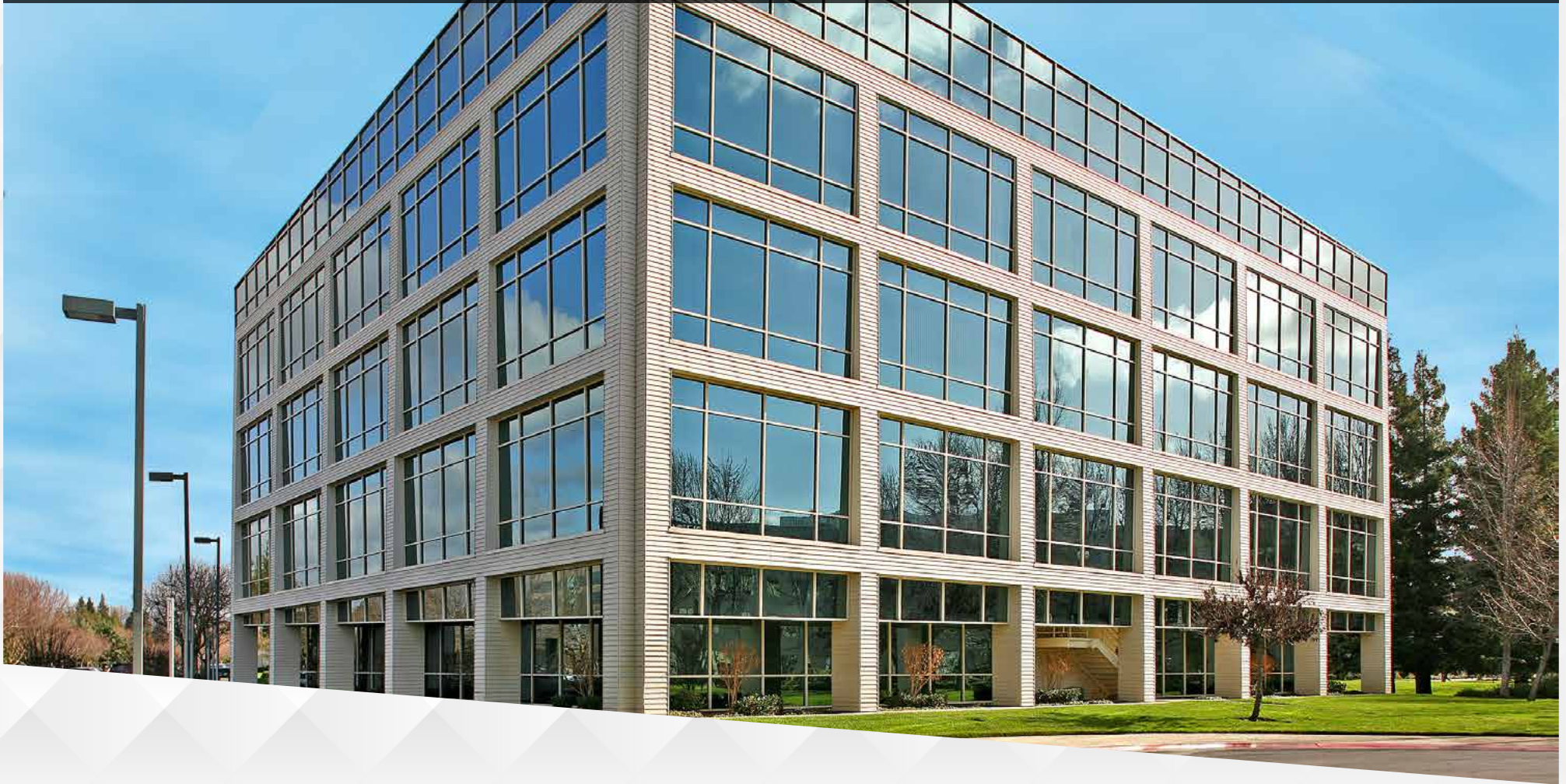


# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA



FIVE-BUILDING CLASS A OFFICE CAMPUS

**NEWMARK**



Exclusively Marketed By: \_\_\_\_\_

**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

**Chris Lemmon**

916.367.6349

chris.lemmon@nmrk.com

CA RE License #01506816

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, 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, shared conference center & training room (forthcoming)



±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



Basin Street Properties is proud to announce our newest tenant amenity – Concierge Services. Tenants have access to family entertainment, travel arrangements, and a host of other business services.



