

FOR SUBLEASE | ±13,109 RSF

3741 Douglas Blvd, Suite 290

Summit at Douglas Ridge | Roseville, CA

Voit

REAL ESTATE SERVICES



Real People. Real Solutions.®



Property Features:

- ±13,109 SF Available For Lease
- Class A+ office space - Most furnishings are negotiable
- New TI from shell condition completed just over one year ago
- Master lease expires March 31, 2019
- No space like it on the market
- MillerCoors Regional office is relocating to Southern CA
- IT room with separate cooling
- High tech wiring in conference rooms, training and bar areas
- Four (4) years left on master lease
- Full service deli in building lobby
- First class fitness center in adjacent building
- Quality tenants include: Charles Schwab, Campell Taylor & Company, Gallagher Bassett Services, Inc, The Burton Law Firm, Legacy Capital Management, Adecco

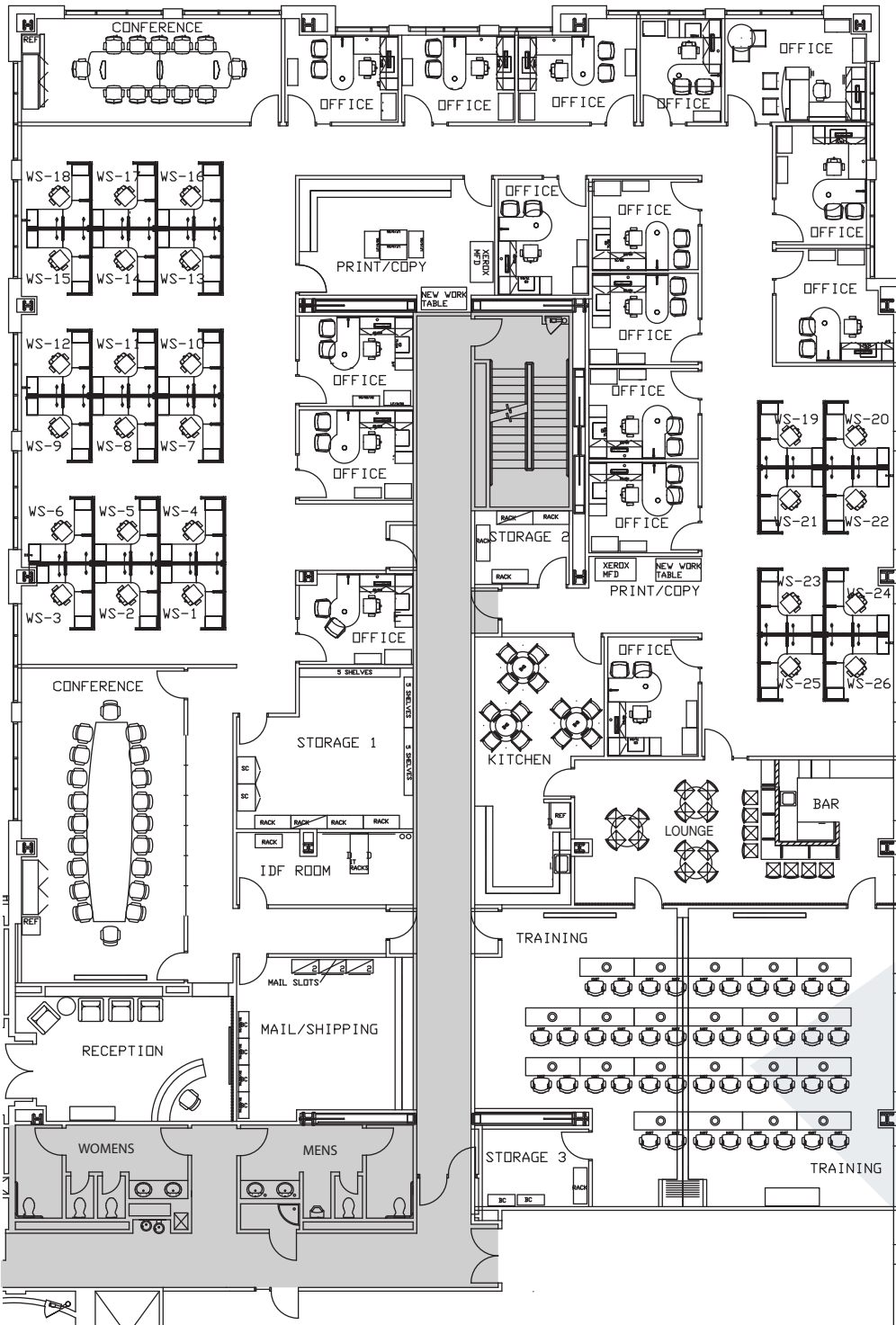
Lease Rate: \$2.10/SF FSG



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BUILD-OUT INCLUDES:

- Reception Area
- Mail/Shipping Room
- Large Conference Room with Seating for 20
- Small Conference Room with Seating for 12
- Print/Copy Room
- Large Storage Room
- Two (2) Small Storage Rooms
- IT Room
- Training Room for 42
- Large Kitchen with Lounge/Bar Area
- Sixteen (16) Fully Furnished Offices
- Twenty Six (26) Work Stations



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