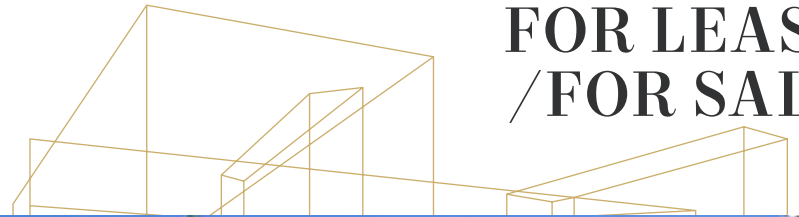




11031 Sun Center Drive

RANCHO CORDOVA, CA

FOR LEASE /FOR SALE



**For Sale
& Leasing
Information
Contact**

KEVIN SHEEHAN
916.751.3601
kevin.sheehan@kidder.com
LIC N° 00936093

TYLER BOYD
916.751.3625
tyler.boyd@kidder.com
LIC N° 001927164

JASON R. ALLEN, CCIM
925.905.1102
jason.allen@kidder.com
LIC N° 01438182

DAN BERGEN
925.905.1114
dan.bergen@kidder.com
LIC N° 00878103

**Kidder
Mathews**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

KIDDER.COM

FOR LEASE/FOR SALE

11031 Sun Center Drive

RANCHO CORDOVA, CA 95670



PROPERTY FEATURES

TWO story office building

BUILDING size $\pm 113,000$ SF

PARCEL size ± 8.98 ac

PARKING 5/1,000

ASKING rental rate \$1.85/SF FSG

SALE price, please contact agent

TENANT improvement allowance \$30.00/SF

OUTDOOR dining area

MATURE landscaping

EXCELLENT freeway access

LOCATED near multiple food establishments and daycare

OUTSIDE of Flood Zone and Earthquake Zone

KIDDER.COM

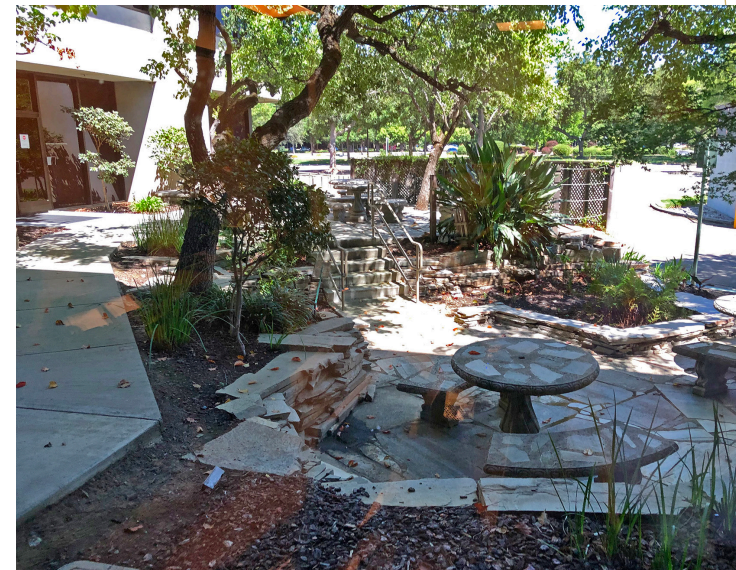
This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

