

OFFICE (Possible Medical) \$1.35/SF MG

FOR LEASE

Fully Furnished & Ready FOR IMMEDIATE OCCUPANCY

1098 MELODY LANE #301, ROSEVILLE, CA 95678



**Rare Free Standing Office Building | EZ Parking & Access | I-80 Access at Riverside Exit
2,000 SF 7 Offices - Conference Room - Breakroom & Kitchen**

FOR MORE INFORMATION PLEASE CONTACT:

**Tony Wood, SIOR, Advisor | Senior Vice President
eXp Commercial of California, Inc.
916.390.1274 tony@tonywoodcommercial.com**

www.TonyWoodCommercial.com

CA DRE Lic. #00549071

RETAIL | MEDICAL | OFFICE SPACE

PROPERTY INFO

1098 MELODY LANE #301, ROSEVILLE, CA 95678

PROPERTY DESCRIPTION: 2,000 SF 7 Offices - Conference Room - Breakroom & Kitchen

- **Suite 301 is fully furnished and ready for immediate occupancy!**
- The property is located just off Interstate 80 at the Riverside Exit.
- This location has excellent demographics and traffic counts.
- **Office and Medical Uses Welcome!**

Suite Sizes	±2,000SF
County	Placer
Parcel Number	472-260-019 & 020
Region	South Placer
Property Description	Commercial Office Park
Use Code	Office Building (General) Medical Option



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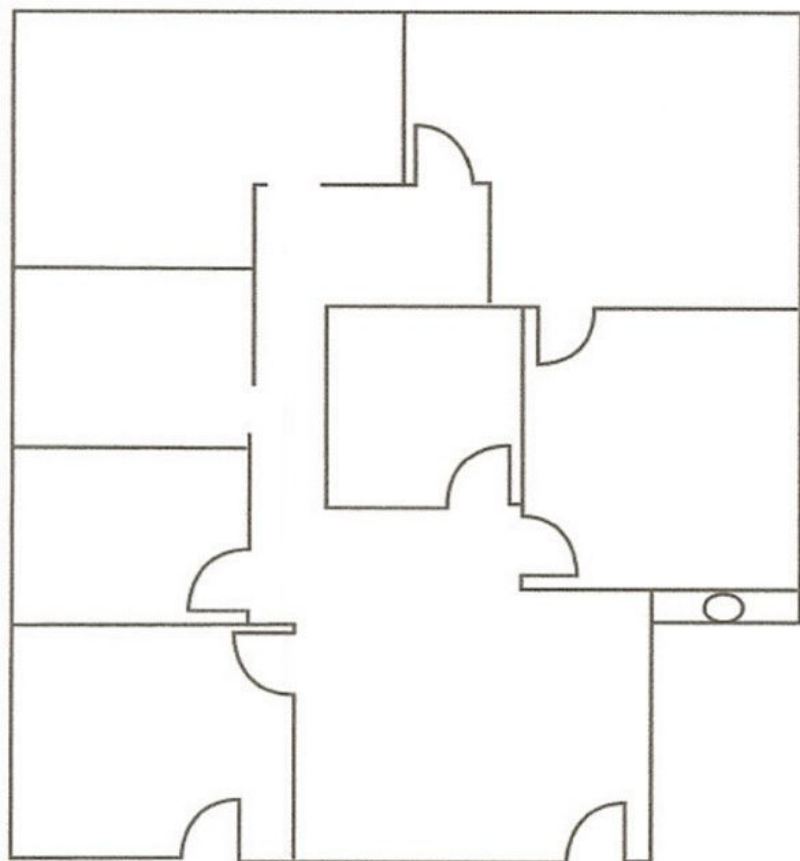
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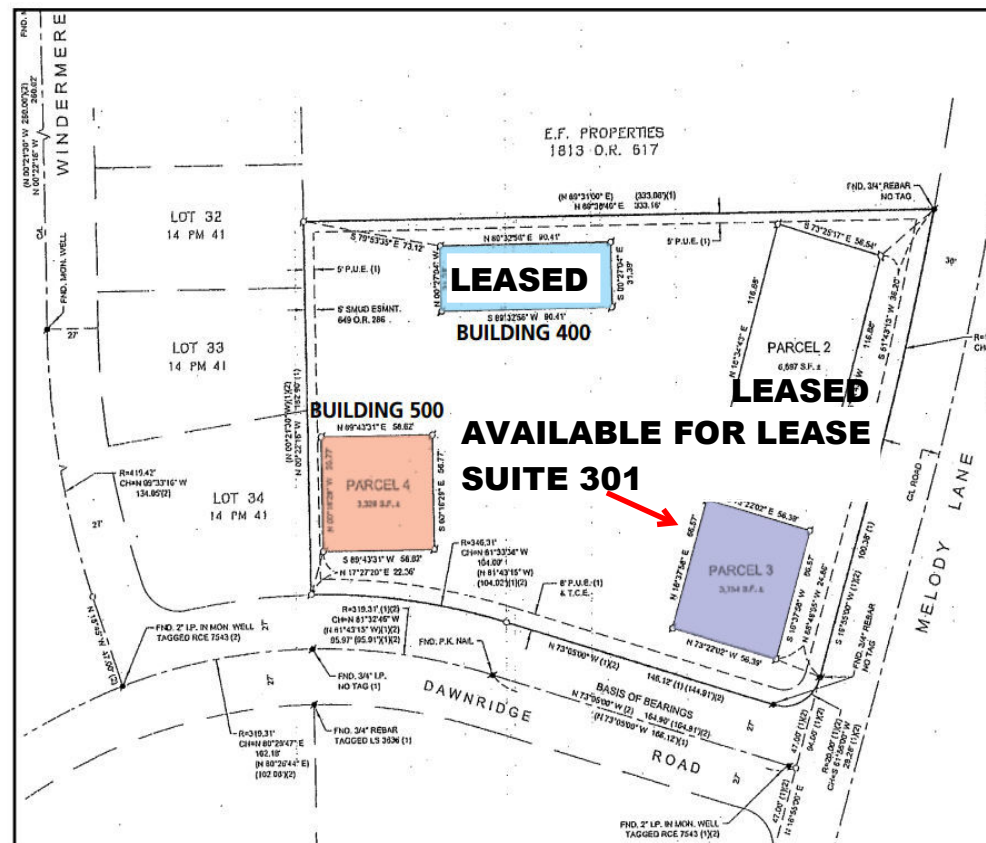
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Suite 301 Floor Plan - Space Available: $\pm 2,000$ SF Office or Medical Uses



Entrance



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RETAIL AERIAL MAP



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