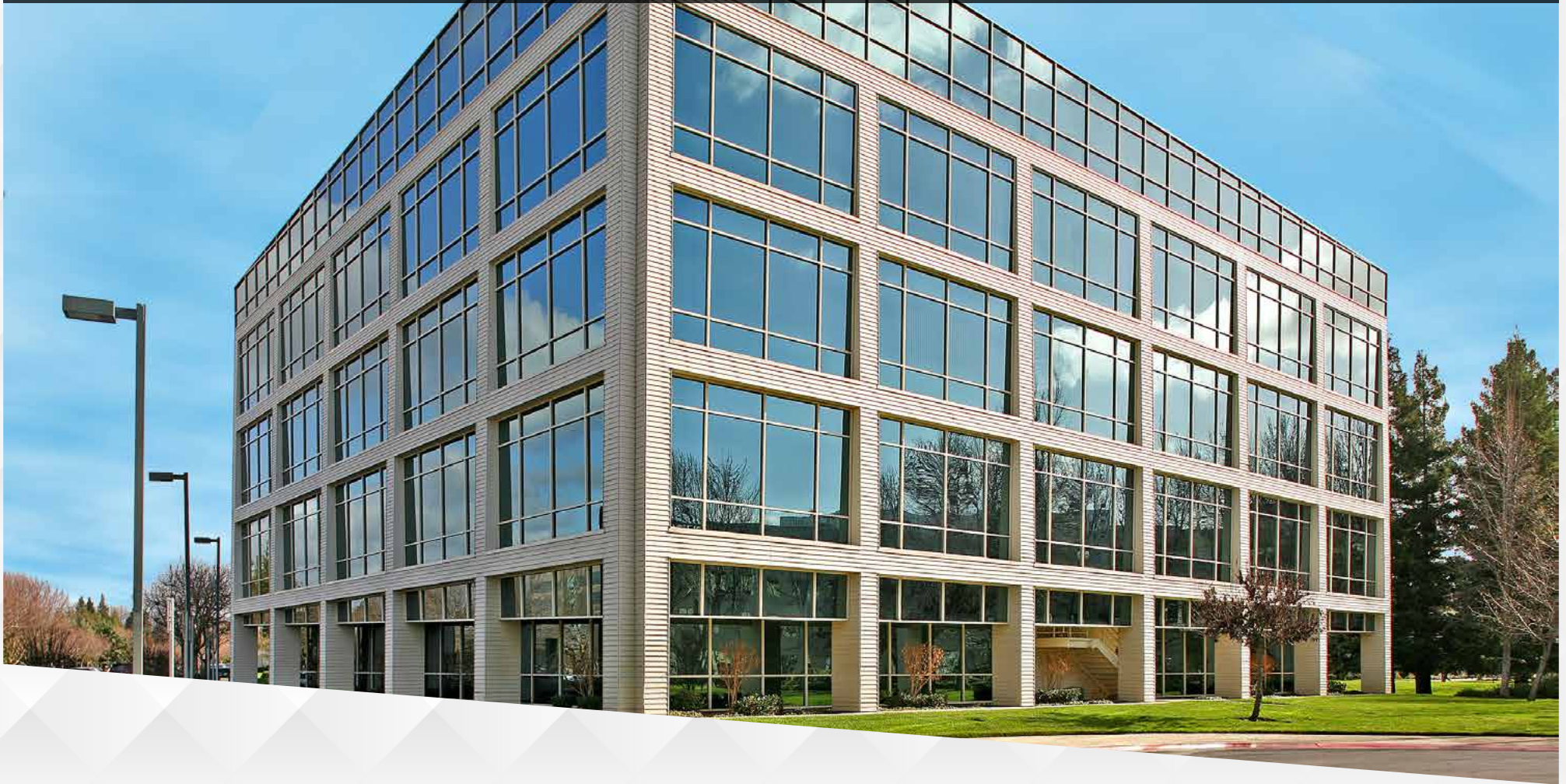


WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA



FIVE-BUILDING CLASS A OFFICE CAMPUS

NEWMARK



Exclusively Marketed By: _____

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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**