### Personal Services

- Housekeeping / sitting
- Pet sitting / grooming
- Auto detailing / maintenance
- Dry cleaning / laundry
- Fitness trainer / massage services
- Customized personal shopping



### Entertainment Services

- Tickets for concerts, theater and sporting events
- Restaurant reservations
- Visiting client and guest arrangements



### Event and Meeting Services

- Site selection
- Catering, food and beverage arrangements
- Multi-media / A.V. arrangements

## 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**

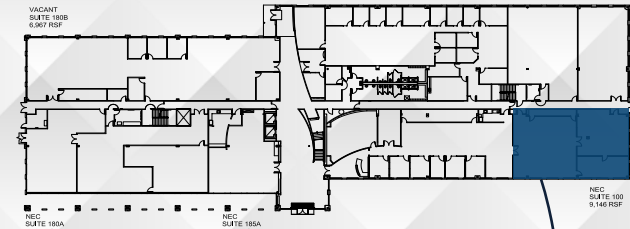
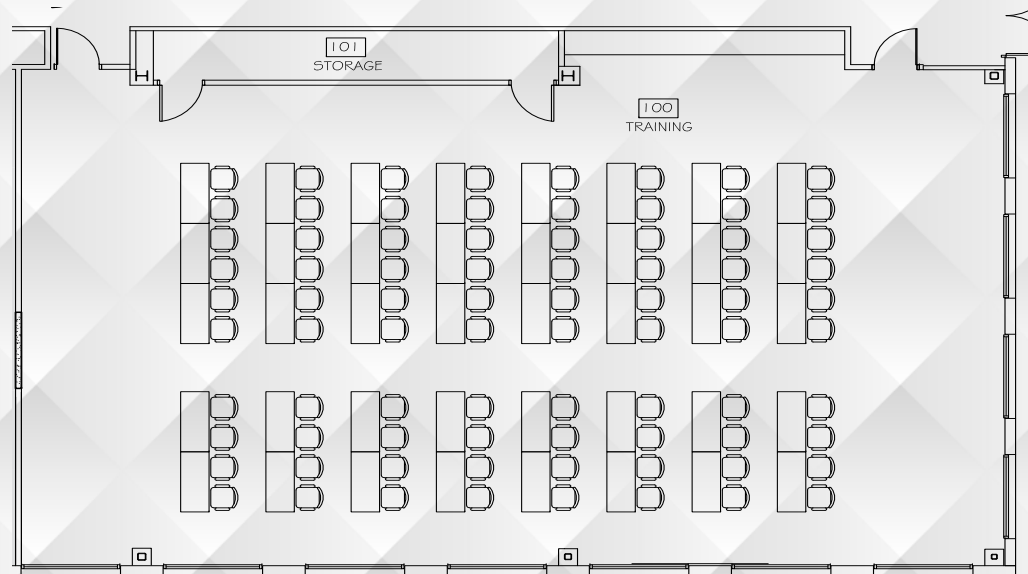


