

2995 Foothills Blvd, Roseville, CA



VINEYARD POINTE BUSINESS PARK

West Roseville

**MOVE-IN
READY!**

**16,486 RSF Available
Office Furniture Included
New Modern Floorplan
Concrete Floors
Open Ceiling
LED Lighting
Lounge Area**

**\$1.75/RSF
Full Service**

TWO-STORY CLASS "A" OFFICE BUILDING

For further information, please contact:

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Century
Management
Company

Roseville, CA

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FIRST FLOOR

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Interior Photos



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Building Photos



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

Property Highlights

- Beautiful, two-story, Class “A” office building with a well appointed central lobby
- Easy freeway access to I-80
- 4.5:1000 rentable square feet parking ratio
- Fiber optic service to the building (Consolidated Communications)
- Property management located in the Business Park
- Restaurants, shopping and other retail services nearby
- Minutes from the Westfield Galleria and Fountains shopping center
- Morgan Creek, Diamond Oaks, Sierra View and Woodcreek Golf Courses all within a ten minutes’ drive
- Lodging, including Hilton, Hyatt, Marriot and Hampton Inn properties are in the immediate area

General Building Information

Land Area: ±5.15 net acres (224,125 SF)
Building Area: ±74,800 SF Gross
Building Configuration: 2-story, 120’ x 320’ length with central lobby
Year Constructed: 2003

Services & Amenities

Water: City of Roseville
Electrical: Roseville Electric
Sewer: City of Roseville
Gas: PG&E
Communication: Consolidated Communications
Parking: On-site: 4.5/1000 Rentable SF
After Hours: Secured key-card access to main entry doors

For further information, please contact:

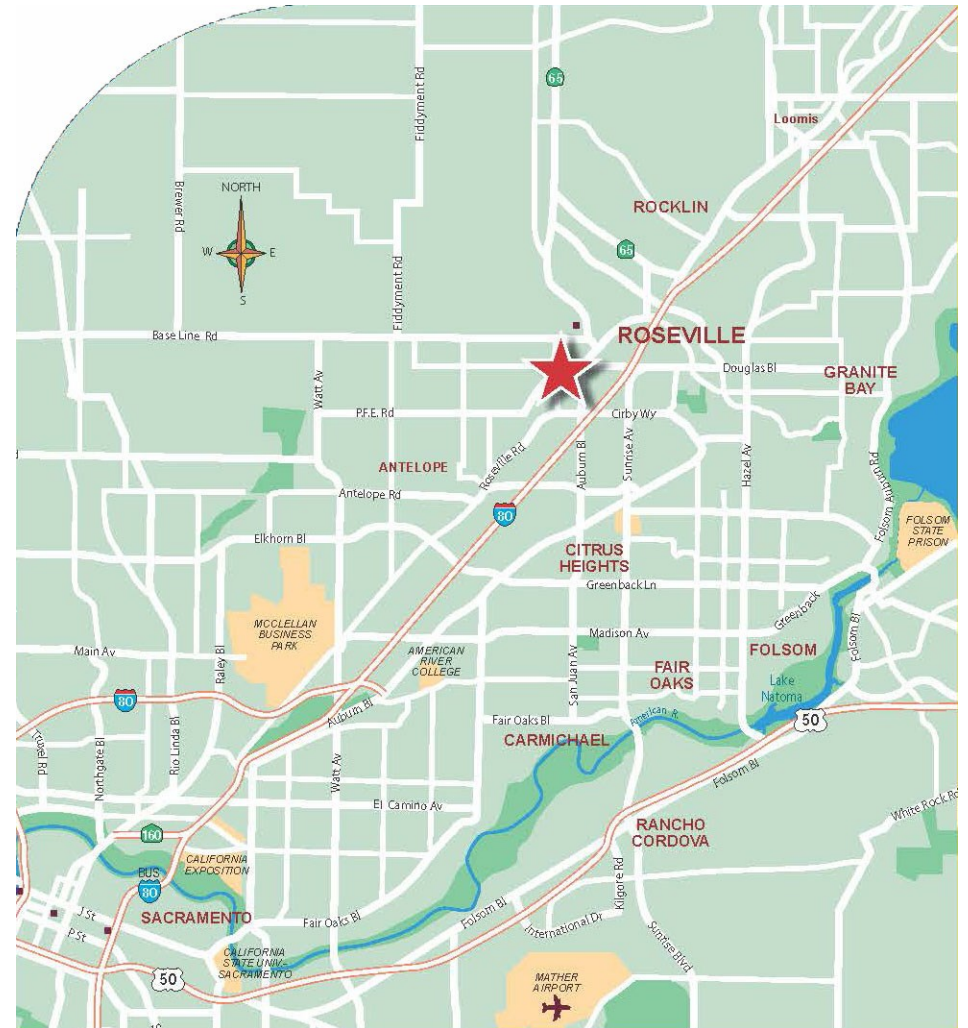
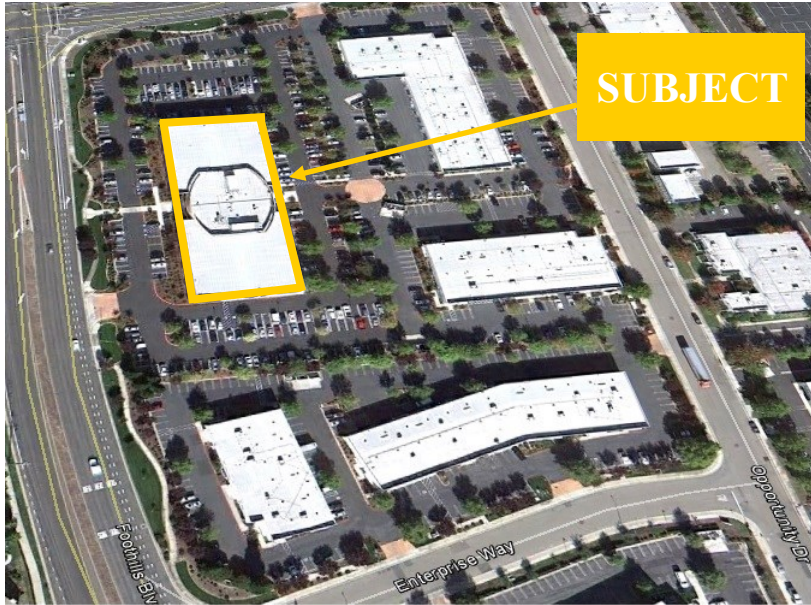
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