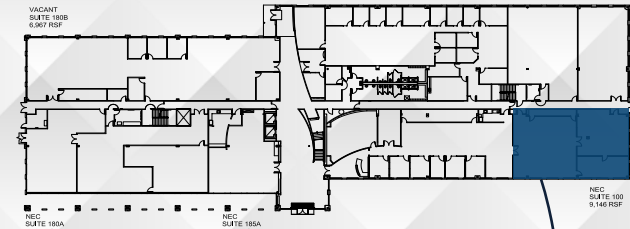
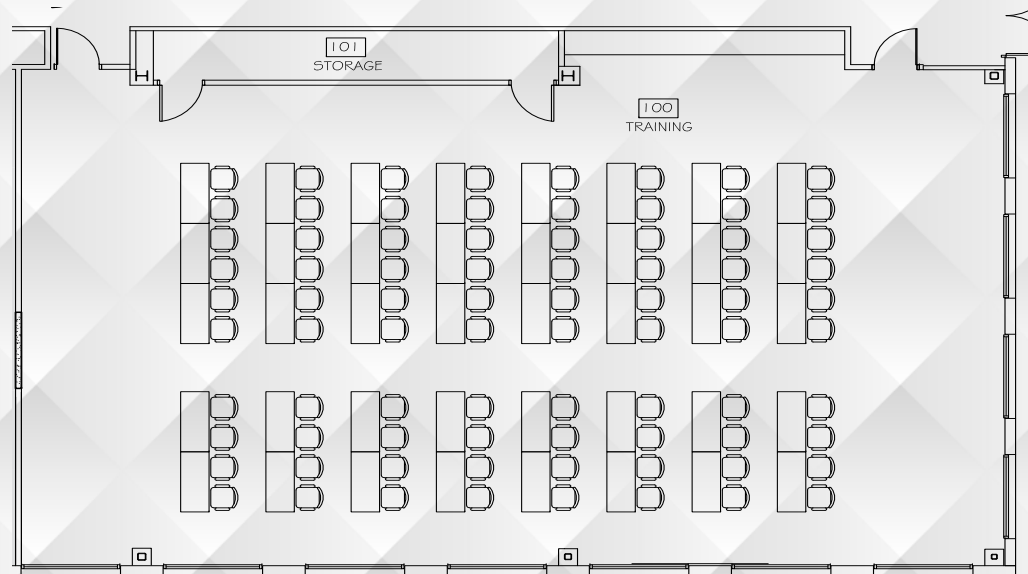


