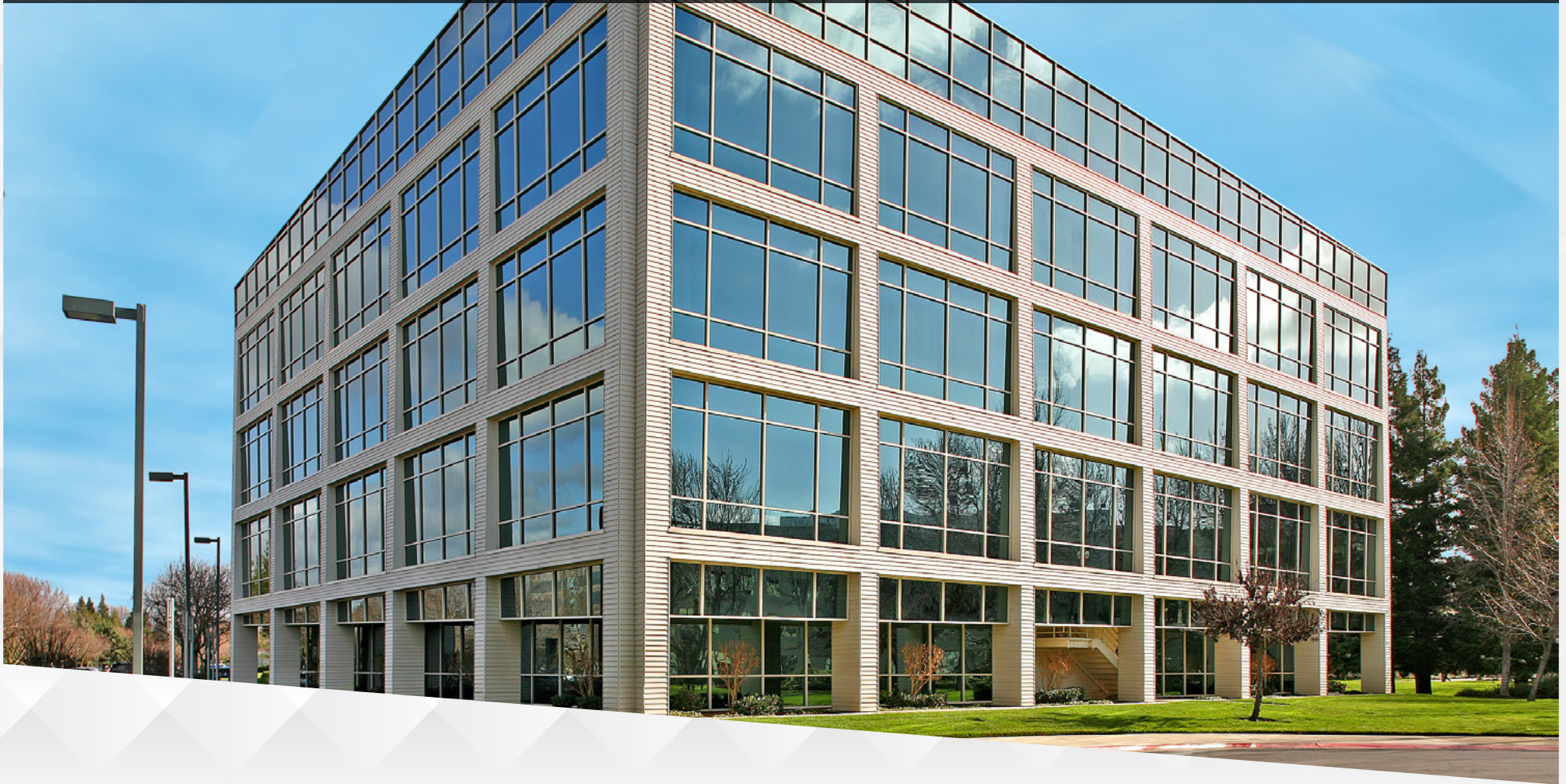


WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA



PREMIER FIVE BUILDING OFFICE CAMPUS

NEWMARK



Exclusively Marketed By: _____

Jack Blackmon

916.494.2349

jack.blackmon@nrmk.com

CA RE License #01999561

Lucas Lugo

916.569.2322

lucas.lugo@nrmk.com

CA RE License #01916673

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

PROPERTY HIGHLIGHTS



The project totals ±518,000 square feet and offers a balanced tenant mix of local, national and international firms



On-site cafe, tenant lounge, fully equipped fitness center and shared conference center



