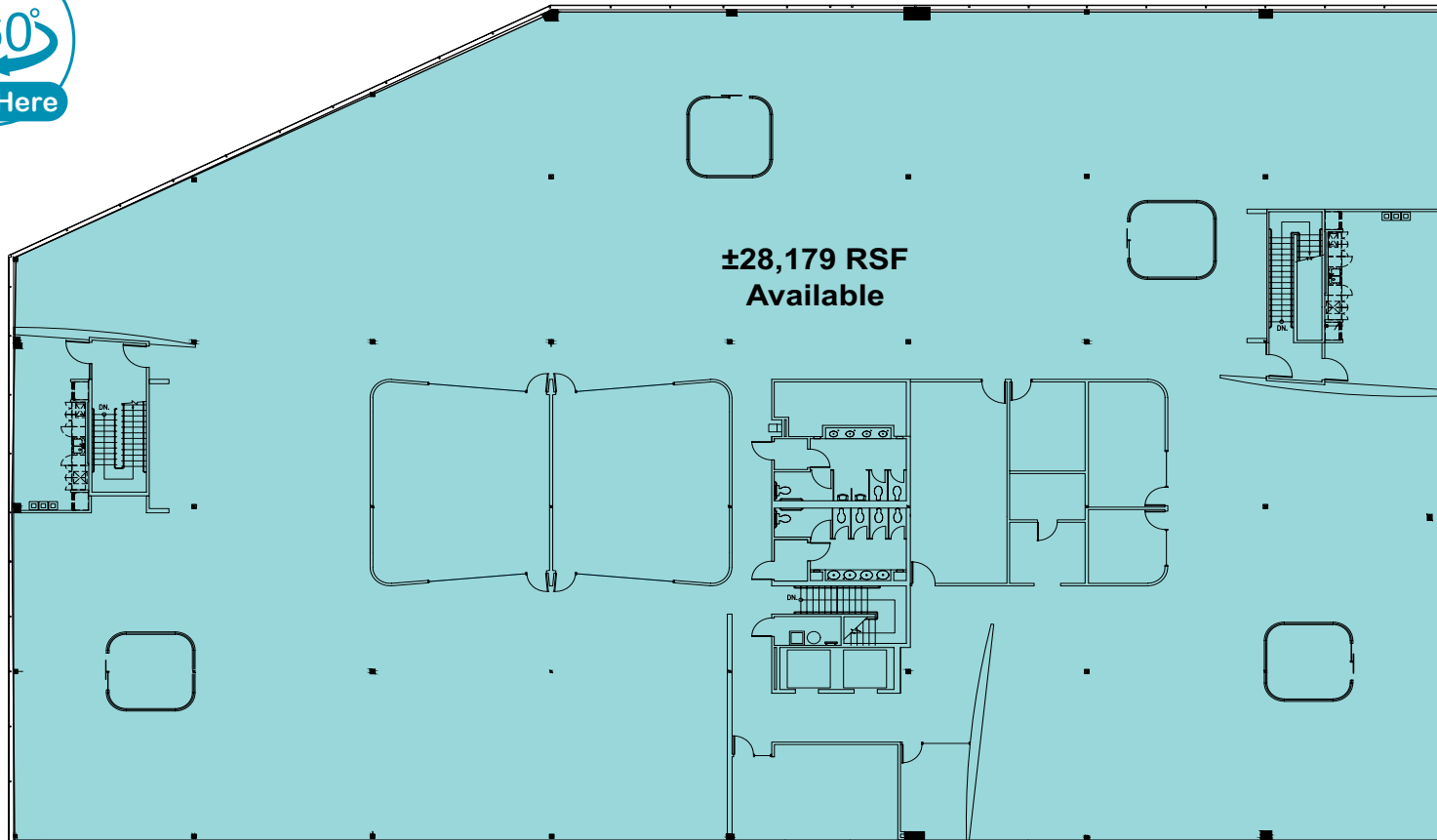
11030 White Rock

FIRST FLOOR



11030 White Rock