INTERIOR COMMON AREA

**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



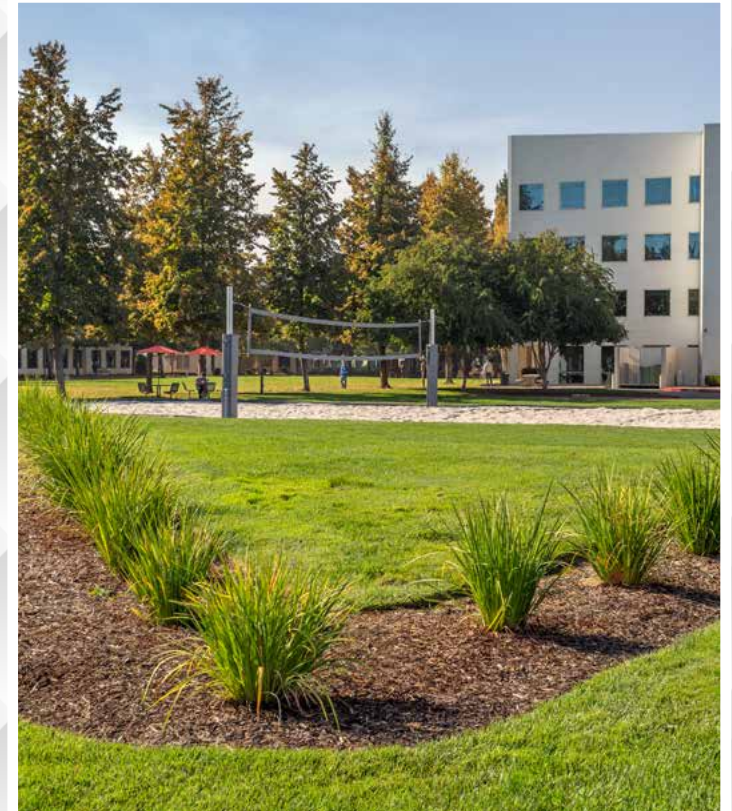
MONUMENT SIGNAGE AVAILABLE



**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



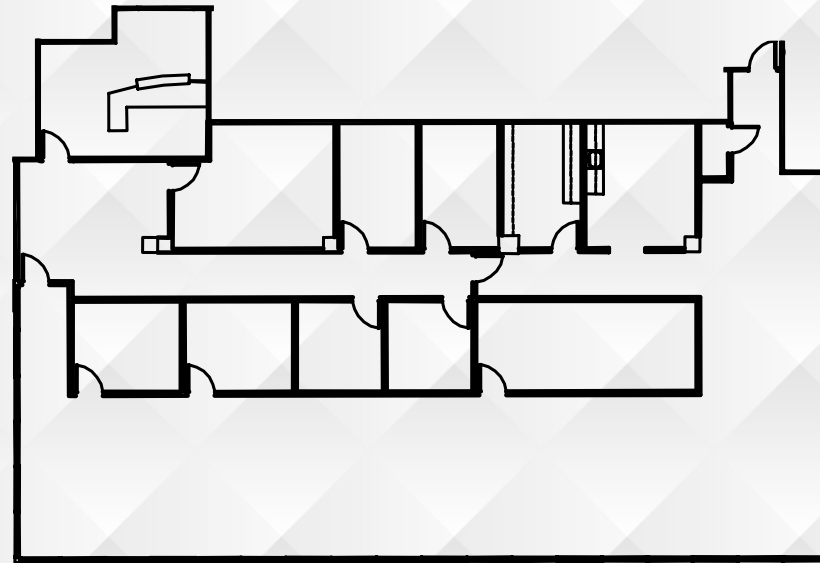
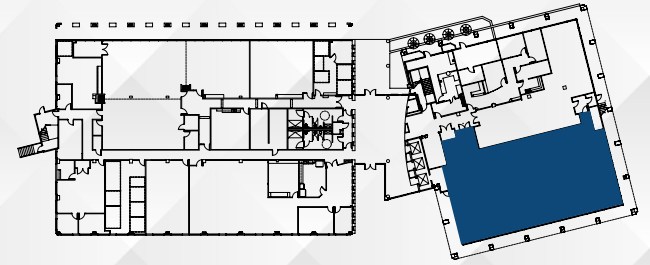
PROPERTY LOCATION MAP & AERIAL



WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

FLOOR PLANS

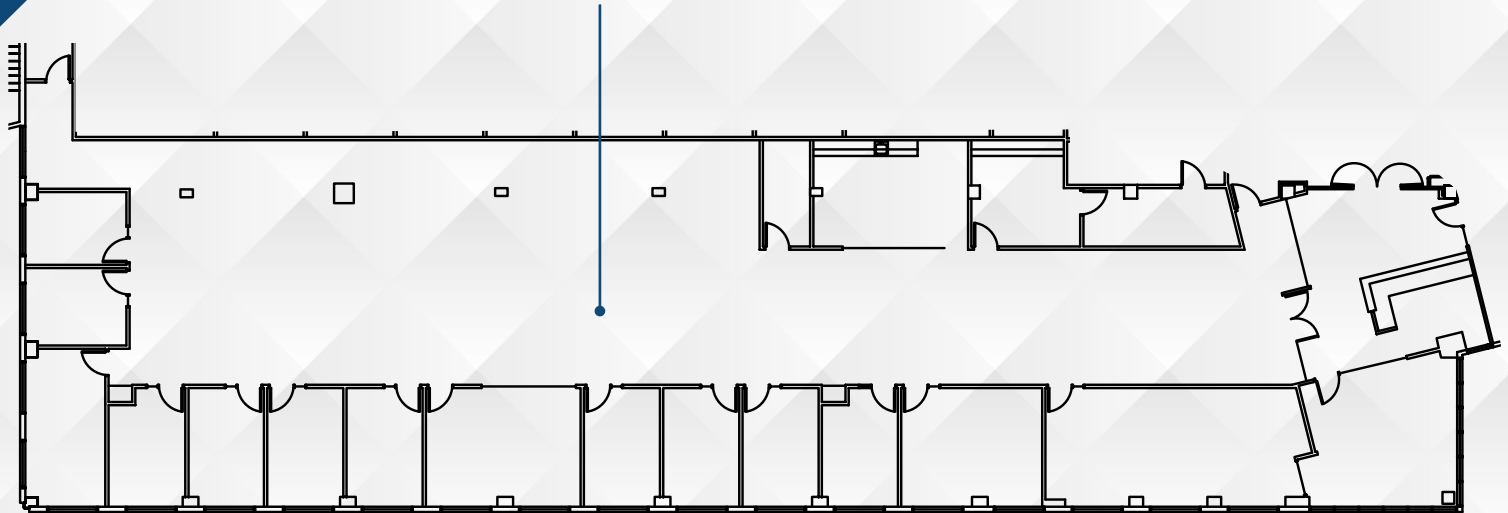
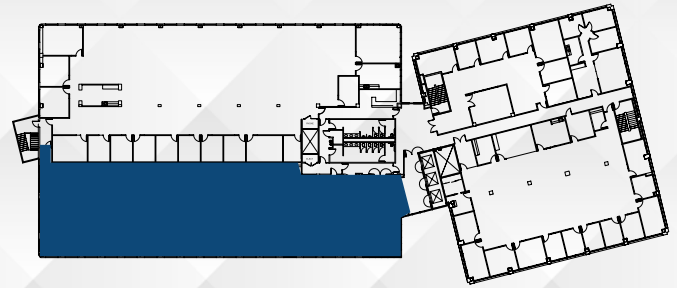


BUILDING ASPIRE 10860 GOLD CENTER DR | FIRST FLOOR | 4,898 RSF | SUITE 180

WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

FLOOR PLANS

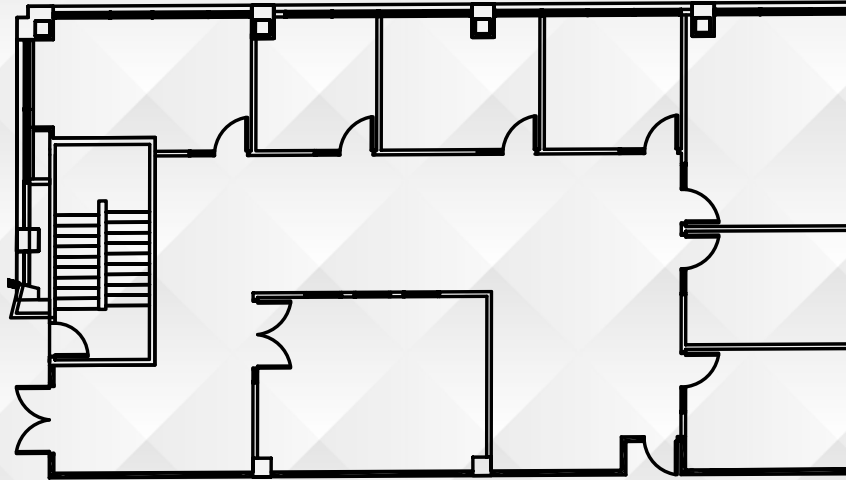
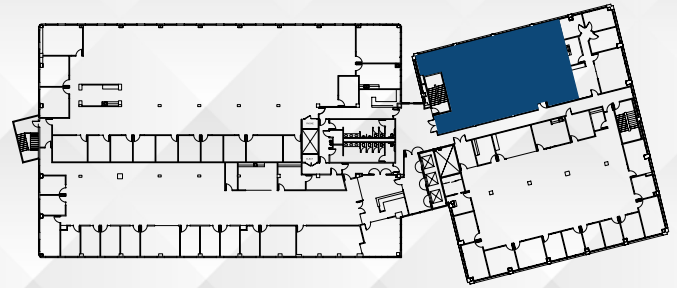