±2.5 acre park with benches, walking paths, honey bee hive and shaded by a redwood grove



Easy Highway 50 access via Zinfandel Drive and Sunrise Boulevard interchanges



15 minutes from downtown Sacramento and 30 minutes from the Sacramento International Airport



Short walk to bus and light rail stations



Abundant surface parking, with 4/1,000 parking ratio



Responsive on-site management and engineering



Volleyball court, plentiful outdoor seating and BBQs

CONCIERGE SERVICES



- Concierge Services for personal and professional assistance
- Moving concierge for data cabling, and moving facilitation
- Construction management team
- Building Engineers with advanced experience in building systems
- Professional Property Management services with local representatives

FIVE-STORY CLASS A OFFICE BUILDING



BUILDING A (ASPIRE)
10860 GOLD CENTER DRIVE



BUILDING B (BUILD)
10951 WHITE ROCK ROAD



BUILDING C (CREATE)
10911 WHITE ROCK ROAD



BUILDING D (DESIGN)
10877 WHITE ROCK ROAD



BUILDING E (EXPLORE)
10850 GOLD CENTER DRIVE

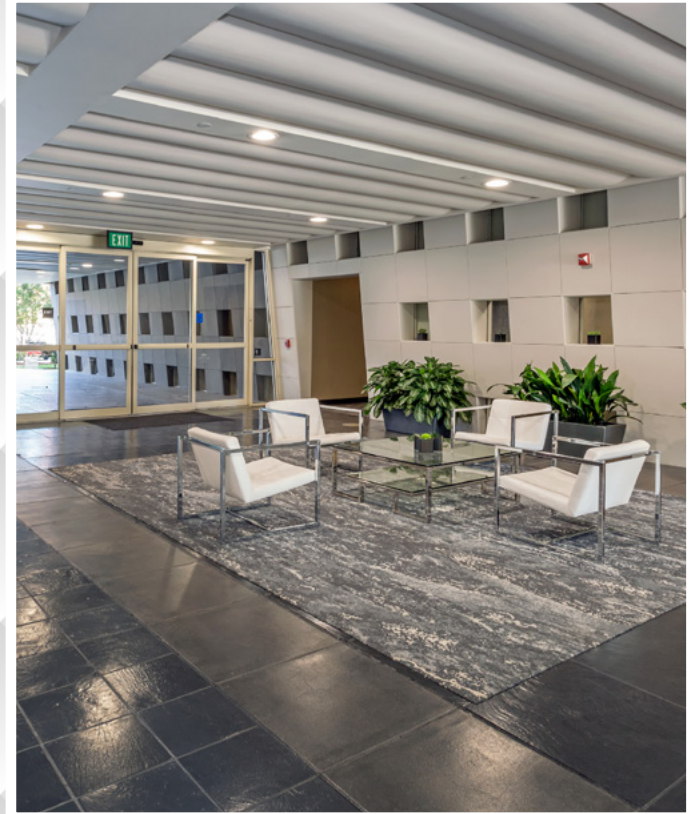
CAMPUS AMENITIES



TENANT LOUNGE



FITNESS CENTER



**IMPROVED EXTERIOR AND INTERIOR
COMMON AREA SEATING**



INTERIOR COMMON AREA

CAMPUS AMENITIES



COMMON AREA SEATING



NEW BUILDING SIGNAGE



**VOLLEYBALL COURT AND
UPDATED LANDSCAPING**



WHITE ROCK CAMPUS WITHIN THE ROUTE OF AMGEN TOUR 2019

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

AMENITIES MAP



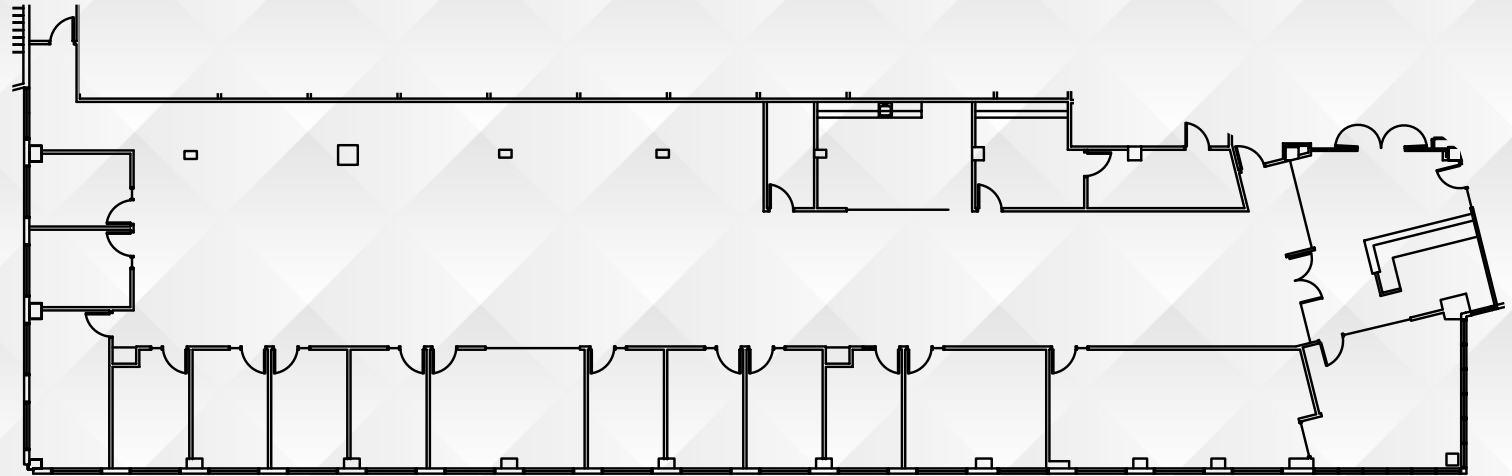
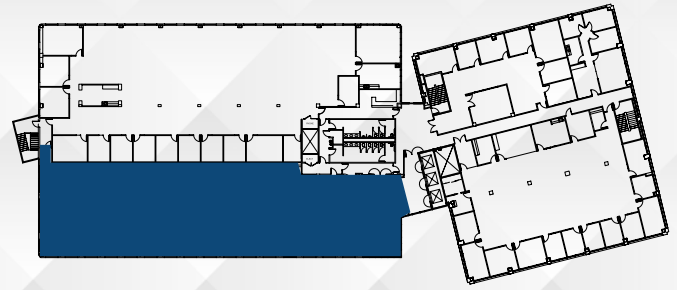
PROPERTY LOCATION MAP & AERIAL



WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS

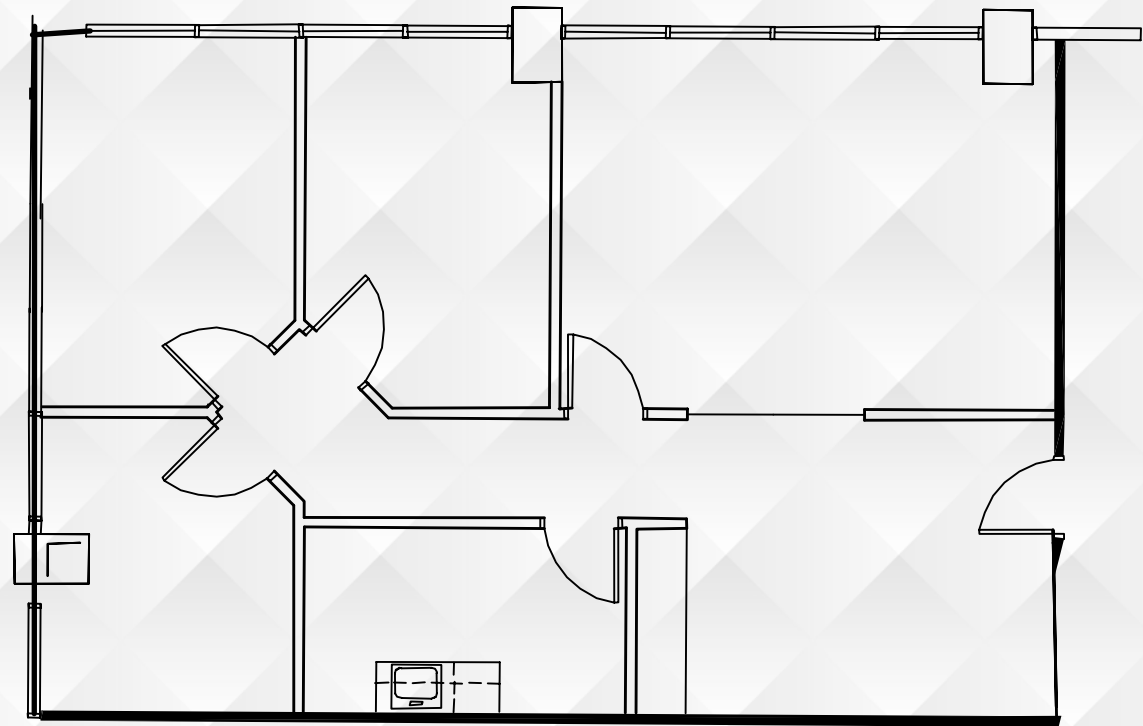
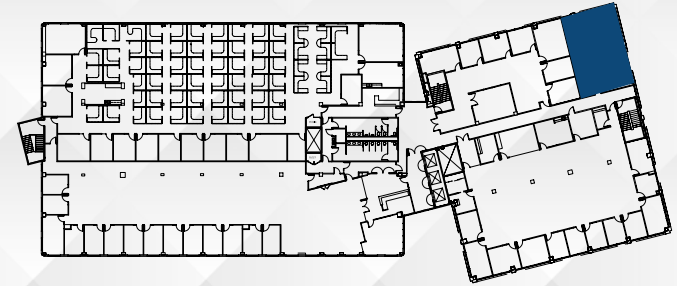