**INTERIOR COMMON AREA**

**STORAGE & DATA  
ROOMS  
AVAILABLE**

## CAMPUS AMENITIES

**COMING SOON!**  
**Q3 2025 - TRAINING ROOM**



**AT BUILDING EXPLORE 10850 GOLD CENTER DR | FIRST FLOOR | TRAINING ROOM**

## CAMPUS AMENITIES



**COMMON AREA SEATING**



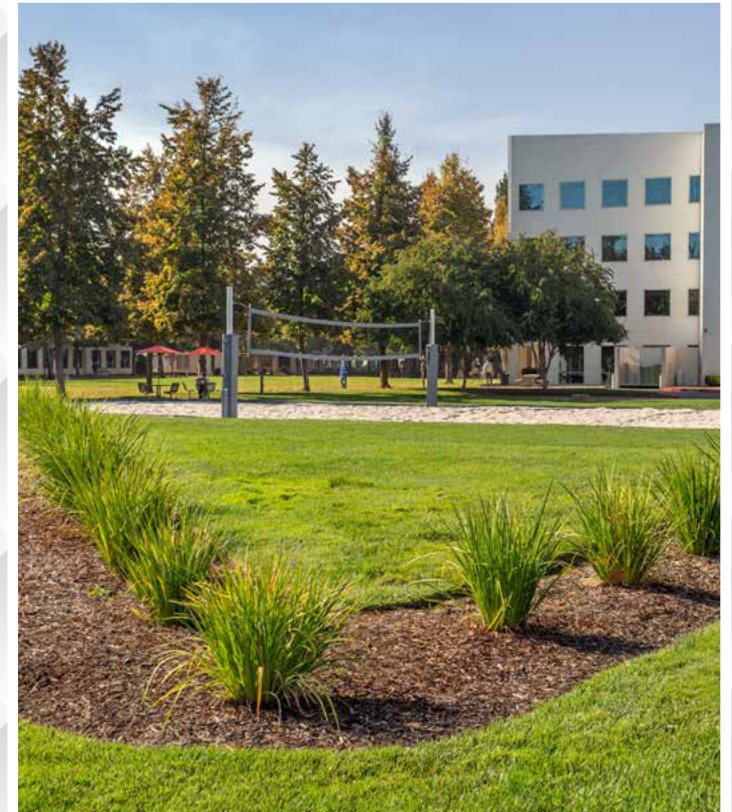
**MONUMENT SIGNAGE AVAILABLE**



**GOLDEN BEAN CAFE  
BREAKFAST AND LUNCH**



**PUTTING GREEN AT CAMPUS  
(FALL 2025)**



**VOLLEYBALL COURT AND  
UPDATED LANDSCAPING**

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

## AMENITIES MAP



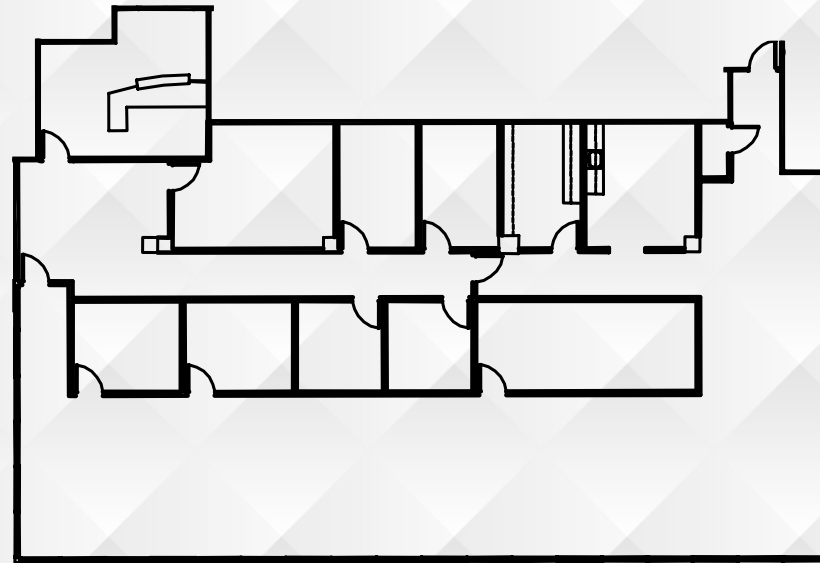
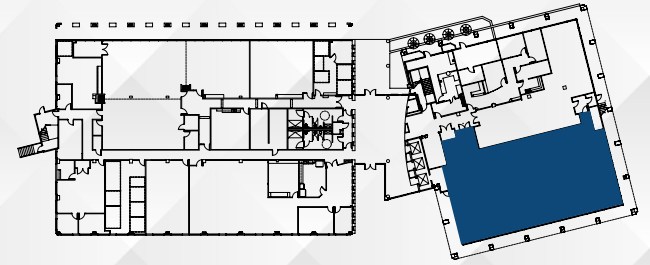
## PROPERTY LOCATION MAP & AERIAL



# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

## FLOOR PLANS

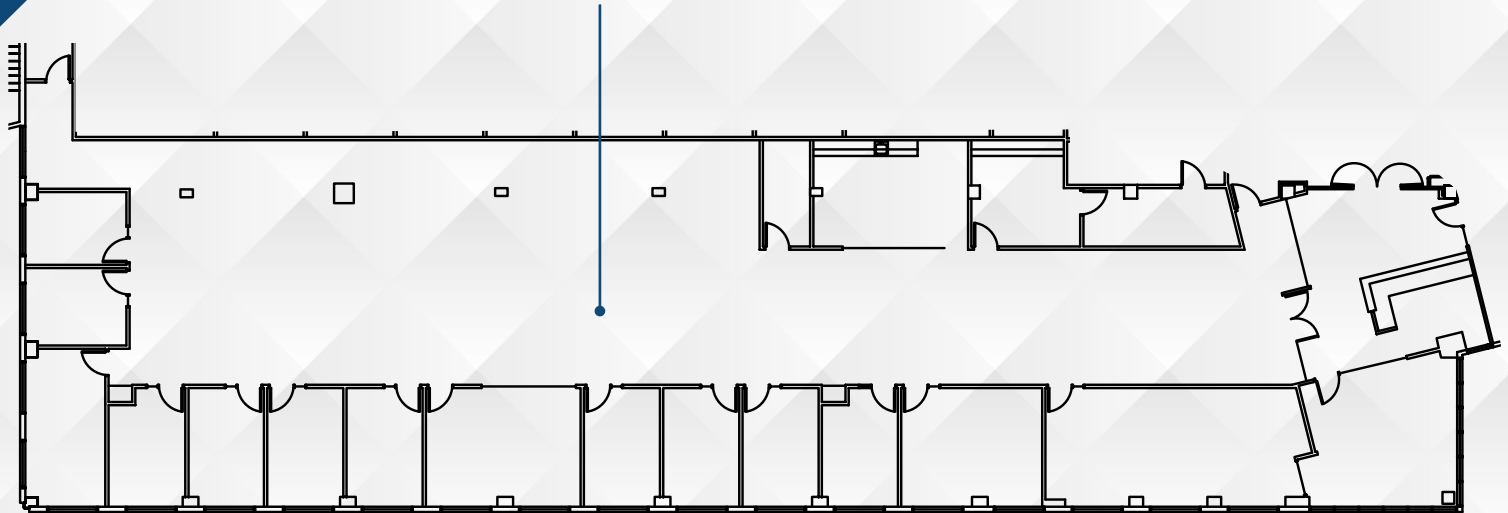
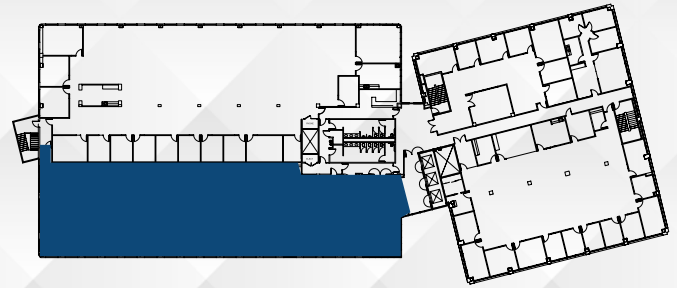


**BUILDING ASPIRE 10860 GOLD CENTER DR | FIRST FLOOR | 4,898 RSF | SUITE 180**

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

## FLOOR PLANS

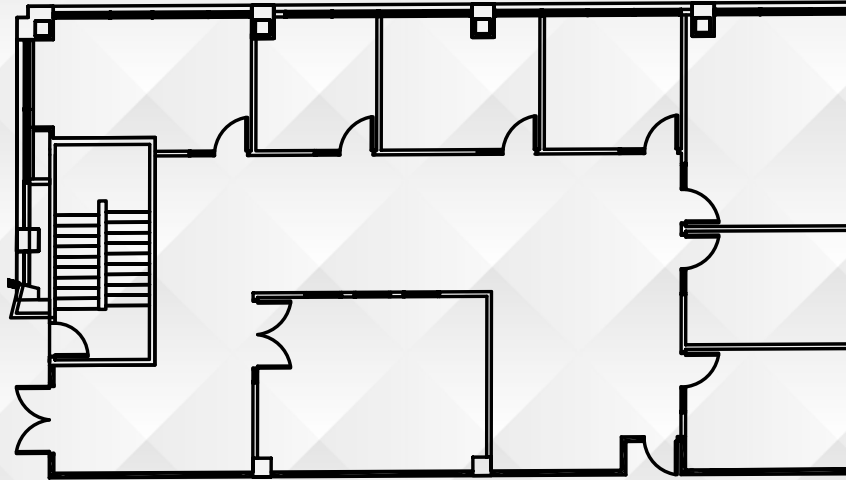
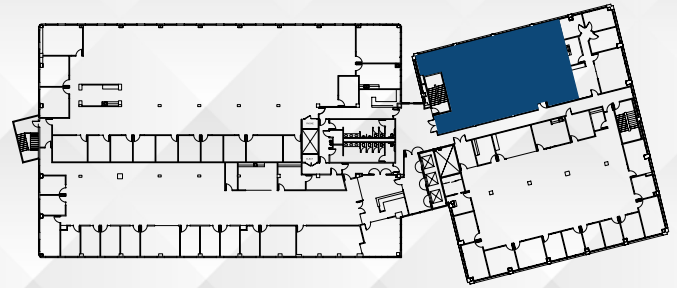


