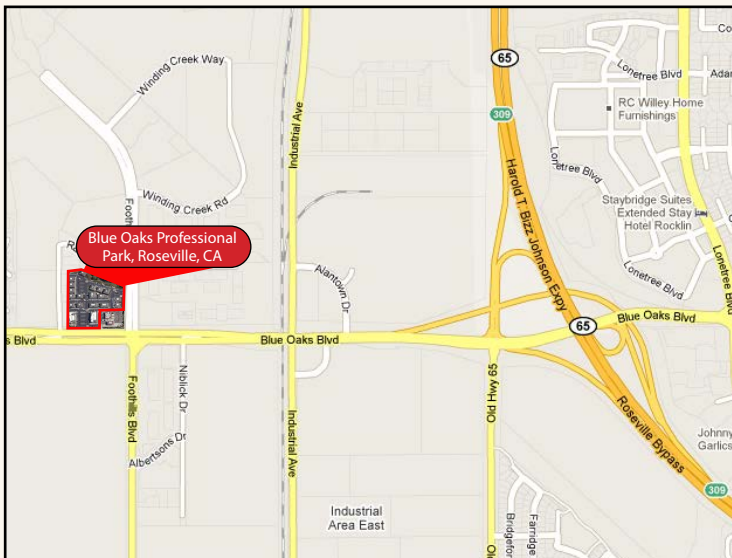


FOR SALE or LEASE

Blue Oaks Professional Park Medical / Office



NWC of Blue Oaks Blvd. & Foothills Blvd., Roseville, CA



FOR SALE

- Purchase Price Starting at \$265/SF
- Call for Condominium Pricing

FOR LEASE

- Lease Rate: \$1.65 - \$2.10/SF/Month - Modified Gross
- Tenant Improvement Allowance negotiable for Cold Shell buildings and spaces

PROPERTY FEATURES

- Professional park setting featuring 17 free standing buildings (with only 4 buildings remaining For Sale)
- Located in a high growth area of South Placer
- For Sale: $\pm 3,820$ SF to $\pm 4,288$ SF
- 2 Potential Condos: $\pm 2,137$ SF each
- For Lease: $\pm 1,300$ SF to $\pm 3,208$ SF

Exclusive Agent:

Gordon Stevenson

Sr. Vice President

Tel 916.677.8150

gstevenson@tricommercial.com

BRE Lic #: 01092461

The information provided while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation express or implied is made as to the accuracy of the information contained herein. All information should be verified by the recipient prior to purchase or execution of legal documents.



BLUE OAKS PROFESSIONAL PARK

Aerial Siteplan



1404 Blue Oaks - Bldg Q For Lease: ±3,208 SF
1406 Blue Oaks - Bldg O SOLD
1410 Blue Oaks - Bldg K ±3,820 SF - \$325/SF
1412 Blue Oaks - Bldg J SOLD
1414 Blue Oaks - Bldg I ±4,275 SF - 2 Possible Condos (Call for Quote)
1416 Blue Oaks - Bldg H ±4,275 SF - \$265/SF
1418 Blue Oaks - Bldg G SOLD
1420 Blue Oaks - Bldg F SOLD
1422 Blue Oaks - Bldg D SOLD
1424 Blue Oaks - Bldg E SOLD
10002 Foothills - Bldg T FULLY LEASED
10004 Foothills - Bldg S ±4,288 SF - \$360/SF
10006 Foothills - Bldg R SOLD
10008 Foothills - Bldg P For Lease: ±6,311 SF Call for Pricing LEASED : ±1,019 RSF For Lease: ±1,300 RSF (MIR) For Lease: ±1,345 RSF (MIR) For Lease: ±2,571 RSF (Cold Shell)
10012 Foothills - Bldg N SOLD
10014 Foothills - Bldg M SOLD
10016 Foothills - Bldg L FULLY LEASED



Exclusive Agent:

Gordon Stevenson
Sr. Vice President
Tel 916.677.8150

BRE Lic #: 01092461

The information provided while not guaranteed has been secured from sources we deem reliable. However, no warranty or representation express or implied is made as to the accuracy of the information contained herein. All information should be verified by the recipient prior to purchase or execution of legal documents.

