

For Sale or Lease

1382 Blue Oaks Blvd, Roseville, CA



BUILDING

Class A

office complex with
condominiums

YEAR BUILT

2007

located in the Roseville/
Rocklin submarket

AMENITIES

1 block

to restaurants, hotels, and
shopping centers

AVAILABLE UNITS

Suite 100	3,346 SF
Suite 113	2,916 SF
Suite 214	1,401 SF

Opportunity to customize a build out of your own! \$40/SF Tenant improvement allowance offered

Fully improved suites available as well

Lease Rate: \$1.70-\$1.90/SF, MG

Immediate access to Highway 65 via
Blue Oaks Boulevard

Monument and building signage available

Purchase Prices:

Suite 100 - \$769,580 (\$230/SF)
Suite 113 - \$554,040 (\$190/SF)
Suite 214 - \$322,230 (\$230/SF)

Contact Information

Tyler Boyd

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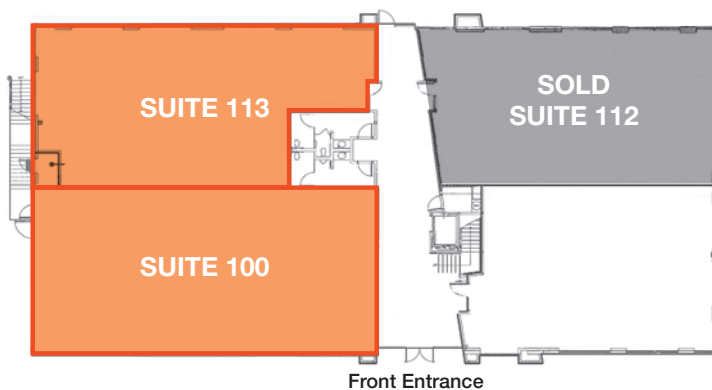


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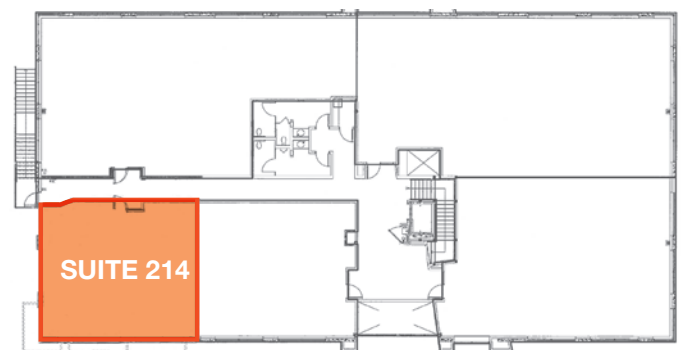
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SUITE	RSF	PURCHASE PRICE	RENTAL RATE	COMMENTS
100	3,346 SF	\$769,580 (\$230/SF)	\$1.90/SF, MG	Move-in ready unit with immaculate TI's throughout including reception/waiting room, 7 private offices, open space for cubicles, and large kitchen/break area
113	2,916 SF	\$554,040 (\$190/SF)	\$1.70/SF, MG	Warm shell - \$40/SF TI allowance
214	1,401 SF	\$322,230 (\$230/SF)	\$1.90/SF, MG	Two (2) private offices, conference room, open area for 3-4 cubes, reception, and kitchen/break room.

First Floor



Second Floor



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