BUILDING ASPIRE 10860 GOLD CENTER DR | SECOND FLOOR | 9,730 RSF | SUITE 250

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS



BUILDING ASPIRE 10860 GOLD CENTER DR | SECOND FLOOR | 1,326 RSF | SUITE 275

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS

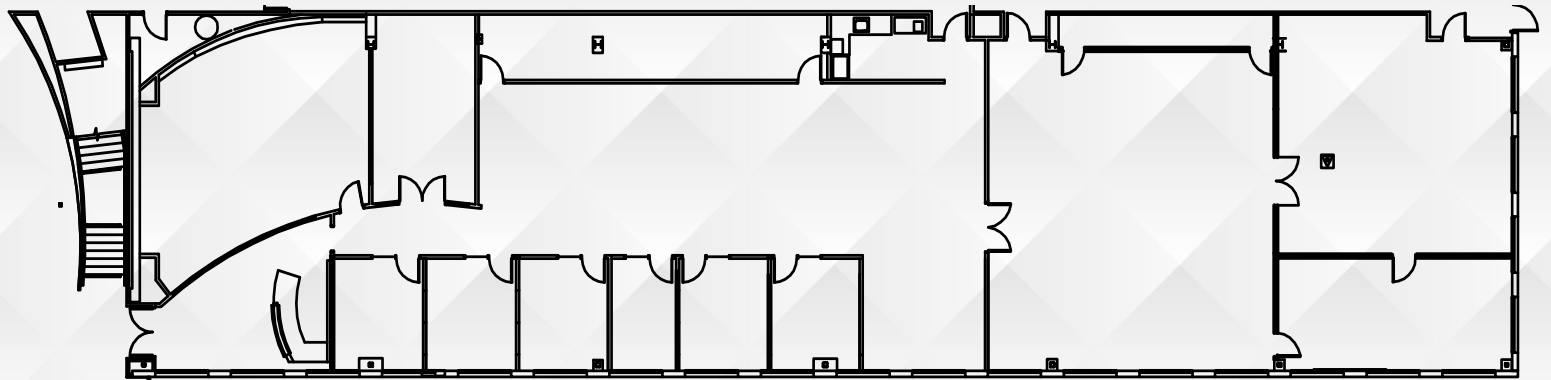
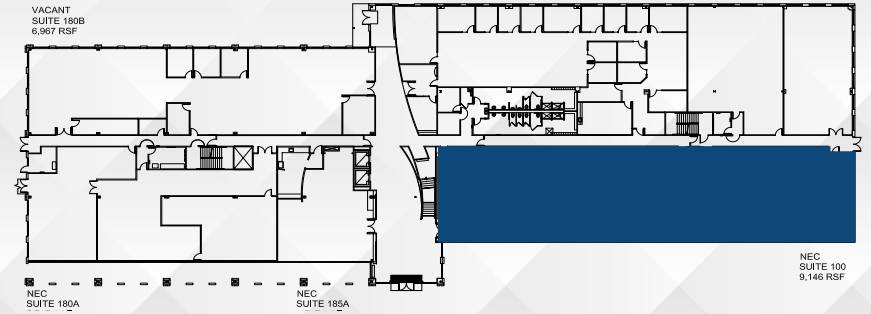


