

OFFICE
FOR SALE OR LEASE

10590 Armstrong Avenue
Mather, CA 95655

±35,855 SF OFFICE BUILDING



JASON RUTHERFORD
Senior Vice President
+1 916 563 3059
Jason.Rutherford@colliers.com
License # 01260682

KRIS REILLY
Senior Vice President
+1 916 563 3016
Kris.Reilly@colliers.com
License # 01226908



WHA
PROPERTIES, L.P.



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Rare Opportunity to Lease or Own a Class A
±35,855 Square Foot Two-Story Office
Building with a Heavy Parking Ratio

AVAILABLE 4TH QUARTER 2019



HIGHLIGHTS

- Built to the highest standards as an institutional quality asset that has been meticulously maintained
- Great access to Highway 50 and all area amenities
- Close to public transportation

FOR SALE

- 2008 construction
- High quality finishes
- Opportunity to buy below replacement cost

FOR LEASE

- ±35,855 SF divisible to ±17,927 SF
- \$2.00 Per SF Full Service
- 5.05/1000 parking ratio
- 30 fenced and secured parking spots

VIEW PHOTO GALLERY 



Lobby



Executive Suite

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FLOOR PLAN

First Floor



Second Floor



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