SECOND FLOOR

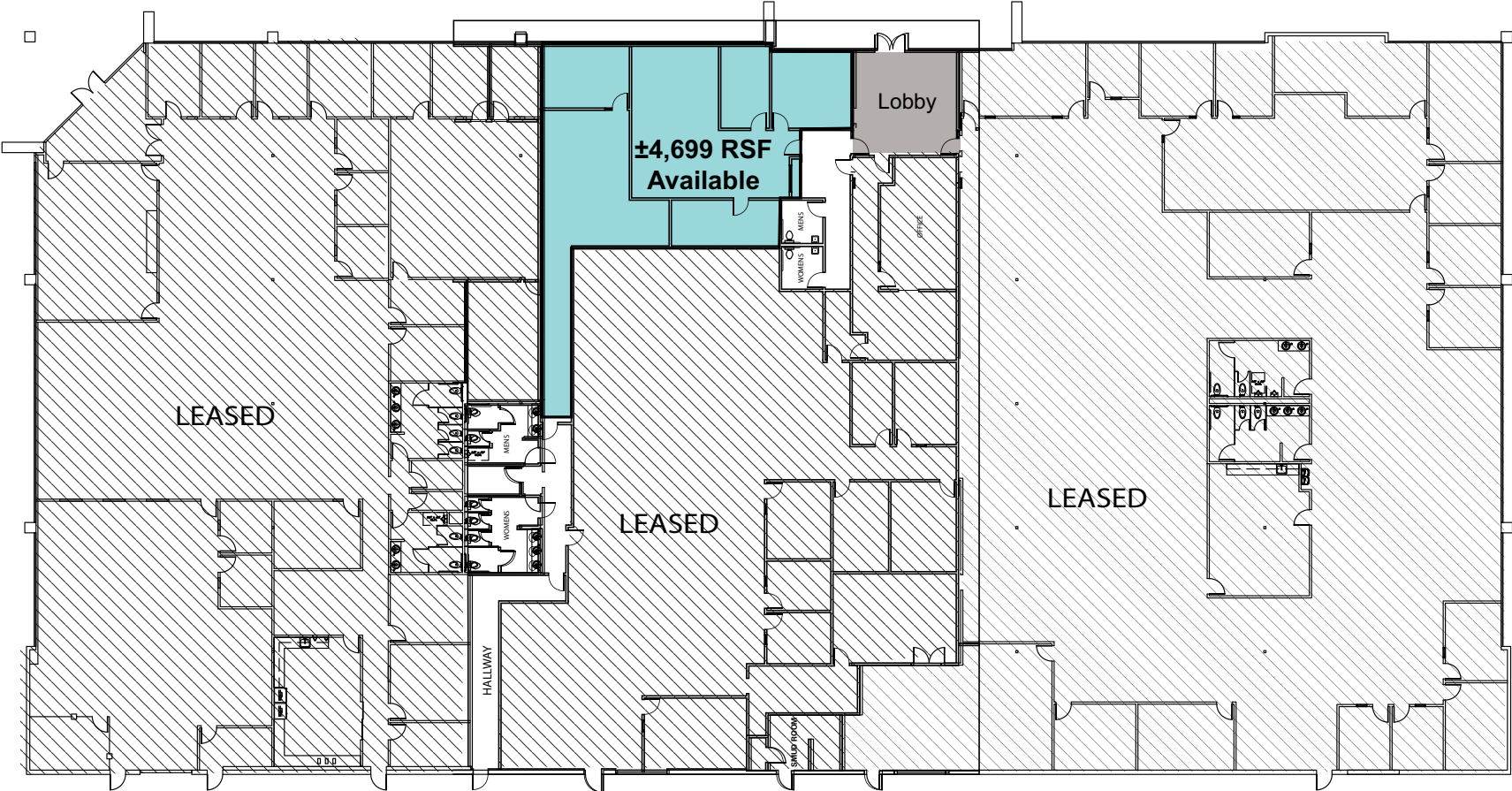


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11040 