



## SHEA CENTER ROSEVILLE | 516 GIBSON DRIVE | ROSEVILLE, CALIFORNIA

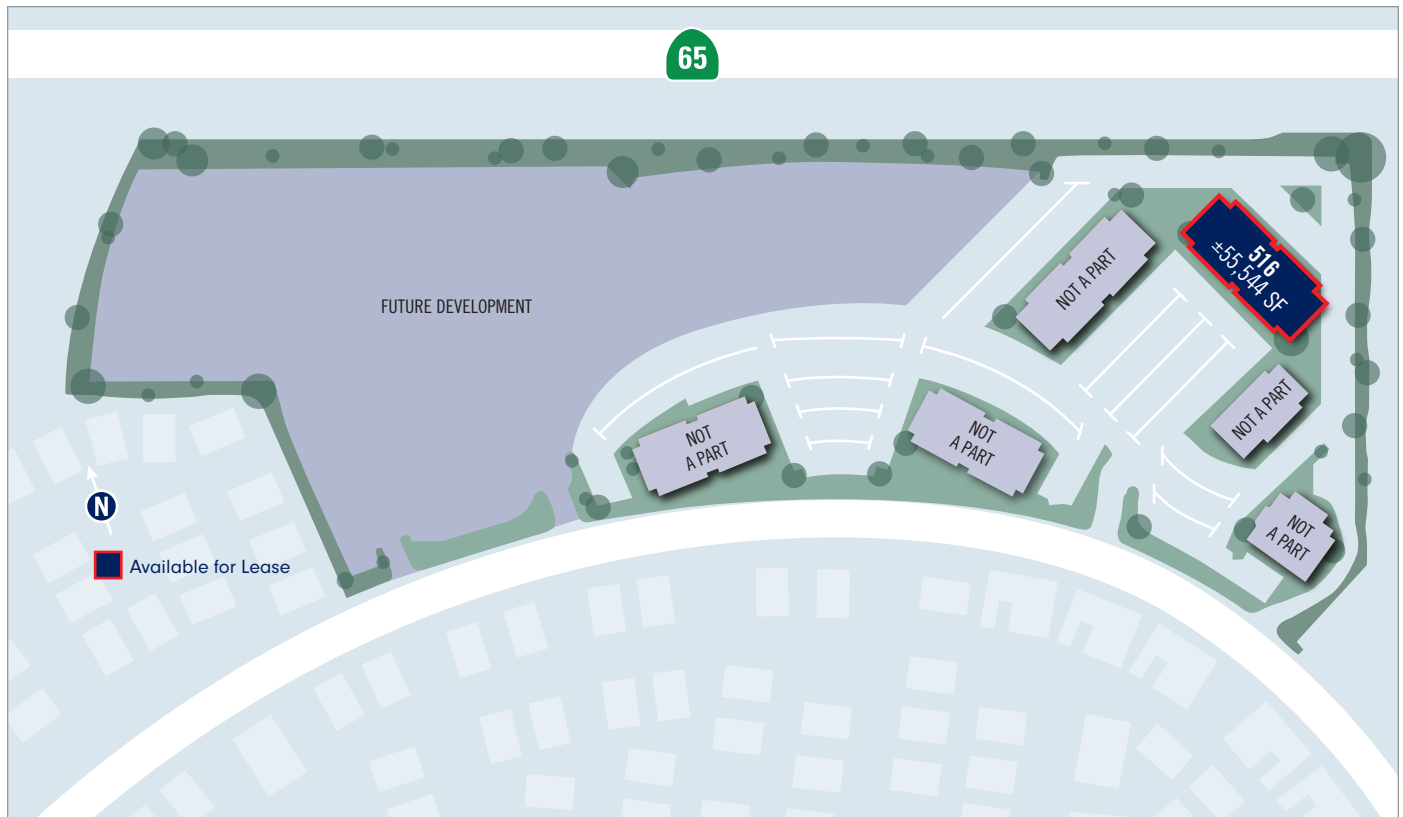
Located along a one-half mile stretch of Highway 65, this building offers 55,544 square feet of Class A space. Its contemporary design expertly mixes natural stone with glass and metal, and its circular central lobbies and warm interior colors provide a welcoming environment to tenants and visitors alike. Large, efficient floor plates lay out well for a variety of business types while ample surface parking at 4.5 cars per 1,000 SF is provided.