BUILDING DESIGN 10877 WHITE ROCK ROAD | THIRD FLOOR | 3,916 RSF | SUITE 310

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS

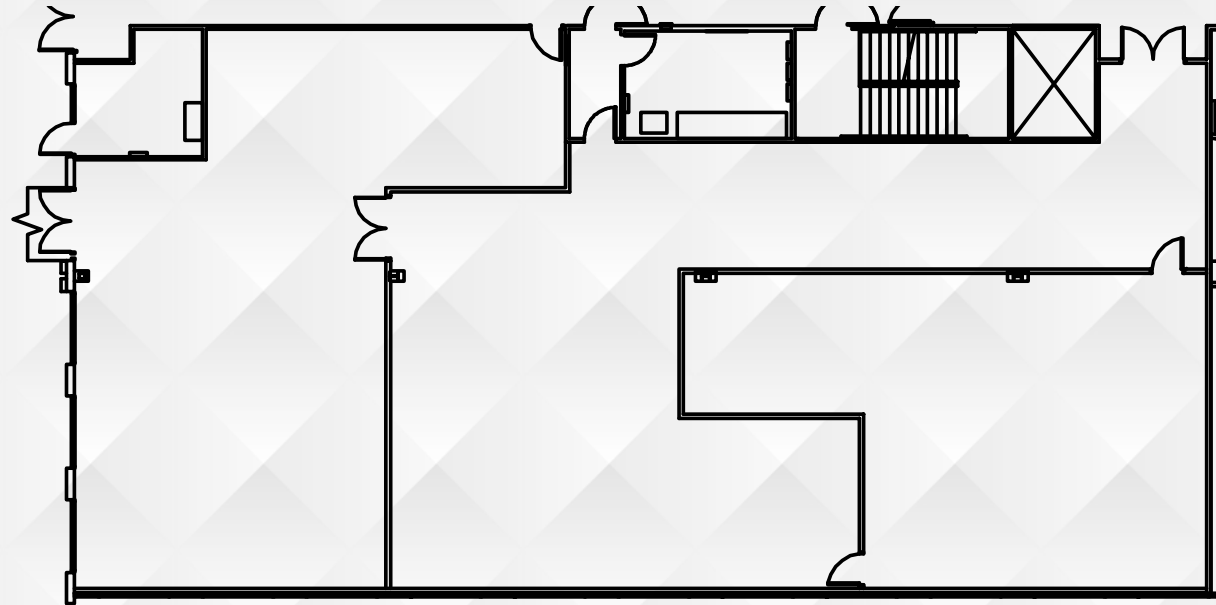
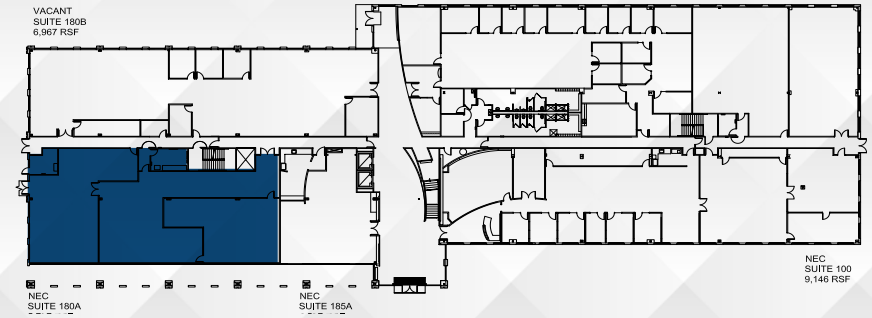