White Rock

FIRST FLOOR

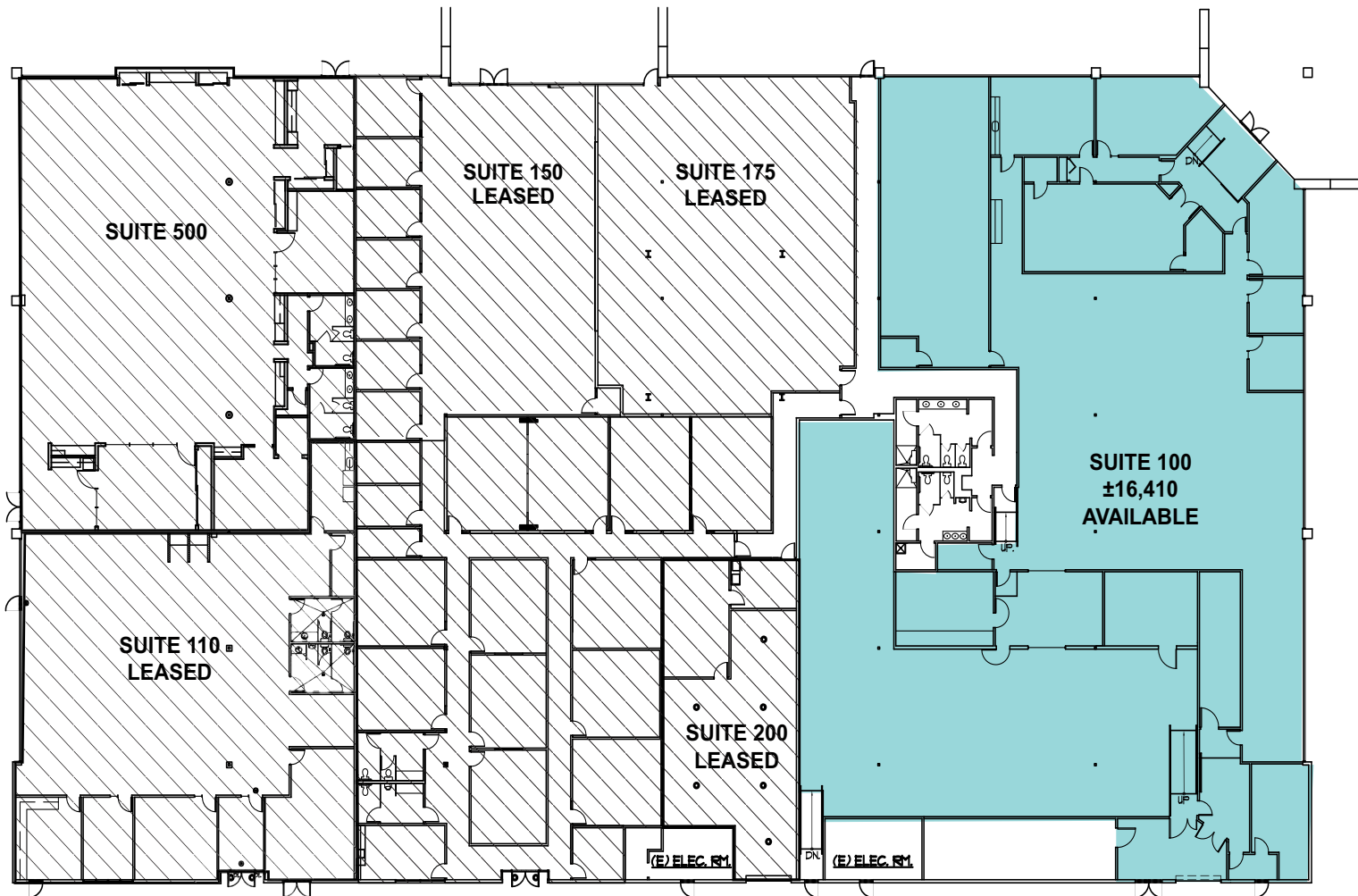