**BUILDING ASPIRE 10860 GOLD CENTER DR | SECOND FLOOR | 9,730 RSF | SUITE 250**

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

## FLOOR PLANS

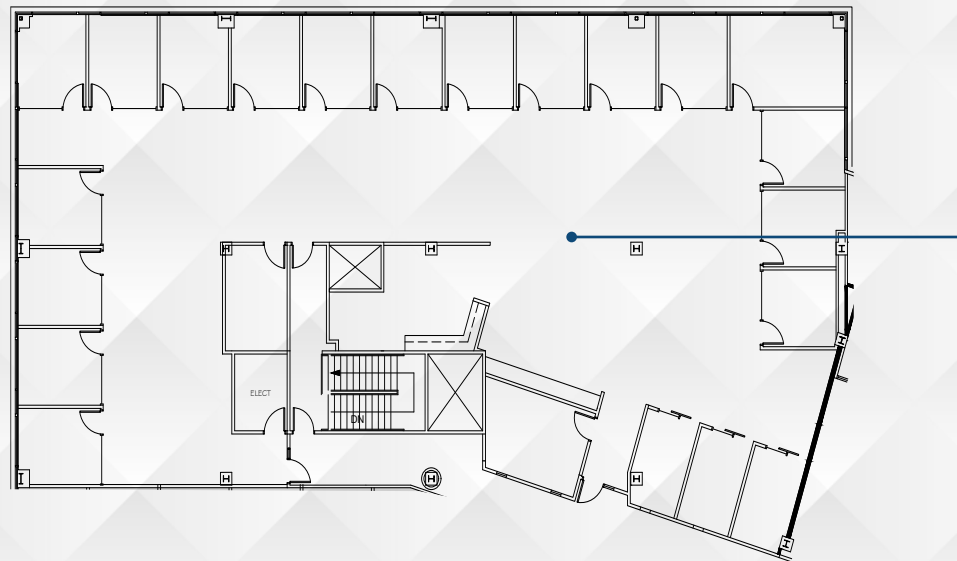


**BUILDING ASPIRE 10860 GOLD CENTER DR | SECOND FLOOR | 3,223 RSF | SUITE 255**

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