BUILDING EXPLORE 10850 GOLD CENTER DR | FIRST FLOOR | 9,146 RSF | SUITE 100

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS

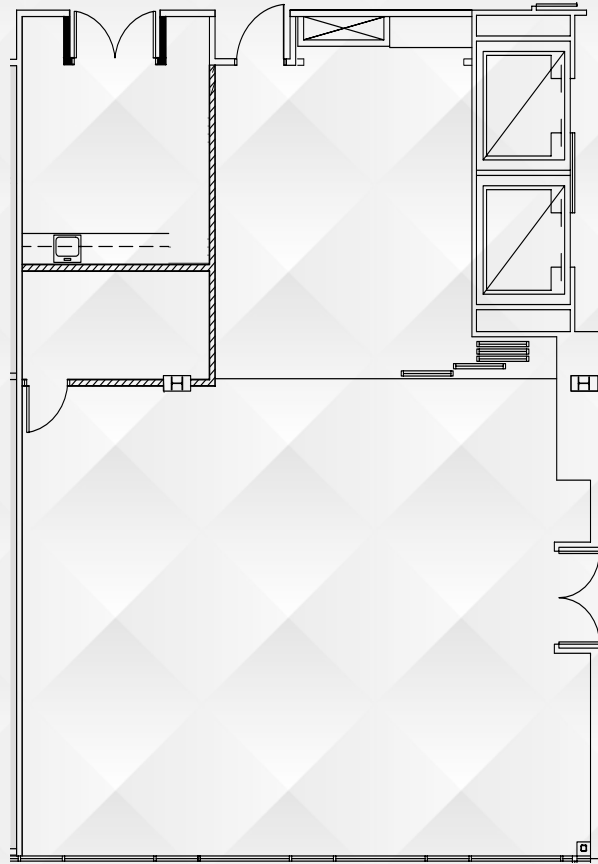
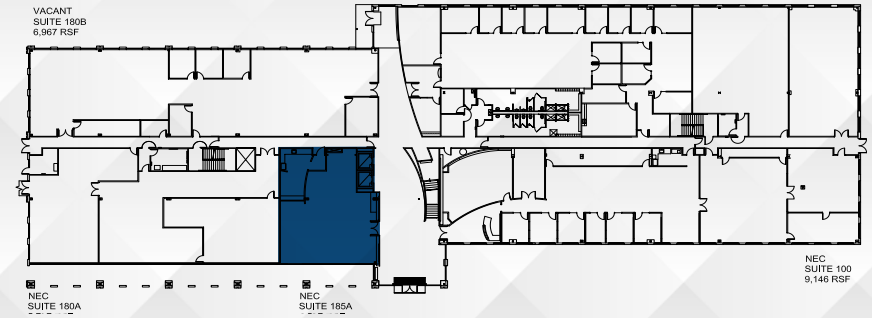


BUILDING EXPLORE 10850 GOLD CENTER DR | **FIRST FLOOR** | 5,797 RSF | SUITE 180A

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS

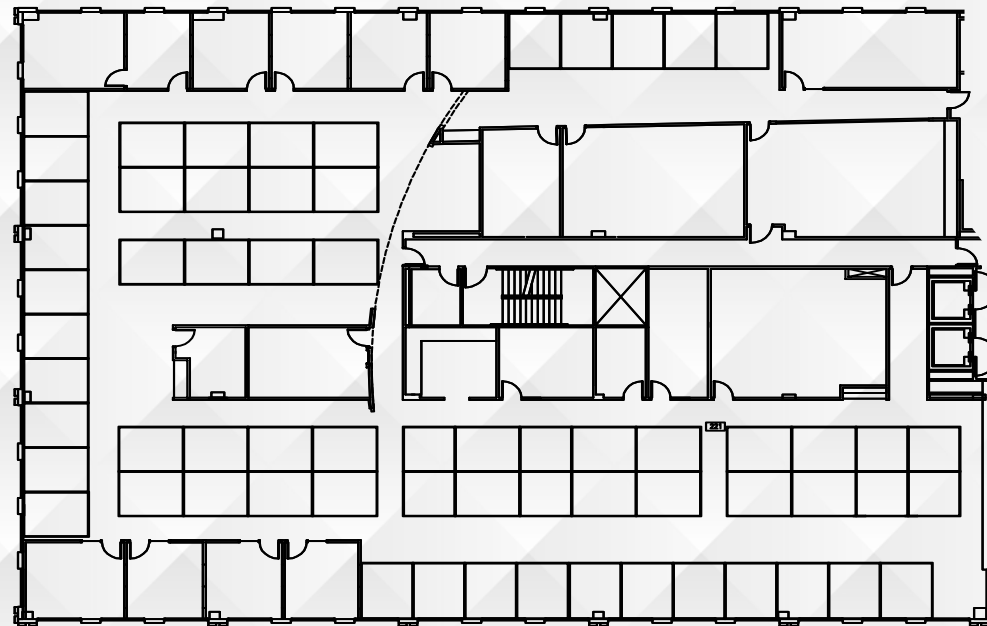
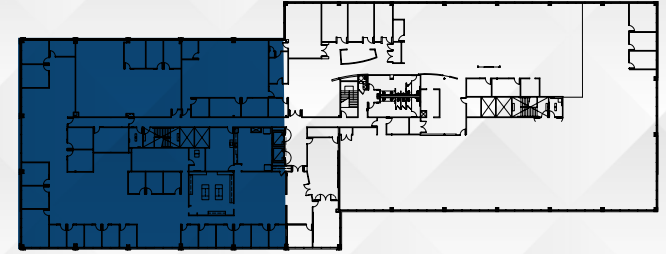