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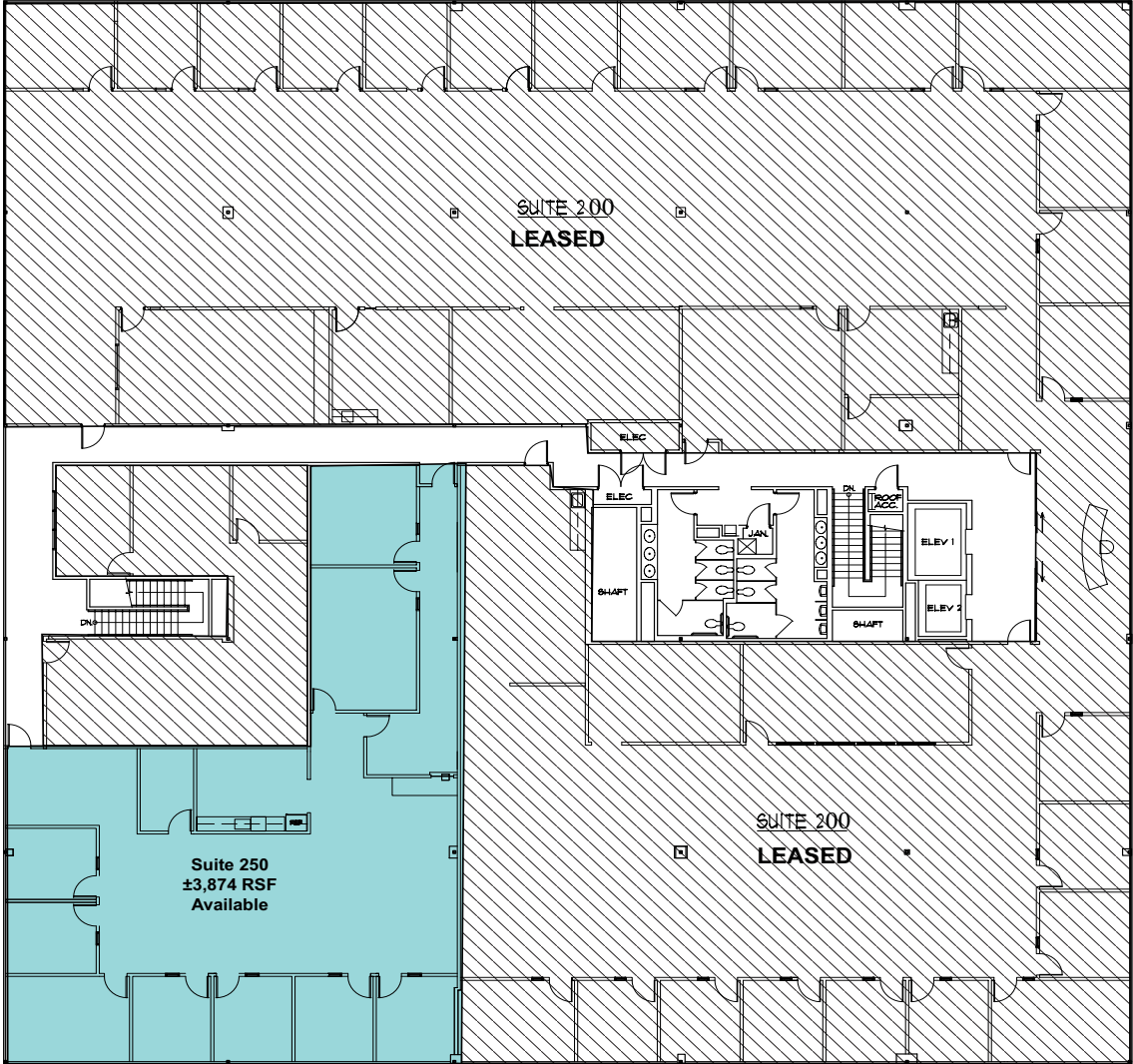
11050 White Rock