km Kidder Mathews

FOR LEASE/FOR SALE

11031 Sun Center Drive

RANCHO CORDOVA, CA 95670



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

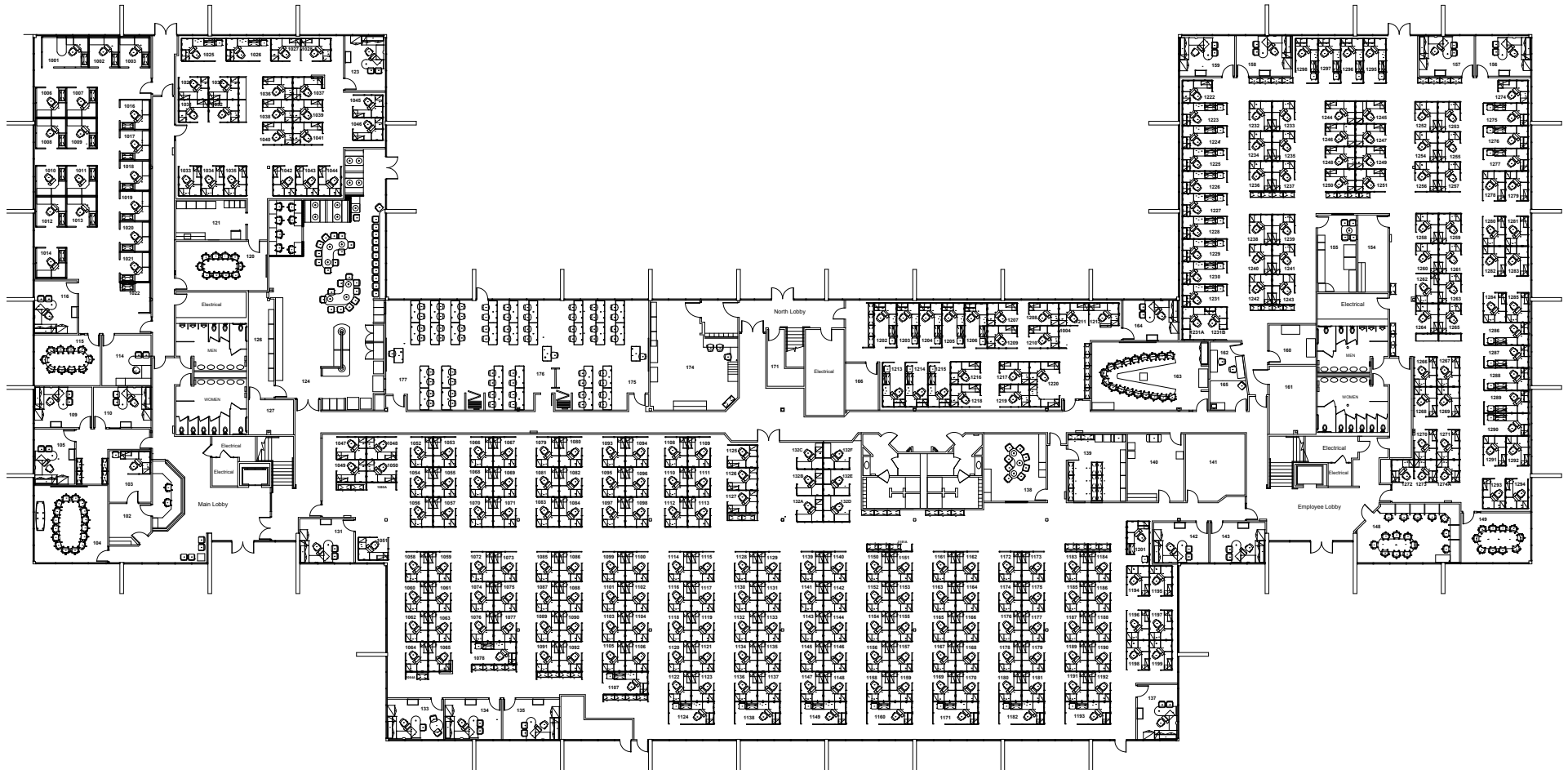
km Kidder
Mathews

FOR LEASE/FOR SALE

11031 Sun Center Drive

RANCHO CORDOVA, CA 95670

1st Floor



KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

