

1000 Enterprise Way, Roseville, CA



## VINEYARD POINTE BUSINESS PARK

**Former Solar City Complex**  
**Up to ±27,439 RSF Available**  
**Open & Modern Floorplans**



### TWO-STORY CLASS “A” OFFICE BUILDING

**For further information, please contact:**

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**Century  
Management  
Company**



Roseville, CA

# 1000 ENTERPRISE WAY

## Property Highlights

- Beautiful, two-story, Class “A” office building with a well appointed central lobby
- Open and modern floorplans
- Consolidated Communications (fiber ready) and Comcast to the building
- Easy freeway access to I-80
- 4.5:1000 rentable square feet parking ratio
- Building & Monument signage available
- Property management located in the Business Park
- Restaurants, shopping and other retail services nearby



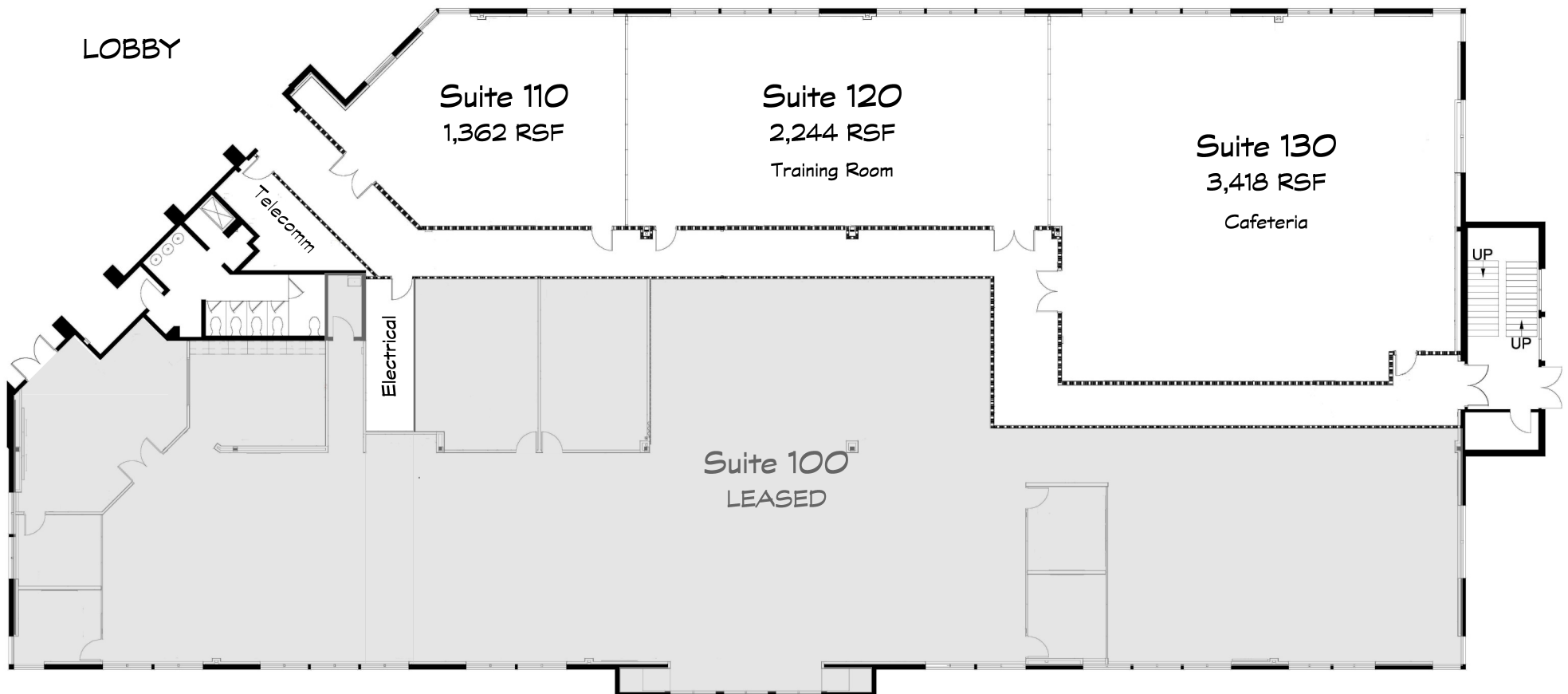
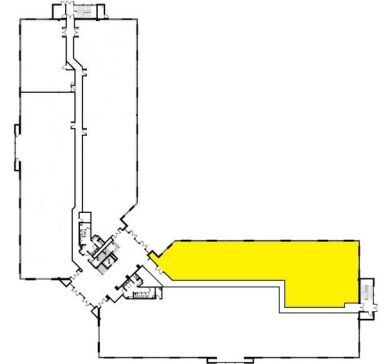
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Roseville, CA