FIRST FLOOR



11060 White Rock

SECOND FLOOR

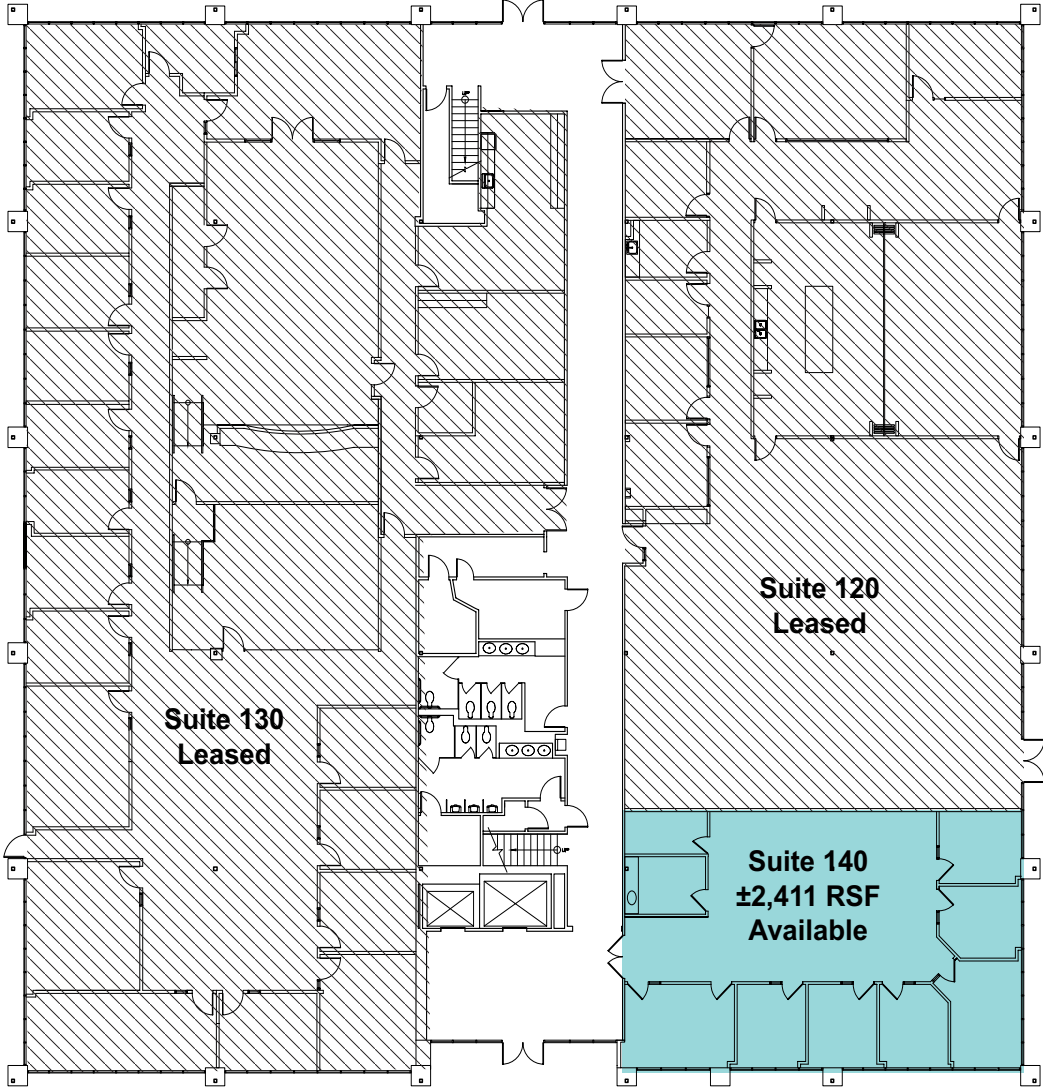


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11070 White Rock

FIRST FLOOR

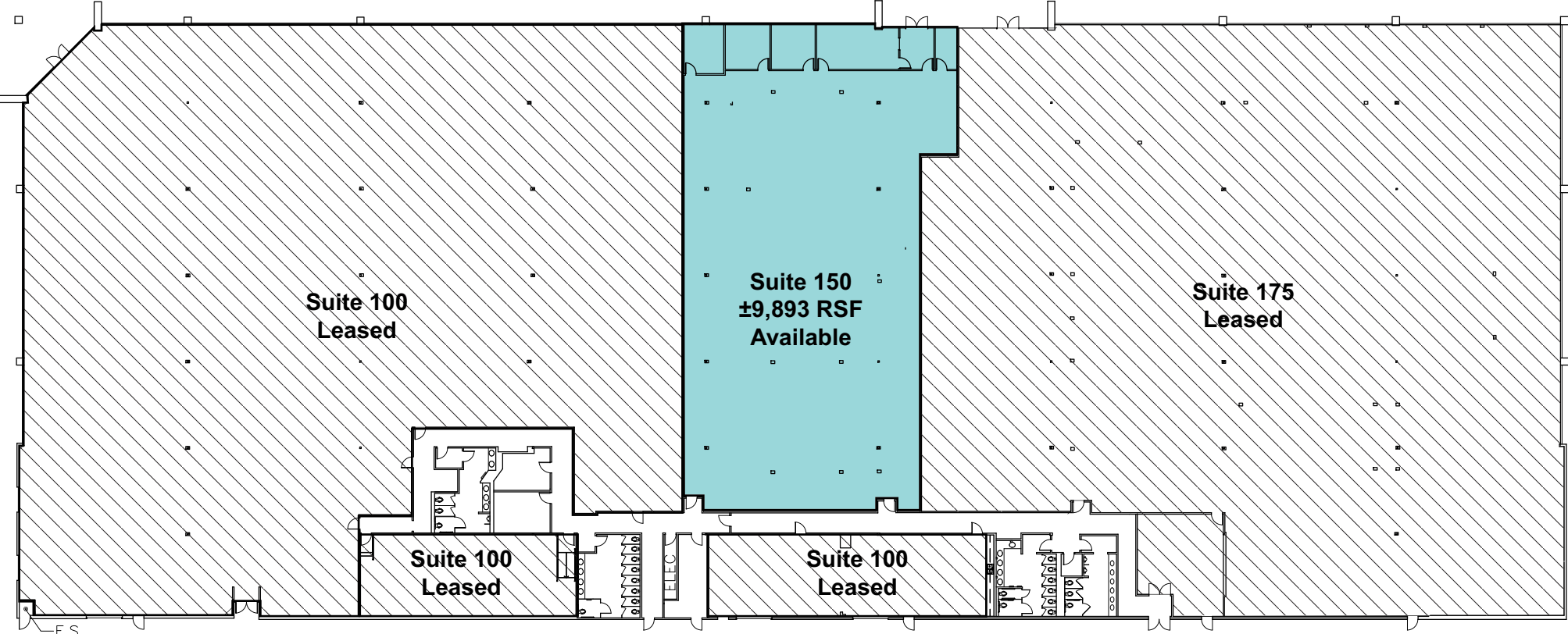


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11090 White Rock

FIRST FLOOR



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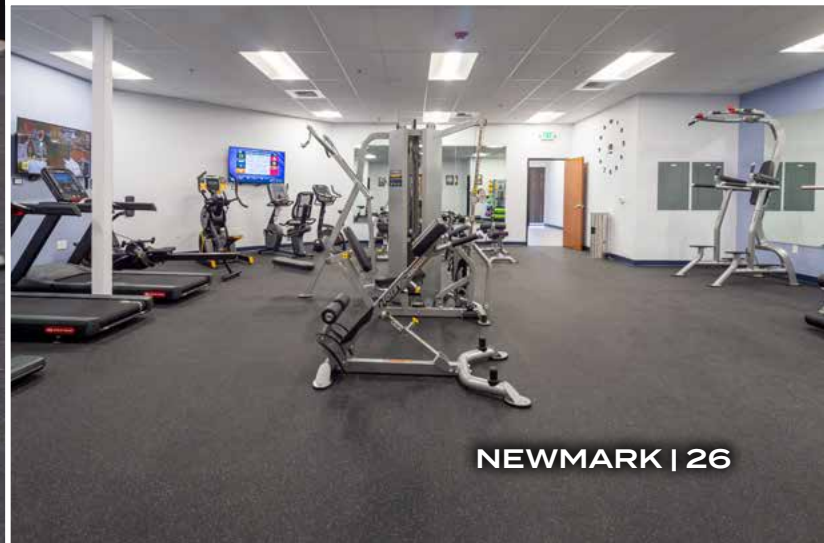
An Open Feeling



On-Site
Fitness Center



PARMER WEST



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PARMER WEST



EV Charging Stations

PARMER WEST

A **KARLIN** PROJECT

SACRAMENTO, CALIFORNIA

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Kirk Lange

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CA RE License #00870313

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980 9TH ST SUITE 2500, SACRAMENTO, CA 95814