Shea Center Roseville is a 37-acre, multi-phased office campus with building sizes ranging from 32,000 to 90,000 SF in two-story and three-story configurations. Currently, five of the ten entitled buildings are completed. The center is within walking distance of the Galleria Mall, and close to the Fountains and the new Court House in Rocklin. Amenities include outdoor plazas for campus users and an integrated, multi-use trail system.

For more information about this, or any of the other fine properties in our portfolio, please visit [SheaProperties.com](http://SheaProperties.com).

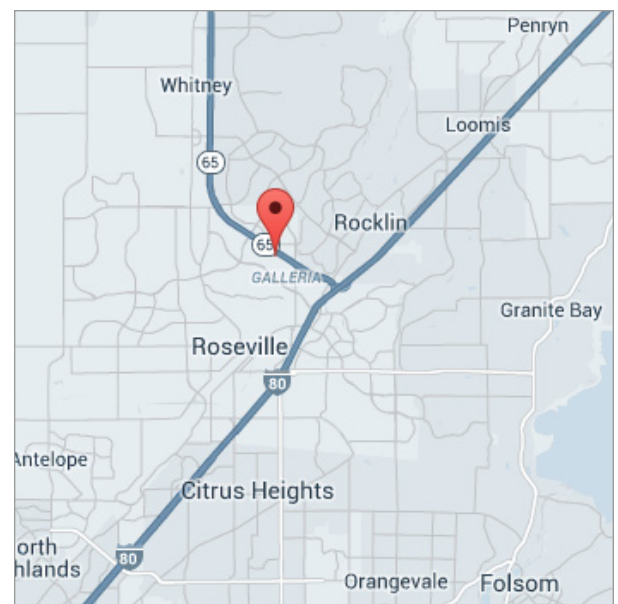


Main Entrance



### Building Features & Amenities:

- Campus office environment
- One-half mile of Highway 65 frontage
- Easy access from Highway 65 via Pleasant Grove Blvd. and Stanford Ranch Rd./Galleria Blvd. offramps
- Ideal for data, high-tech or office uses
- Large efficient floor plates for single or multi-tenant users
- Connected to the regional multi-use trail system
- Richly landscaped with outdoor seating areas
- Within walking distance to the Galleria Mall
- Minutes from the Fountains retail center and other nearby retail options
- Parking at 4.5 vehicles per 1,000 SF

