



EXCLUSIVE AGENTS:

CRAIG BRINITZER

916.569.2311

cnb@newmarkccarey.com

TODD ESCHELMAN

916.569.2347

teschelman@newmarkccarey.com

LUCAS LUGO

916.569.2322

llugo@newmarkccarey.com

10850 WHITE ROCK ROAD, RANCHO CORDOVA

±194,150 SF CORPORATE OFFICE SPACE

**Newmark
Cornish & Carey**



TABLE OF
CONTENTS

10850 WHITE ROCK ROAD

PROJECT
OVERVIEW **01**

PROPERTY
HIGHLIGHTS **02**

1ST FLOOR
PLAN **03**

2ND FLOOR
PLAN **04**

BUILDING
FACTS **05**

NEIGHBORING
CORPORATIONS AND
AMENITIES MAP **06**

TRANSPORTATION
MAP **07**

ADDITIONAL
PHOTOS **08**

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10850 White Rock Road is a ±194,150 square foot, high-image corporate office opportunity in the heart of Rancho Cordova, conveniently located adjacent to Highway 50 and numerous hotels and retail amenities. This two-story, Class "A" office facility provides a highly visible corporate identity in close proximity to prominent neighbors such as Blue Shield, VSP, Franklin Templeton Investments, Delta Dental, Progressive Insurance, Wells Fargo and Cisco. The property includes a fully built out café, multiple stairwells, emergency power and functional interior improvements. The existing infrastructure of 10850 White Rock Road coupled with adjacent retail and hospitality amenities, public transportation, and ±5:1,000 SF parking ratio, make this one of the few fully built out office buildings with large efficient floor plates available in the Sacramento Metro Area.



10850 WHITE ROCK ROAD

01

PROJECT OVERVIEW

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PRESENCE

- Located at White Rock Road and Zinfandel Drive
- Conveniently located directly off of Highway 50
- Adjacent to numerous retail amenities

COLLABORATION

- Nearly 100,000 SF floorplates for superior efficiency
- Multiple stairwells

IDENTITY

- Impressive 2-story atrium lobby
- Large building signage opportunity
- Excellent frontage on White Rock Road

FUNCTIONALITY

- Highly efficient office layout
- Raised floor system throughout building
- Full service cafeteria
- 4,000 amps of power
- ±5 spaces per 1,000 square feet
- 1,000 KW diesel generator, 125 KVA UPS
- ±9'-6' ceiling height