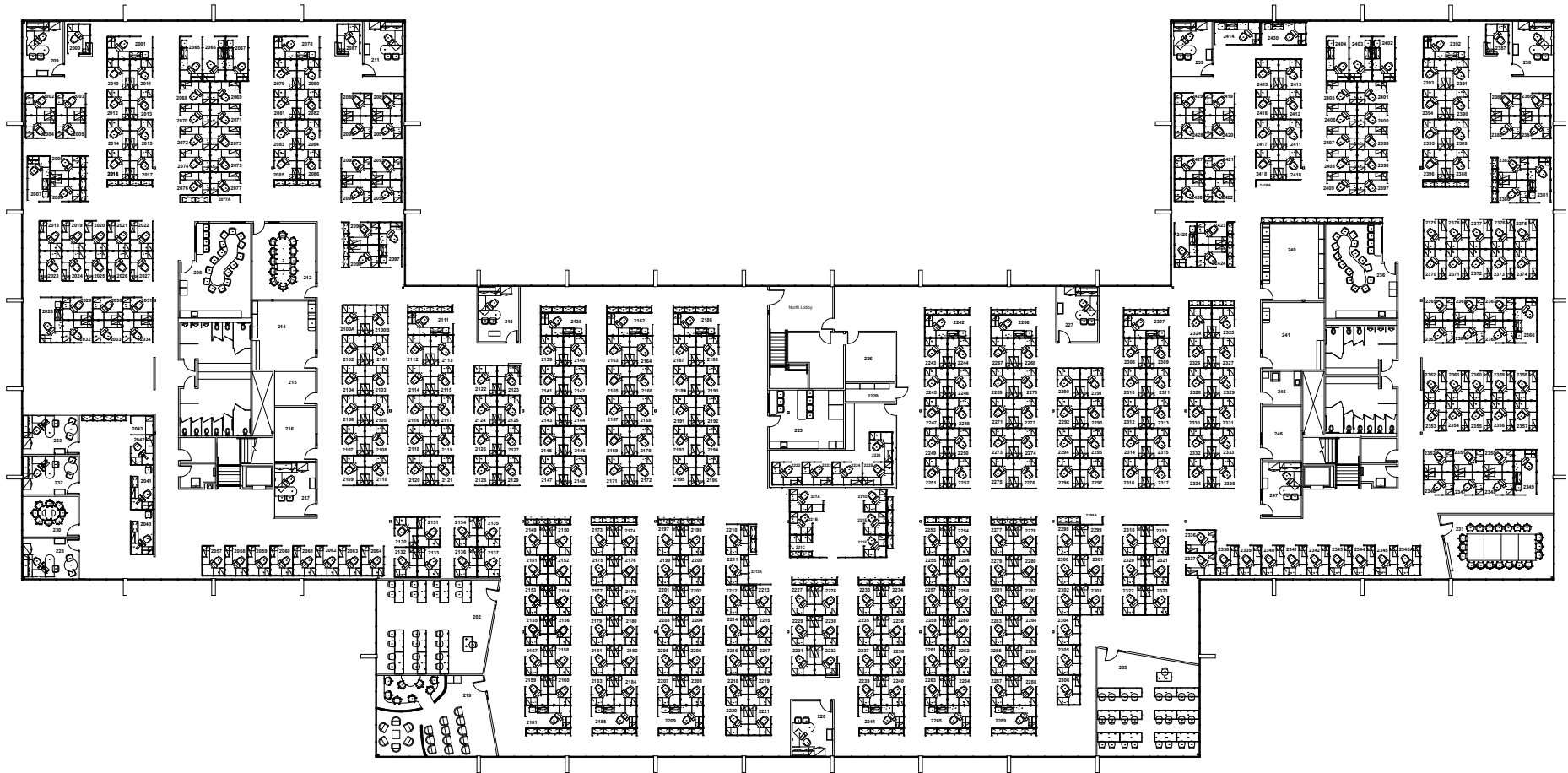
km Kidder
Mathews

FOR LEASE/FOR SALE

11031 Sun Center Drive

RANCHO CORDOVA, CA 95670

2nd Floor



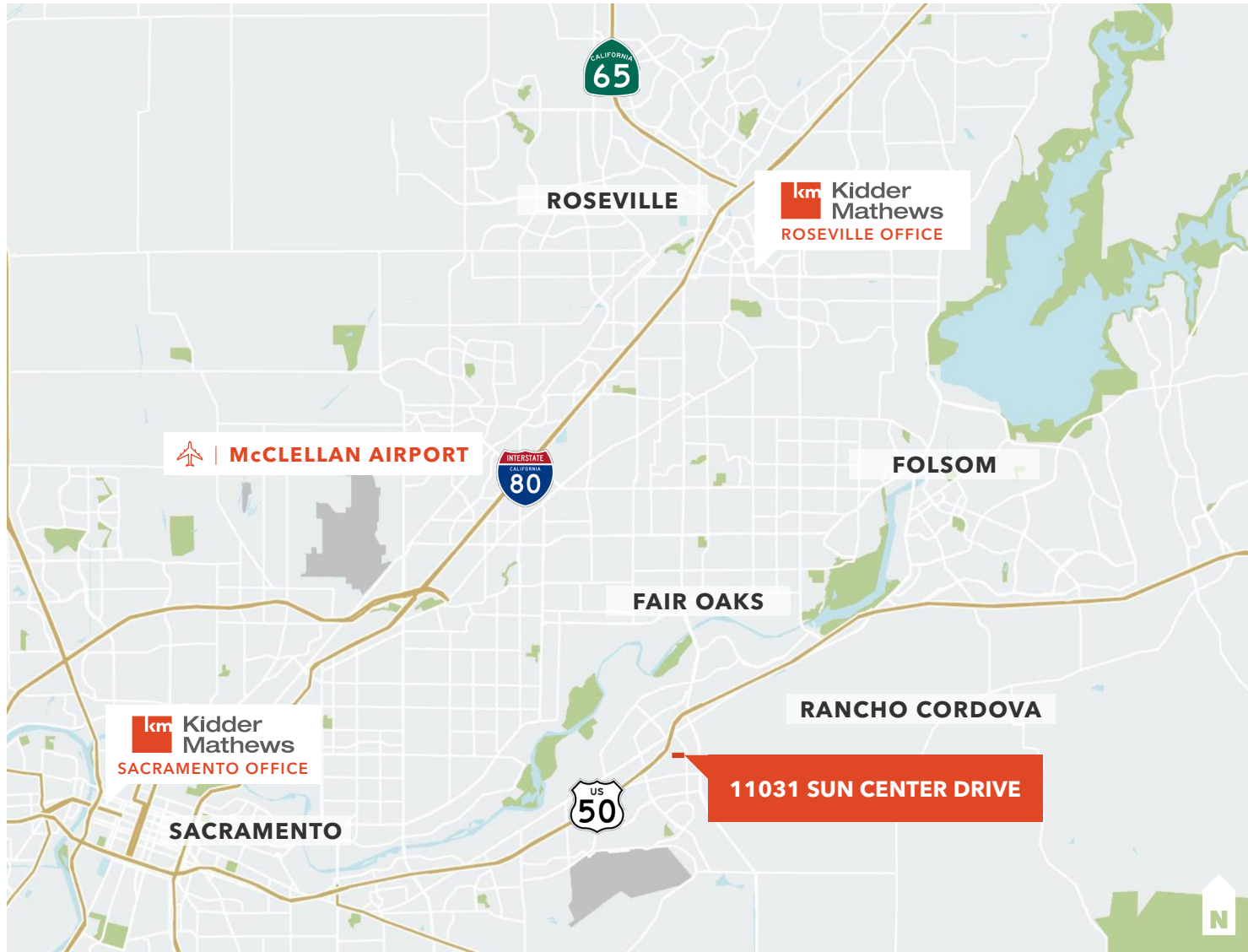
KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

FOR LEASE / FOR SALE

11031 Sun Center Drive

RANCHO CORDOVA, CA 95670



KEVIN SHEEHAN

916.751.3601

kevin.sheehan@kidder.com

LIC N° 00936093

TYLER BOYD

916.751.3625

tyler.boyd@kidder.com

LIC N° 001927164

JASON R. ALLEN, CCIM

925.905.1102

jason.allen@kidder.com

LIC N° 01438182

DAN BERGEN

925.905.1114

dan.bergen@kidder.com

LIC N° 00878103

KIDDER.COM

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