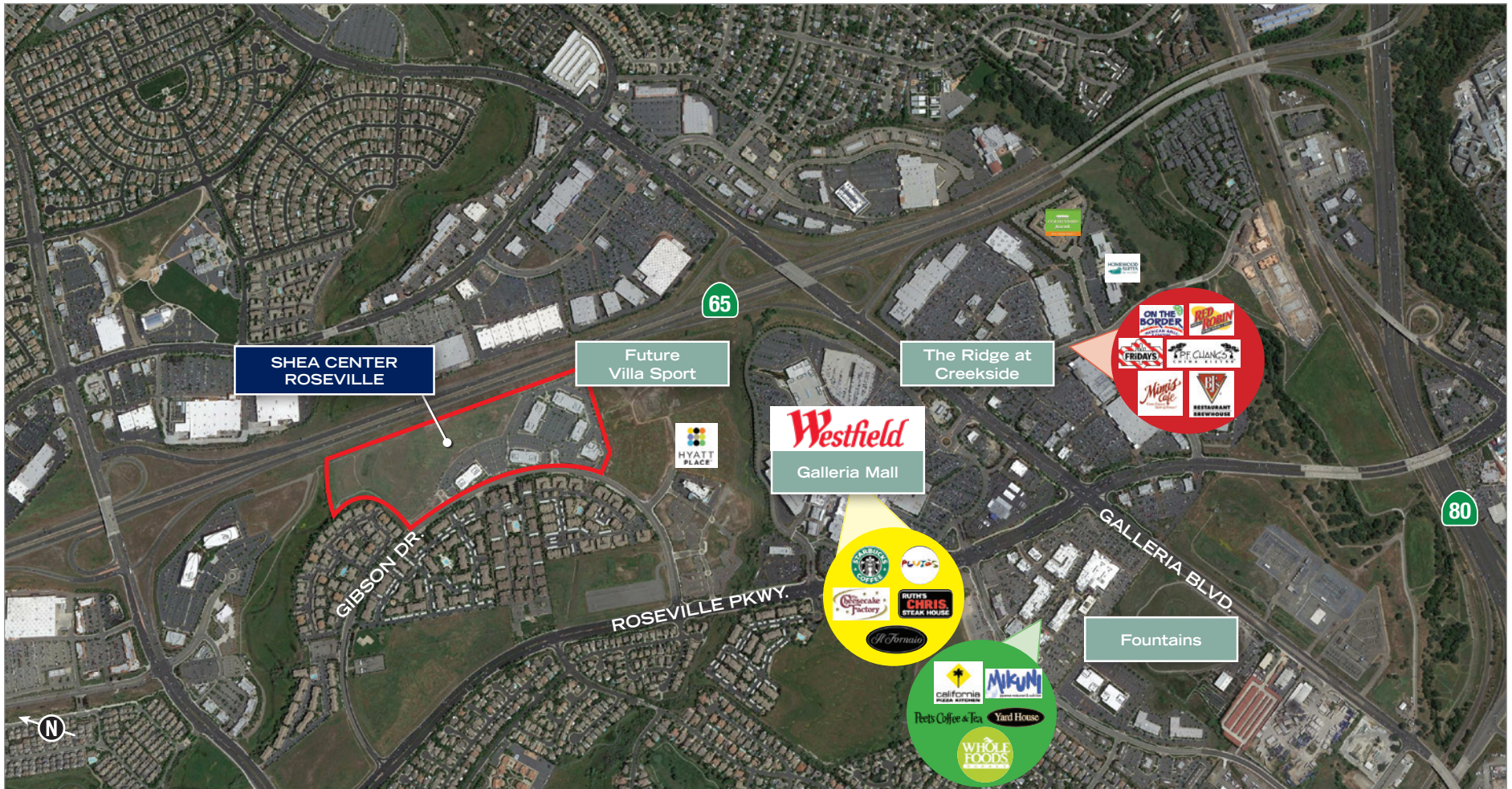


Location Map

### CUSHMAN & WAKEFIELD

Chris Schwarze (LIC. 01291261) • (916) 288-4803 • [chris.schwarze@cushwake.com](mailto:chris.schwarze@cushwake.com)

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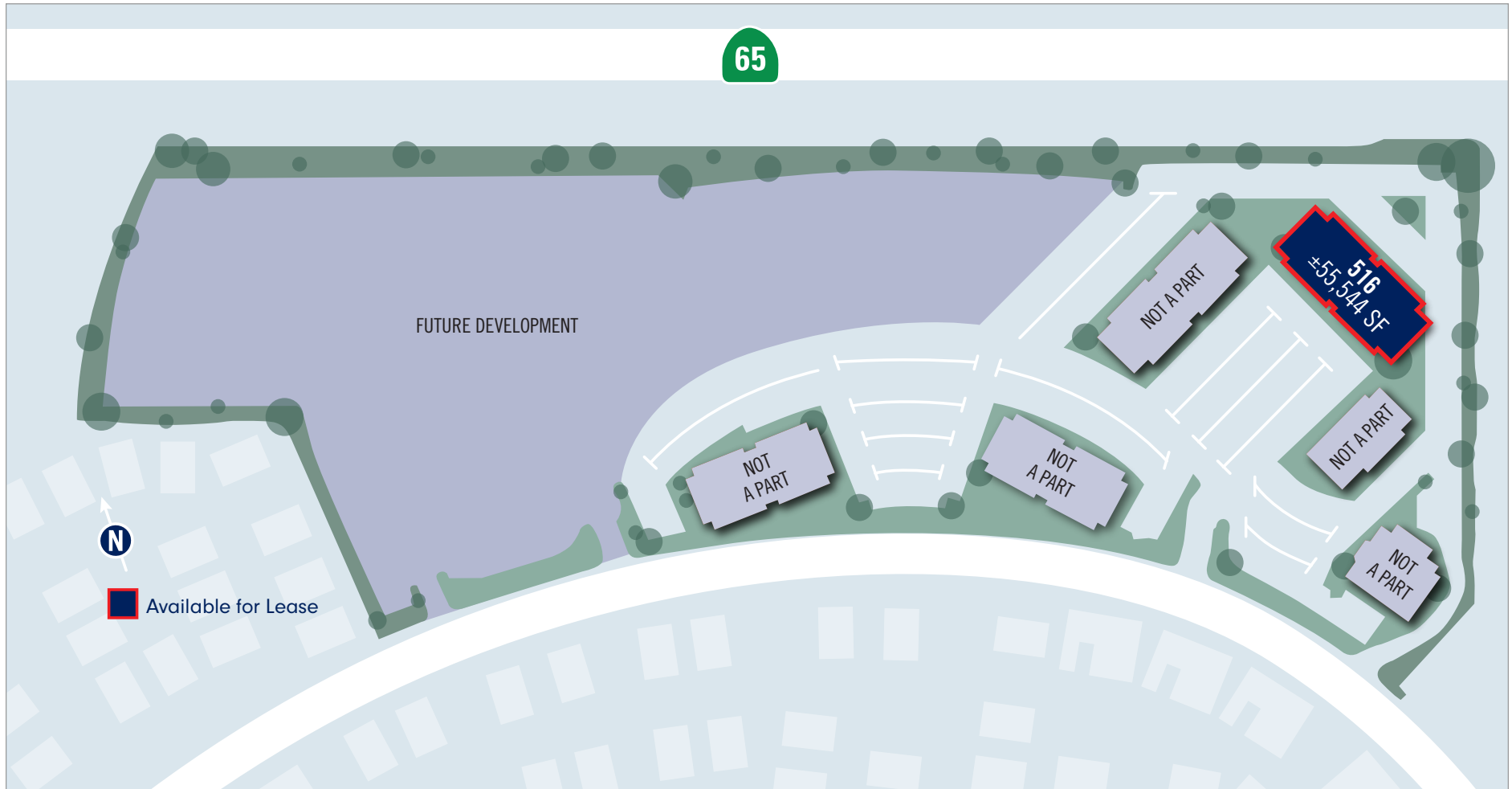