1000 ENTERPRISE WAY

3 Units Available  
7,024 RSF

FIRST FLOOR

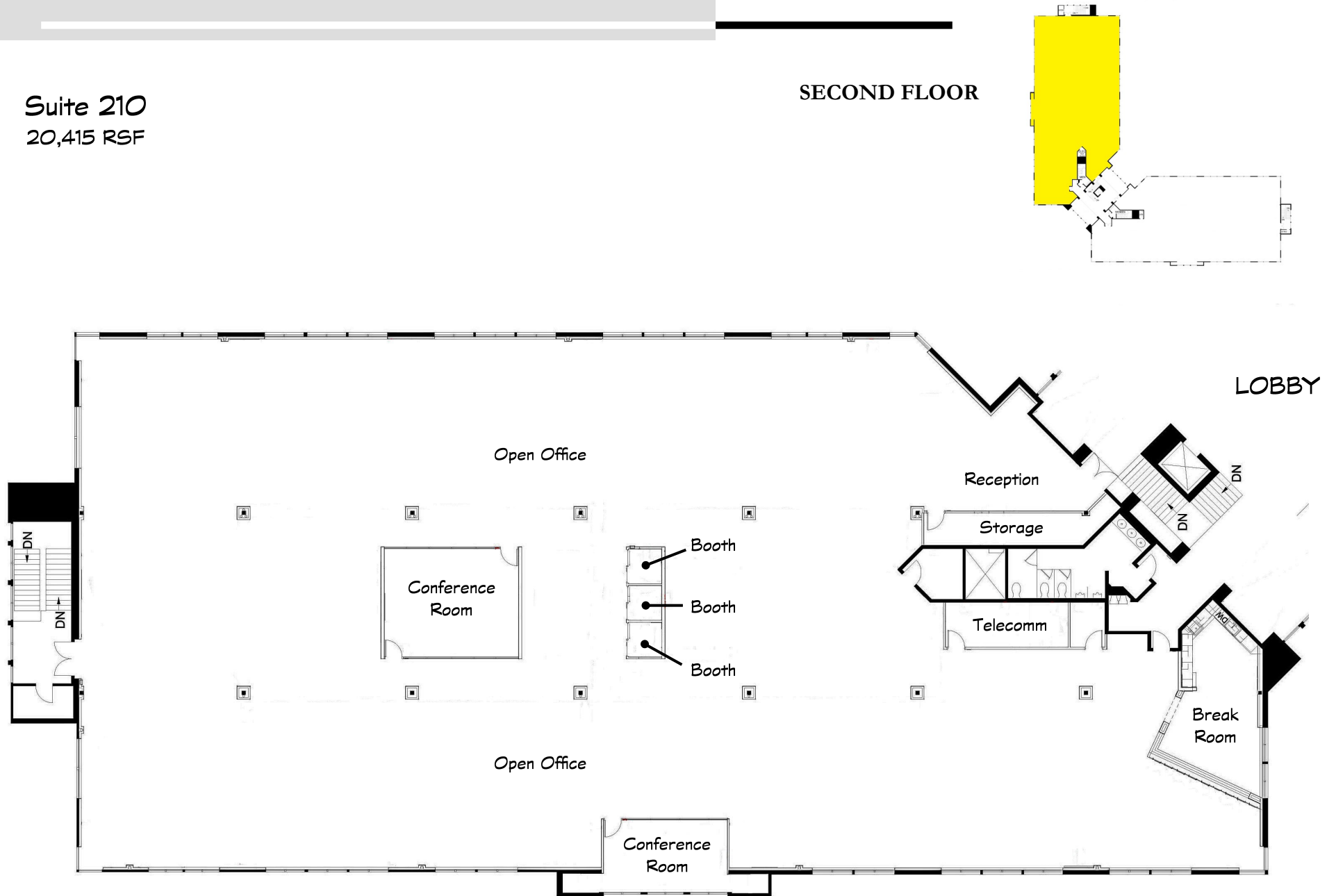


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Suite 210  
20,415 RSF

SECOND FLOOR

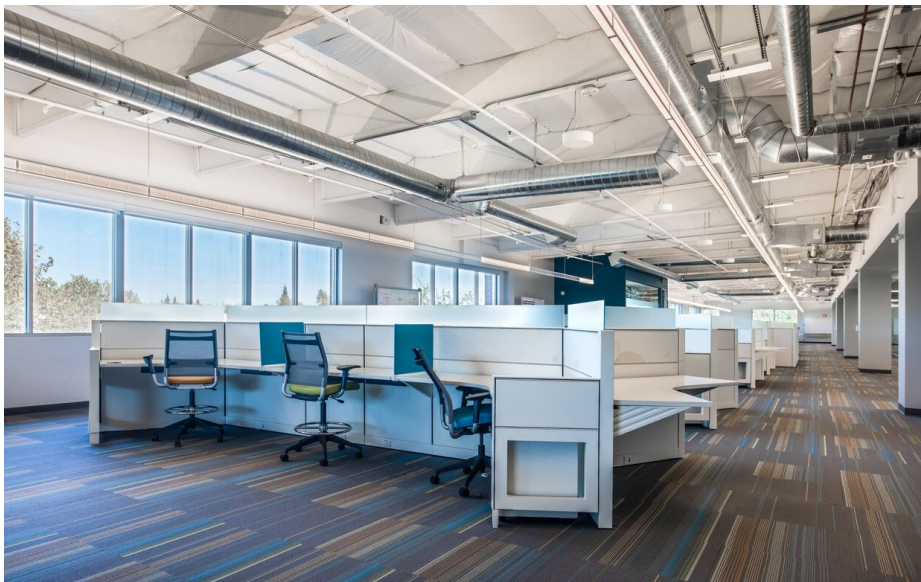




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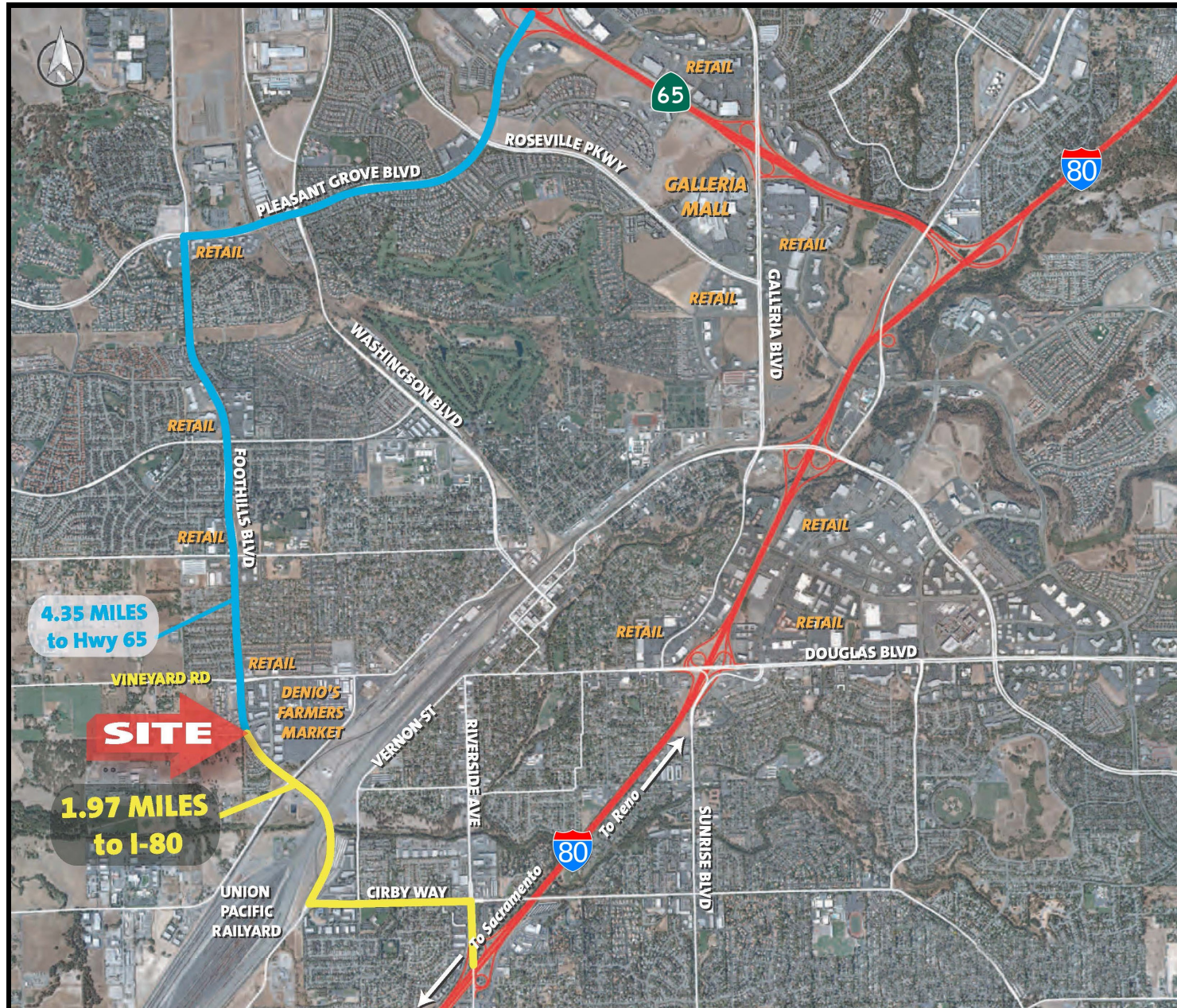
## Gallery





Roseville, CA

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Landlord: Hofmann Holdings, LP  
Management Company: Century Management Company

## Construction Information

Construction: Type V-NR  
Ground Floor: 6" concrete slab on grade  
Second Floor: Concrete fill over metal deck, supported by steel beams and trusses  
Exterior Walls: Tilt-up concrete with blue-green, high performance, dual vision glass, and full brick veneer  
Interior Walls: Metal stud framed textured and painted sheet rock with sound insulation  
Roof: Wood trusses, wood deck, 1/2" per foot minimum slope with parapets; 4-ply build-up roof, screened roof top equipment enclosure  
Fire Sprinklers: Fully covered, monitored alarm system, smoke alarms  
Ceiling: 10' design heights, suspended acoustical system  
HVAC: Gas heat/electric cool; roof-mounted multi-stage unit, VAV distribution, computer controlled, and monitored  
Roseville Electric: 2000 amp main electrical service 277/480 volt, 3-phase, 7 watts per square foot exclusive of lighting and HVAC  
1st Floor Window: 6'6" high, 30" from floor to 10' ceiling  
2nd Floor Window: 6'6" high, 30" from floor to 10' ceiling  
Floor Load Capacity: 100 pounds per SF (including 20 pounds per SF partition allowance)  
Elevator: One hydraulic type located in main lobby