## FLOOR PLANS

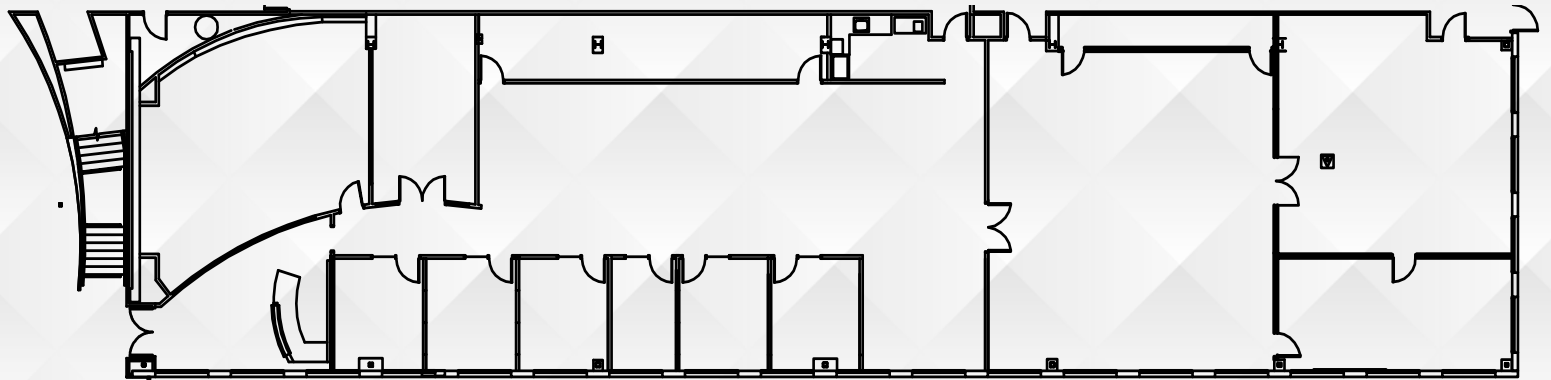
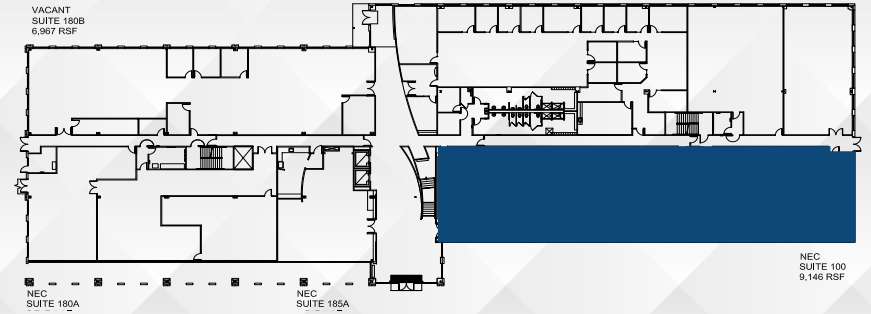


**BUILDING DESIGN 10877 WHITE ROCK ROAD | THIRD FLOOR | 7,771 RSF | SUITE 370**

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

## FLOOR PLANS

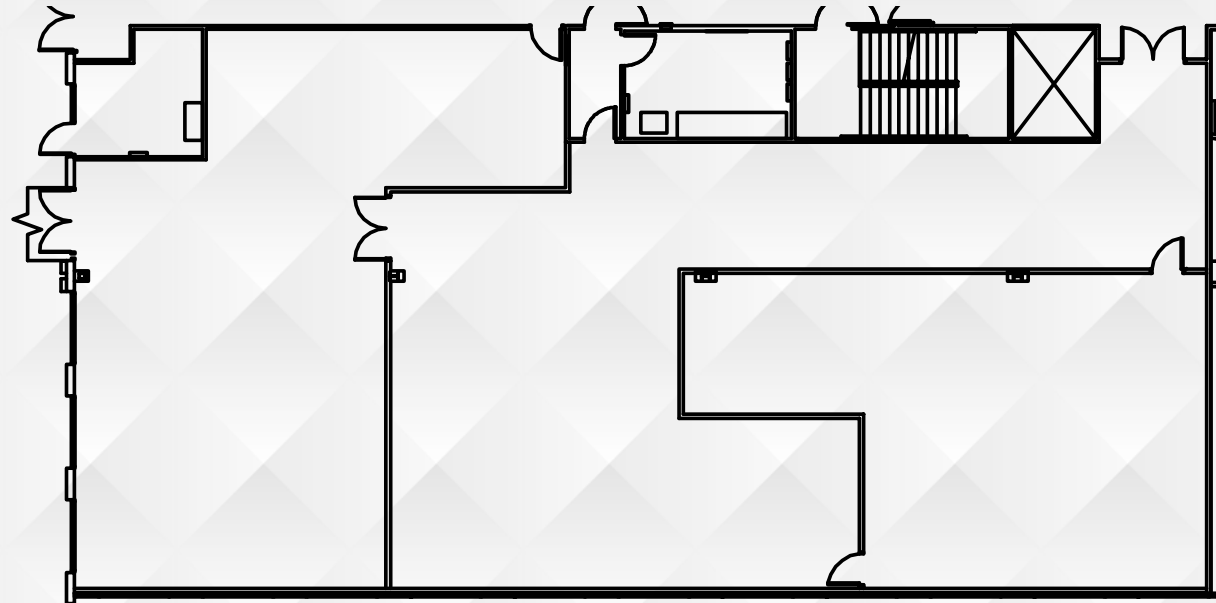
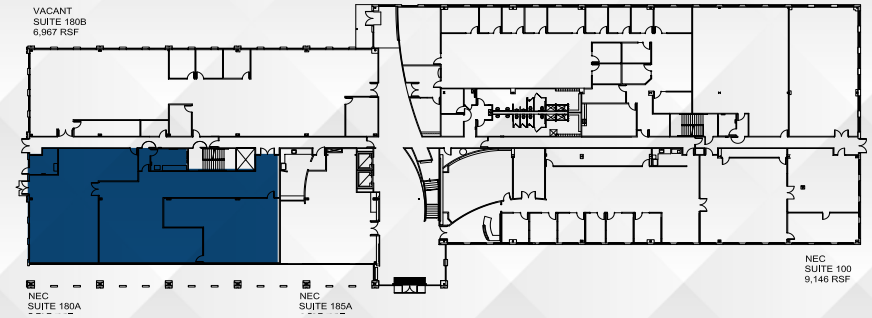