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AERIAL

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SITE PLAN

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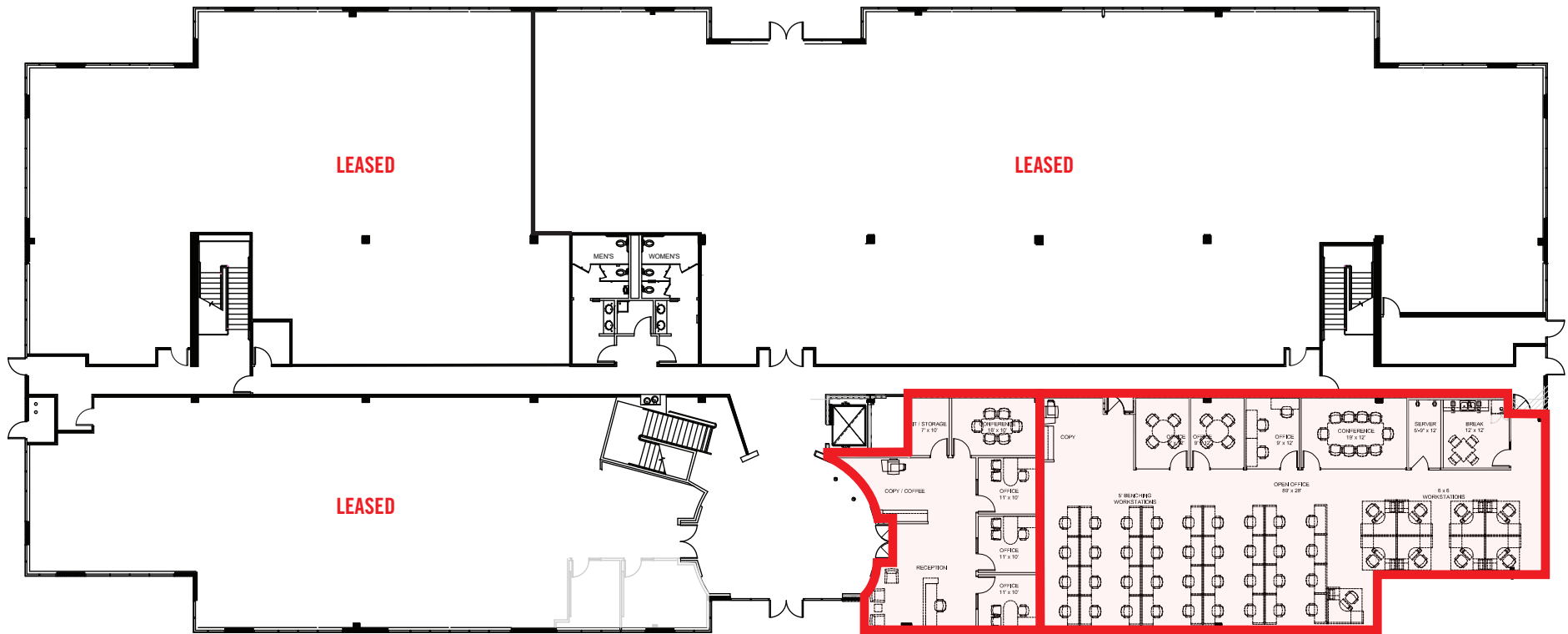