BUILDING ASPIRE 10860 GOLD CENTER DR | SECOND FLOOR | 9,730 RSF | SUITE 250

WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

FLOOR PLANS

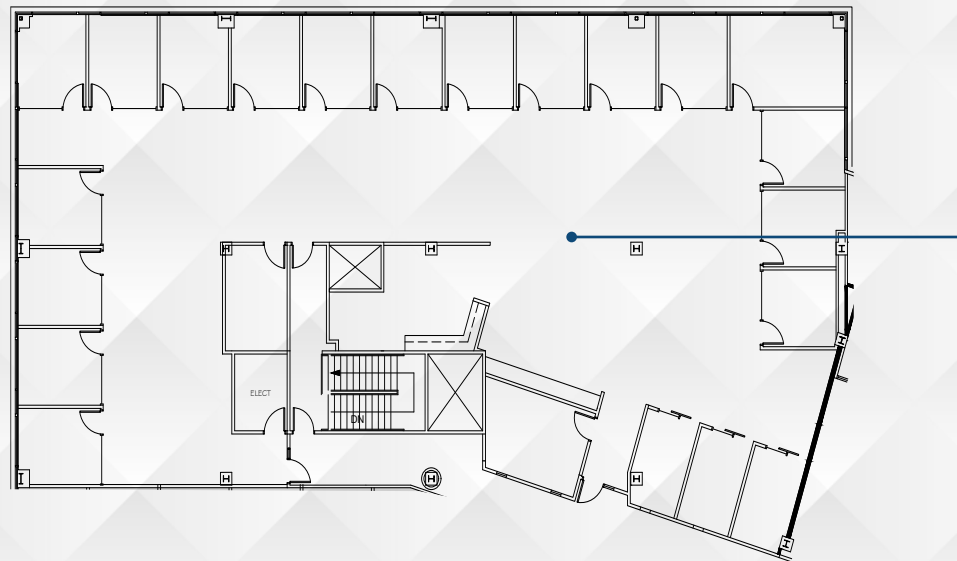


BUILDING ASPIRE 10860 GOLD CENTER DR | SECOND FLOOR | 3,223 RSF | SUITE 255

WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

FLOOR PLANS

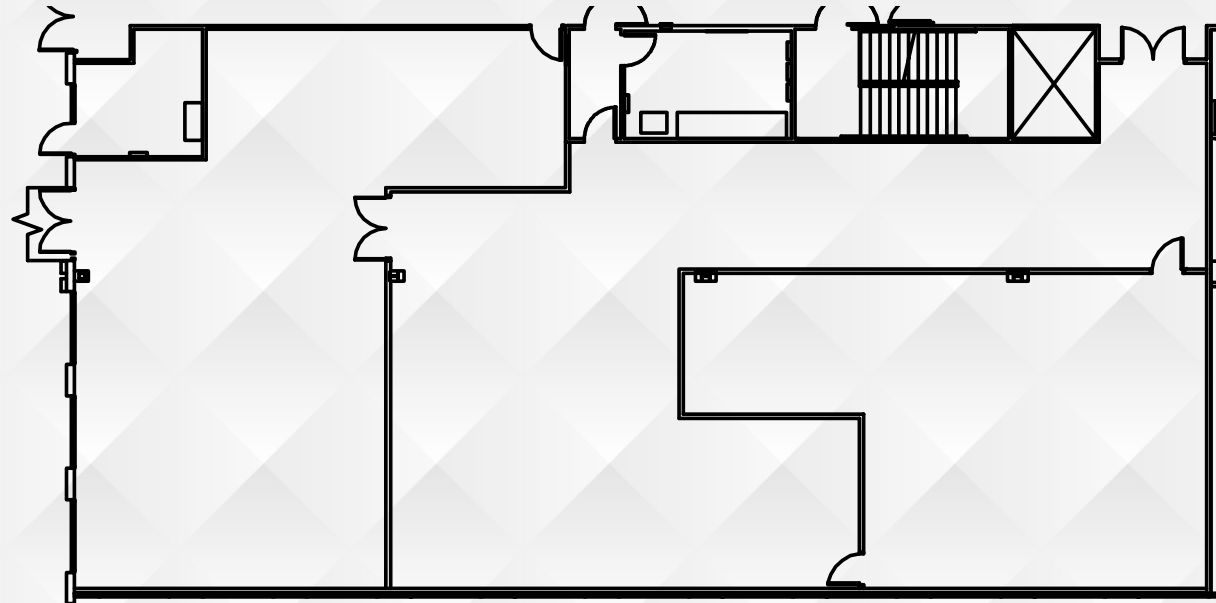
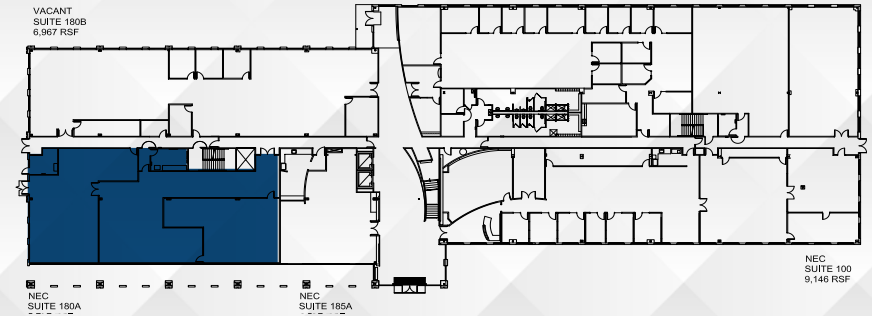