BUILDING EXPLORE 10850 GOLD CENTER DR | FIRST FLOOR | 2,409 RSF | SUITE 185A

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS

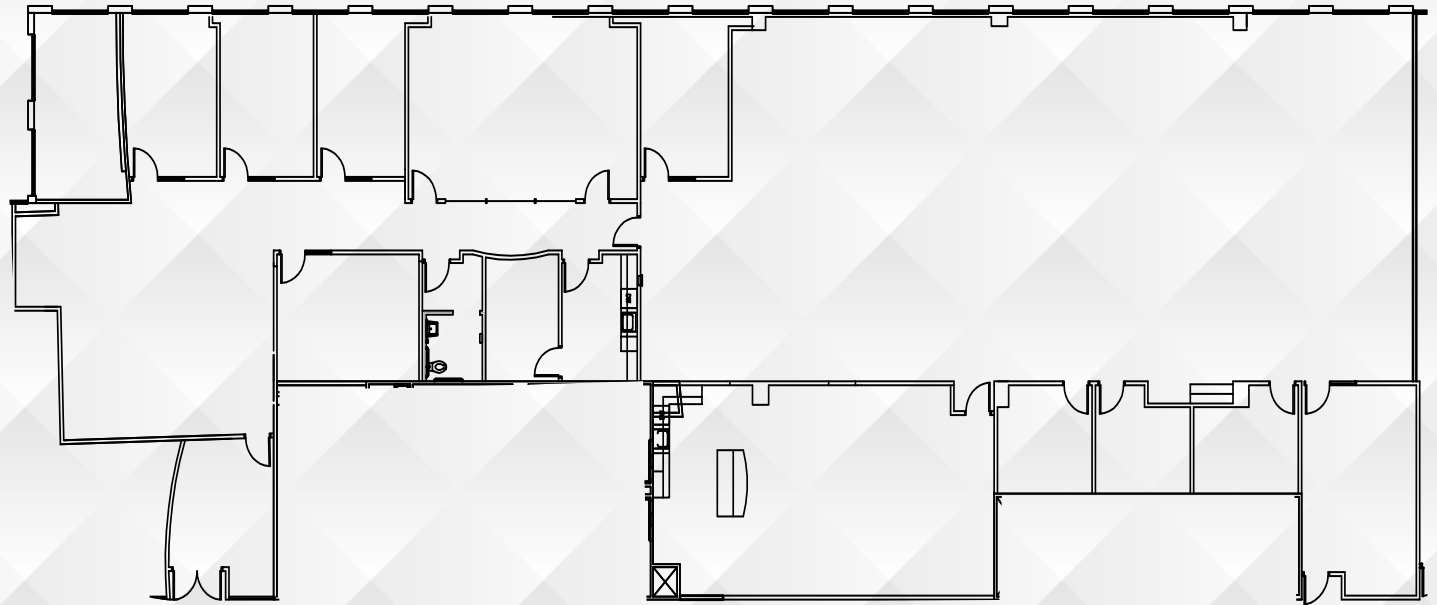
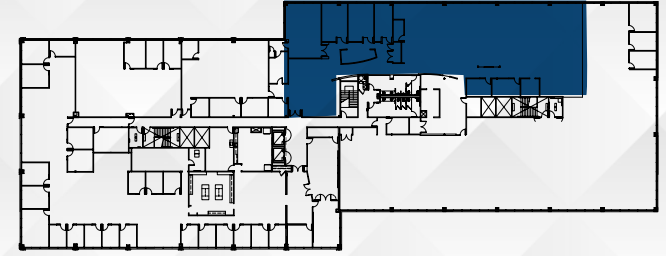