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Roseville, California



1st FLOOR PLAN

Suite 100  
± 1,368 RSF  
(Sample Floor Plan)

Suite 110  
± 3,938 RSF

FIRST FLOOR | 27,688 RSF

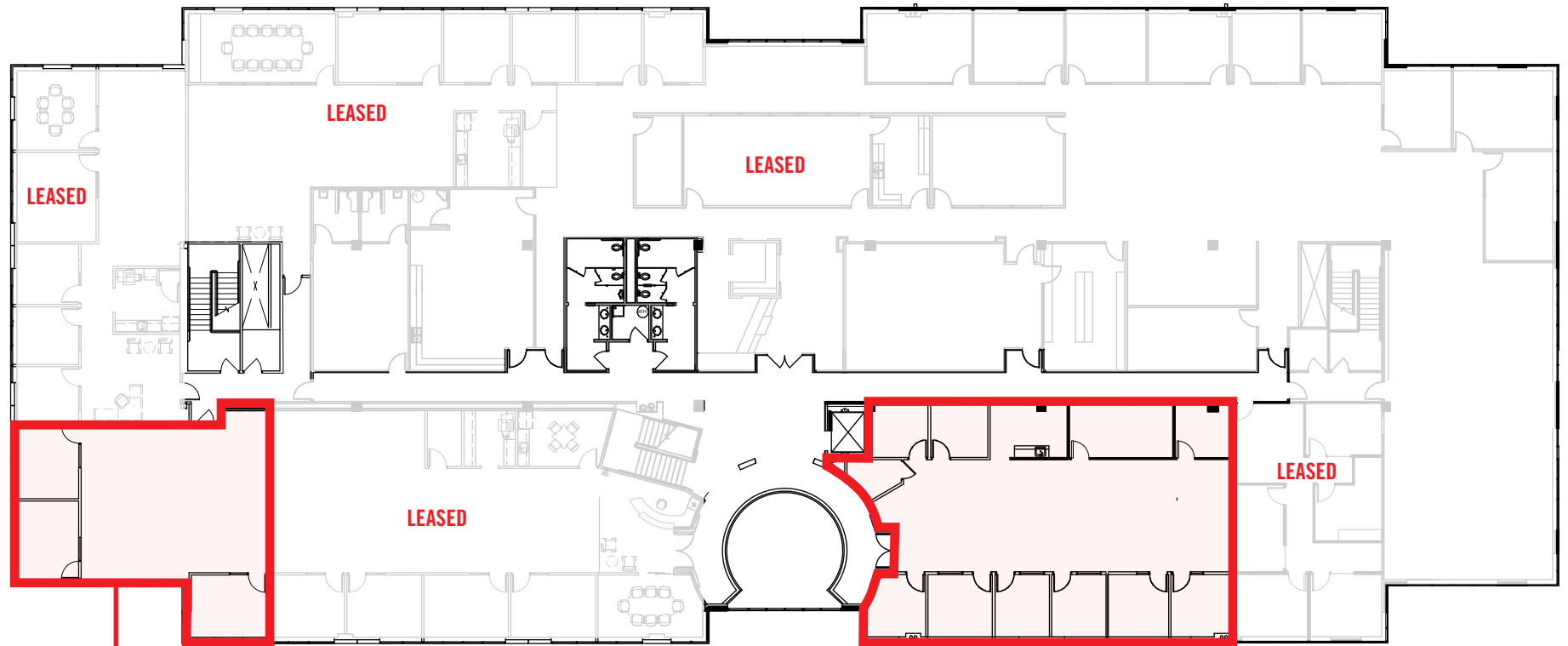
Available Suite(s)

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1ST FLOOR PLAN

SHEA CENTER ROSEVILLE | 516 GIBSON DRIVE | ROSEVILLE, CALIFORNIA



Suite 280  
± 1,679 RSF  
Spec Suite

Suite 200  
± 3,014 RSF  
Available 5/1/18

SECOND FLOOR | 27,856 RSF

Available Suite(s)

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2<sup>ND</sup> FLOOR PLAN