BUILDING DESIGN 10877 WHITE ROCK ROAD | THIRD FLOOR | 7,771 RSF | SUITE 370

WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

FLOOR PLANS



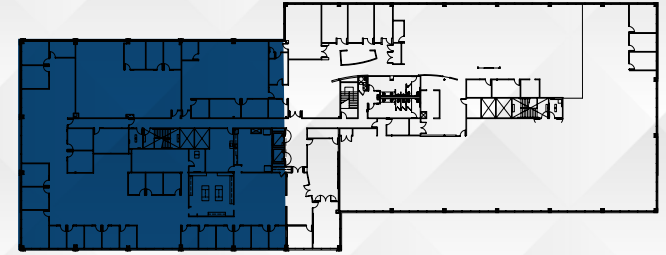
*DATA AND STORAGE AVAILABLE

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

WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

FLOOR PLANS



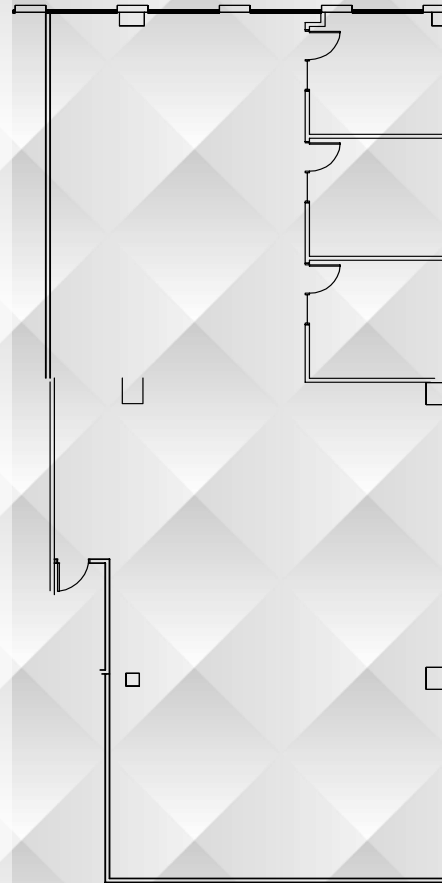
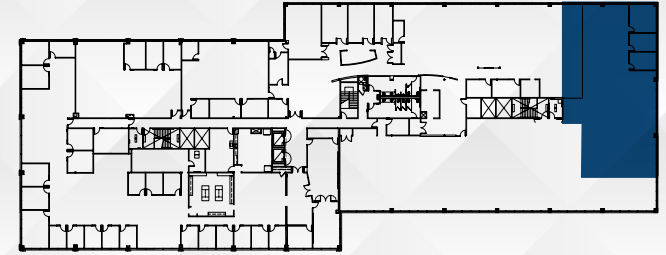
*DIVISIBLE FROM 10,000 - 17,581 RSF