03

1ST FLOOR
PLAN

10850 WHITE ROCK ROAD

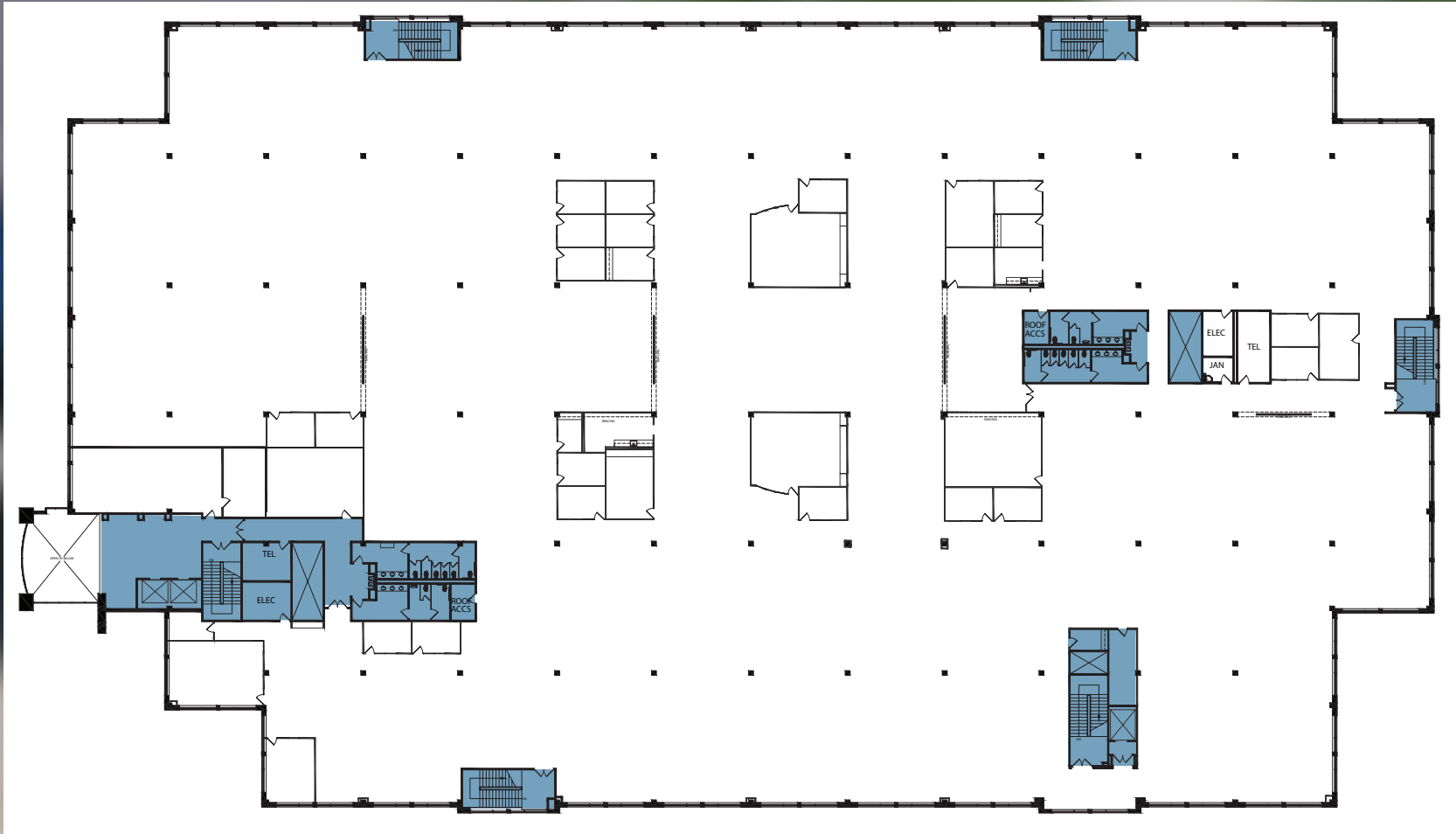


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04

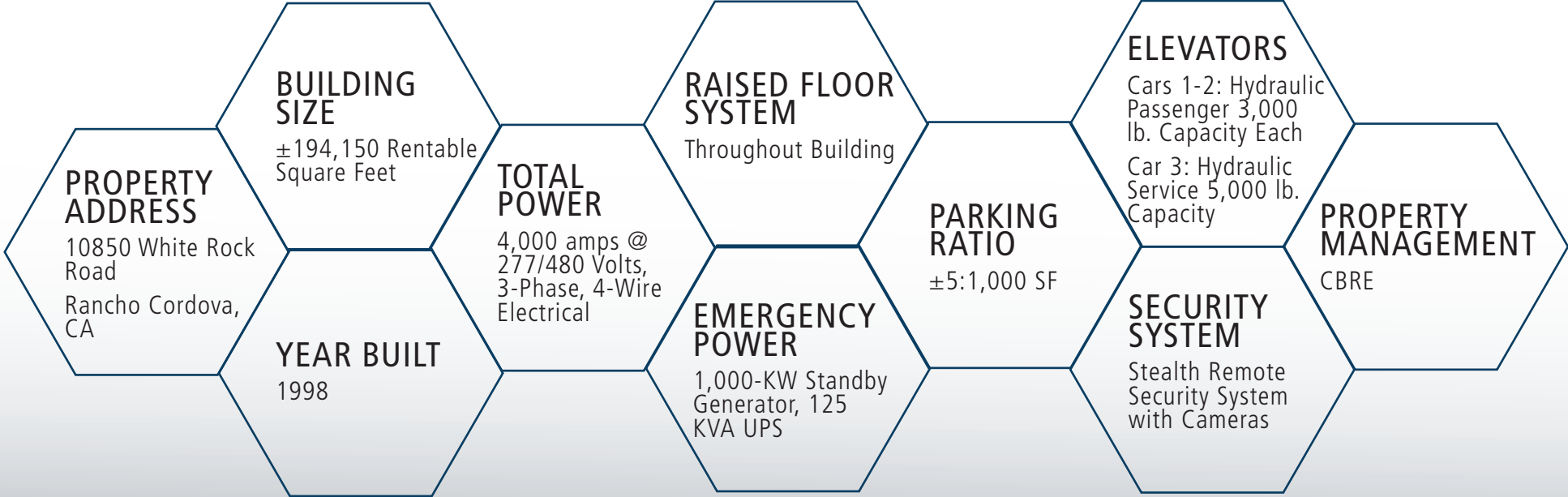
2ND FLOOR
PLAN



05

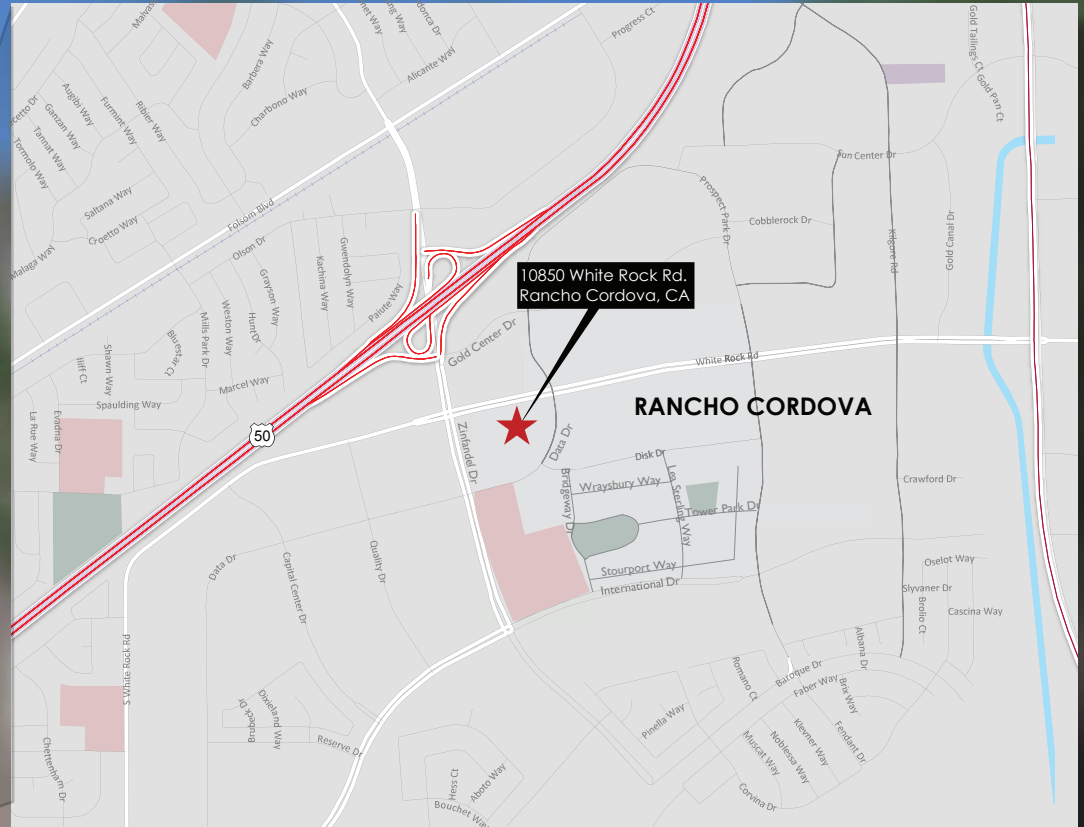
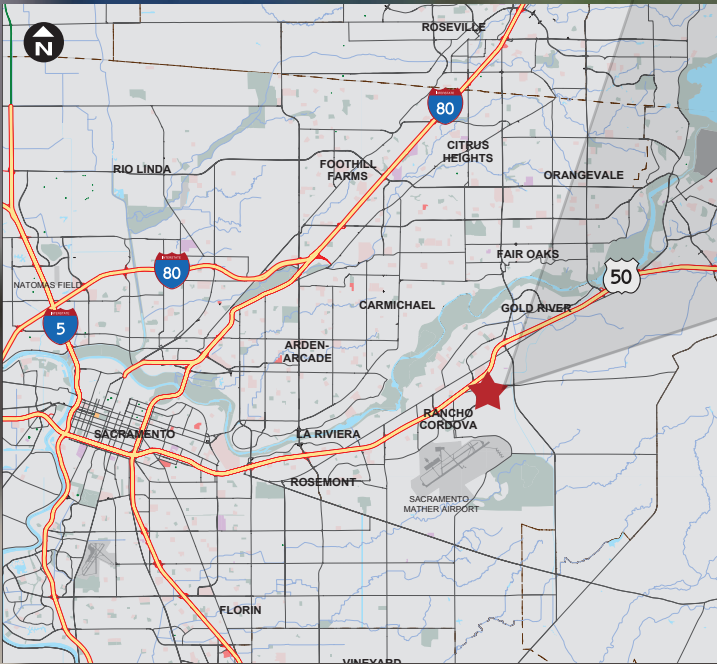
BUILDING FACTS

10850 WHITE ROCK ROAD



06

LOCATION
MAP



- Tenants**
- 1 VSP Vision Care
 - 2 Franklin Templeton Investments
 - 3 Cisco

- 4 California State Controller's Office
- 5 Blue Shield of California
- 6 Fireman's Fund Insurance Company
- 7 Aerotek

- 8 EDS
- 9 Paramount Equity Mortgage
- 10 Progressive Insurance
- 11 California Health Benefit Exchange

- 12 Pearson Education, Inc.
- 13 Geneworth
- 14 CoreLogic
- 15 Barco, Inc.
- 16 California Department of Justice
- 17 NEC
- 18 Office of Technology Services
- 19 Maximus, Inc.
- 20 Delta Dental
- 21 ITT
- 22 Health Net



06
AMENITIES
MAP

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LIGHT RAIL

- Gold Line
- Gold Line Station

BUS ROUTES

- 74 International
- 175 Zinfandel to Sunrise Park
- 176 Zinfandel to Kavala Ranch
- 177 Zinfandel to Baroque & Corvina
- Site - Bus Stop



07

TRANSPORTATION
MAP

08

ADDITIONAL
PHOTOS



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CRAIG BRINITZER

916.569.2311 o
916.716.5849 c

cnb@newmarkccarey.com
CA RE License #00928221

TODD ESCHELMAN

916.569.2347 o
916.296.6890 c

teschelman@newmarkccarey.com
CA RE License #01051148

LUCAS LUGO

916.569.2322 o
916.500.3846 c

llugo@newmarkccarey.com
CA RE License #01916673

NEWMARK CORNISH & CAREY

980 NINTH STREET, SUITE 2500 | SACRAMENTO, CA 95814

**Newmark
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