## General Building Information

Land Area: ±4.40 net acres (191,645 SF)  
Building Area: ±82,000 SF Gross  
Rentable Area: ±80,296 SF  
Building Configuration: 2-story, 96' x 350' length with central lobby  
Year Constructed: 2005

## Services & Amenities

Water: City of Roseville  
Electrical: Roseville Electric  
Sewer: City of Roseville  
Gas: PG&E  
Communication: Consolidated Communication / Comcast  
Parking: On-site: 4/1000 Rentable SF  
Street parking on Opportunity Drive  
After Hours: Secured key-card access to main entry doors

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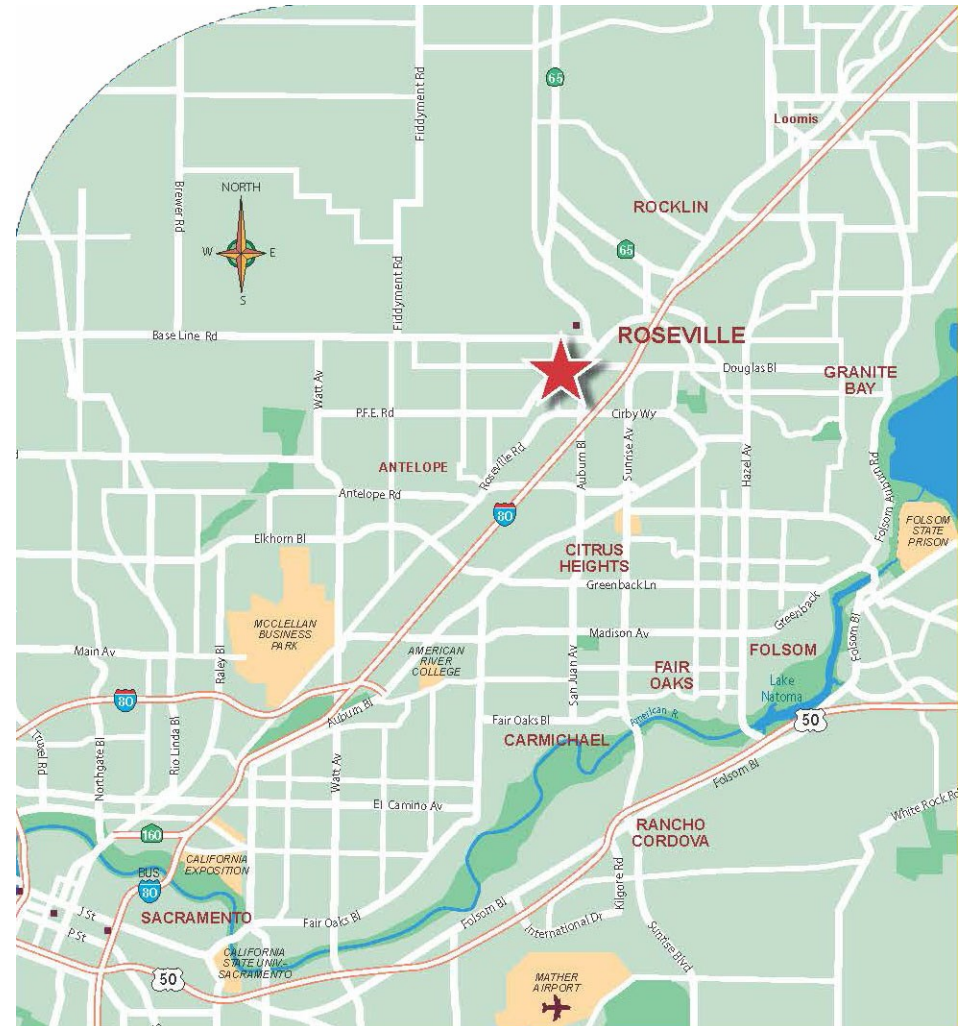
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