

FOR SUBLEASE

1390 LEAD HILL BOULEVARD

ROSEVILLE, CA 95661



PROPERTY FEATURES

- + Office Space For Sublease
- + Term through 2/28/2025
- + ±11,224 RSF Available
- + Lease Rate: \$1.10 PSF, NNN
- + Fifteen Private Offices
- + Large Divisible Training Room
- + Two Conference Rooms
- + Break Room
- + Mail Room
- + Open Area
- + 41 Cubicles
- + Men's and Women's Restrooms
- + 16' Ft Clear Height



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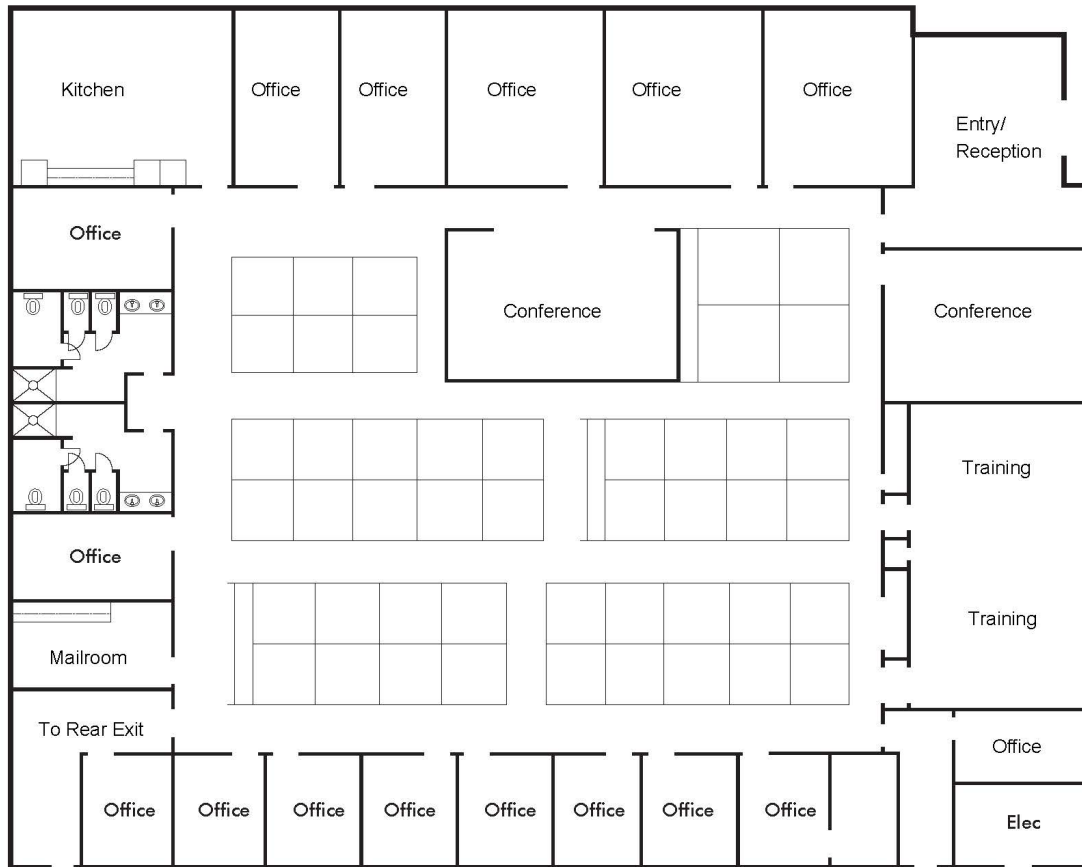
CBRE

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FLOOR PLAN



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

SUMMARY

CBRE, Inc. is pleased to present for sublease the administrative offices of XO Communications at 1390 Lead Hill Boulevard. The available space is $\pm 11,224$ sq. ft. and is a portion of a larger $\pm 29,952$ sq. ft. office/flex building within the South Placer Business Park. Currently XO Communications leases 100% of the subject building. The available premises is "plug and play" with perimeter offices, cubicles, conference room, training room, break room, restrooms, reception area, and has fiber to the building. Furniture may be included in the offering.

Nearby amenities include retailers Walmart, Raley's, TJ Maxx, PetSmart, and Target. Just a few of the local eateries include Erik's Deli Café, Panda Express, Chevy's, Macaroni Grill, Starbucks, Subway, Mikuni Sushi, Costa Vida, and Panera. Additionally the subject is close to doctors/dentists, banking, and entertainment. Within 10 minutes' drive from the subject property are Westfield's Roseville Galleria and The Fountains.

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FOR SUBLEASE 1390 Lead Hill Boulevard

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SUITE PHOTOS



FOR SUBLEASE 1390 Lead Hill Boulevard

ROSEVILLE, CA
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AMENITIES MAP