**BUILDING EXPLORE 10850 GOLD CENTER DR | FIRST FLOOR | 9,146 RSF | SUITE 100**

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

## FLOOR PLANS



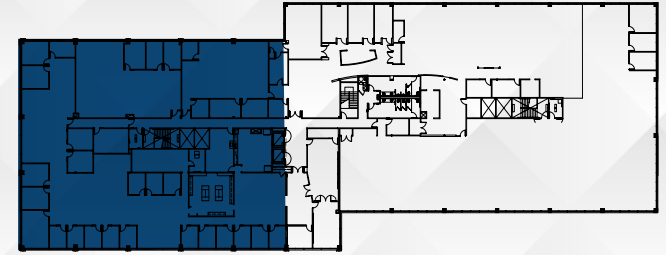
\*DATA AND STORAGE AVAILABLE

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

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

## FLOOR PLANS



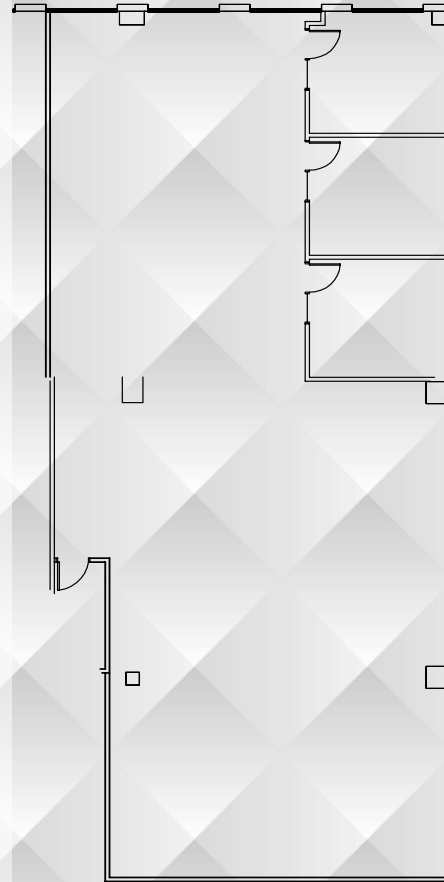
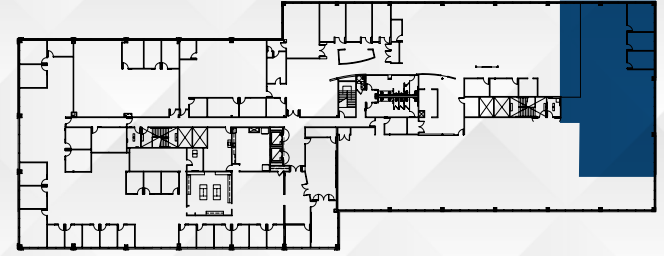
\*DIVISIBLE FROM 10,000 - 17,581 RSF