BUILDING EXPLORE 10850 GOLD CENTER DR | **SECOND FLOOR** | 17,581 RSF | SUITE 200

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS

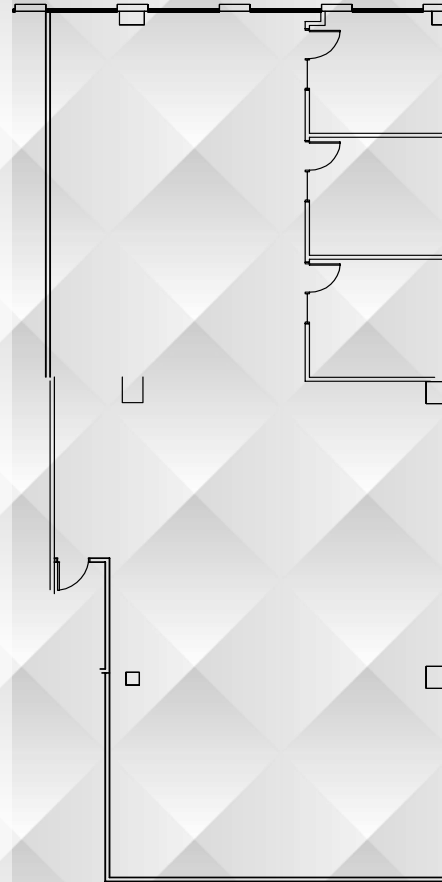
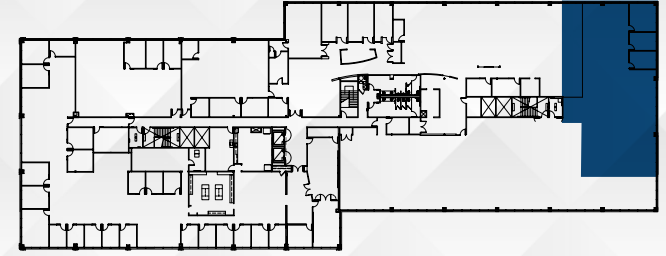


BUILDING EXPLORE 10850 GOLD CENTER DR | SECOND FLOOR | 9,639 RSF | SUITE 250

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS

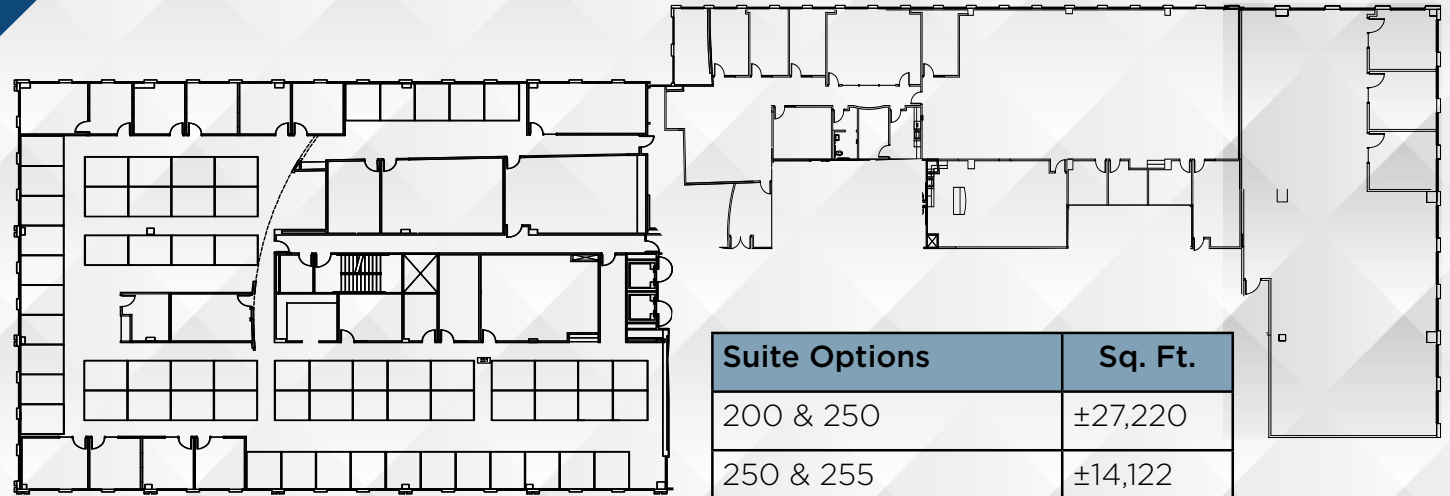


BUILDING EXPLORE 10850 GOLD CENTER DR | SECOND FLOOR | 4,483 RSF | SUITE 255

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA

FLOOR PLANS



Suite Options	Sq. Ft.
200 & 250	±27,220
250 & 255	±14,122
200, 250 & 255	±31,703

BUILDING EXPLORE 10850 GOLD CENTER DR | **SECOND FLOOR** | 4,483 - 31,703 RSF | SUITE 200, 250 & 255

WHITE ROCK CORPORATE CAMPUS

SACRAMENTO, CA



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Jack Blackmon

916.494.2349

jack.blackmon@nmrk.com

CA RE license #01999561

Lucas Lugo

916.569.2322

lucas.lugo@nmrk.com

CA RE license #01916673

MP-088 3.8.24