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

WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA

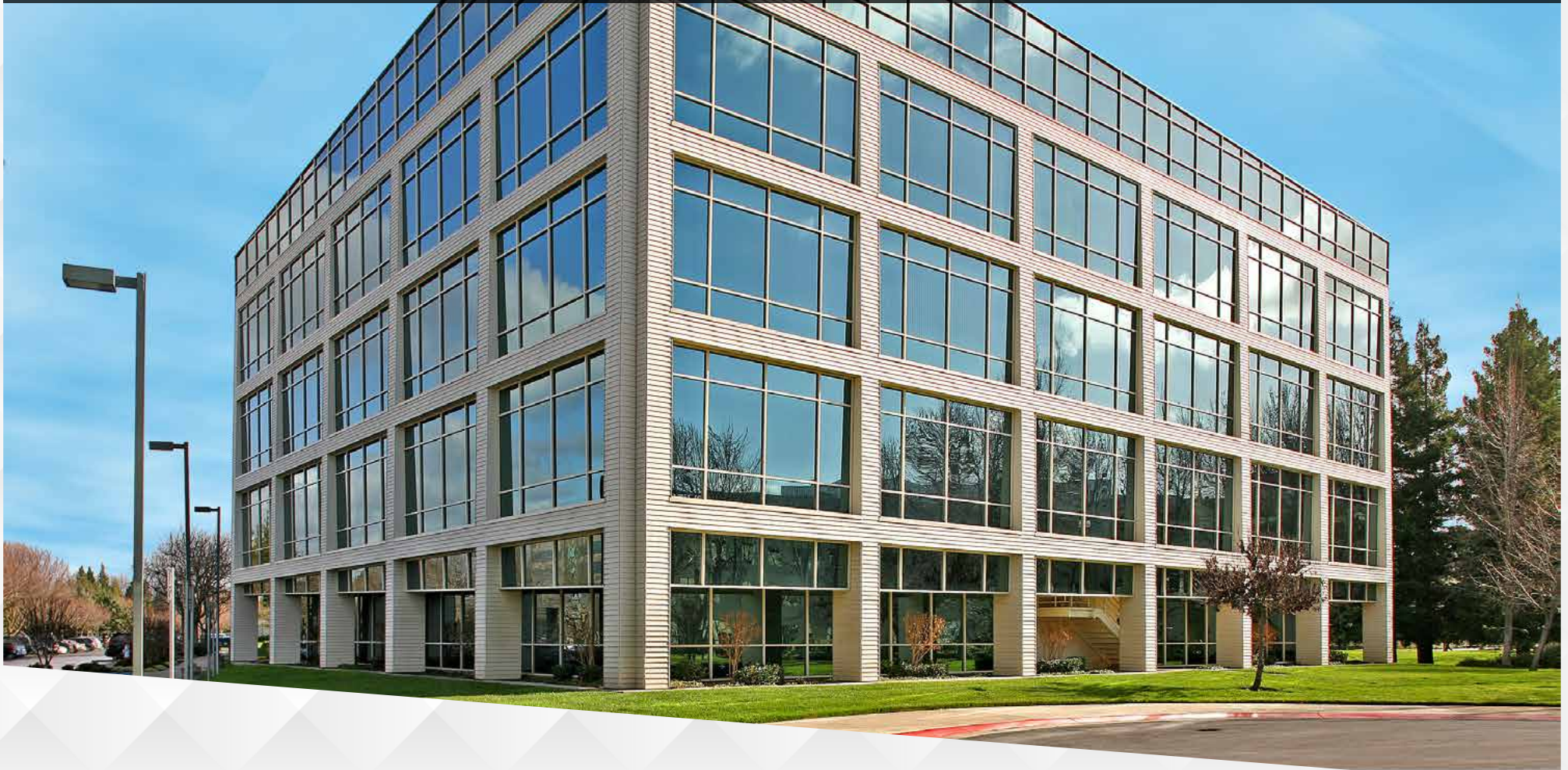
FLOOR PLANS



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

WHITE ROCK CORPORATE CAMPUS

RANCHO CORDOVA, CA



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