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

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

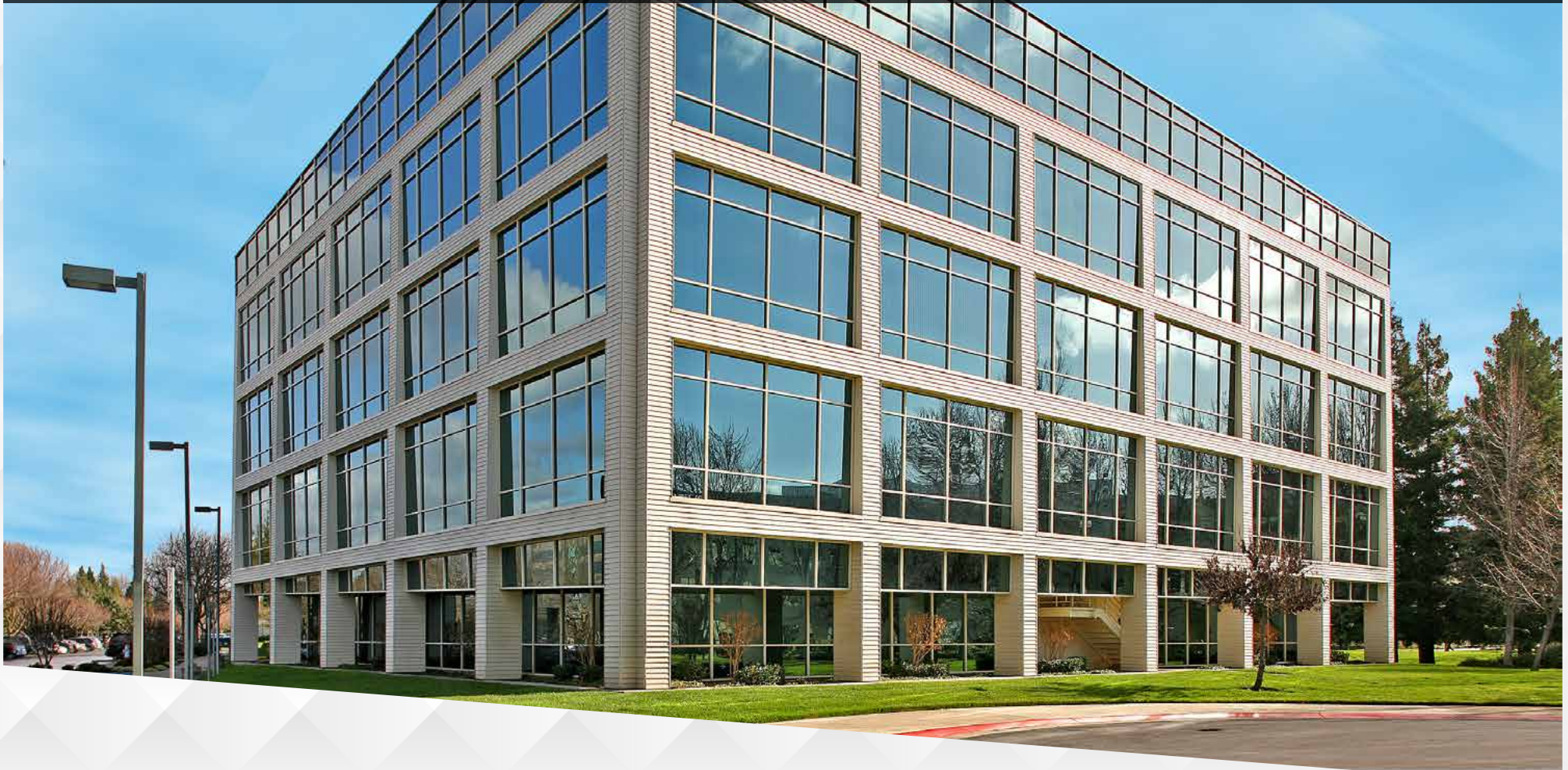
## FLOOR PLANS



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

# WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA



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**NEWMARK**



Exclusively Marketed By: \_\_\_\_\_

**Jack Blackmon**

916.494.2349

jack.blackmon@nmrk.com

CA RE License #01999561

**Lucas Lugo**

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lucas.lugo@nmrk.com

CA RE License #01916673

**Chris Lemmon**

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chris.lemmon@nmrk.com

CA RE License #01506816

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