

8505 Berg St

Granite Bay, CA 95746

Quarry Ridge Professional Center-The Sacramento Region's Most Exclusive Office Park

FOR LEASE



3400 Douglas Blvd, Suite 190,
Roseville, CA 95661

Cole Sweatt
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Address:	8505 Berg St, Granite Bay, CA 95746
Building SF :	±4,032 SF
Year Built:	2022
Zoning:	RS-B-20
Building Class:	Class A
Available SF:	±1,772 SF
Lease Rate:	\$3.00/SF Per Month, NNN

Property Highlights:

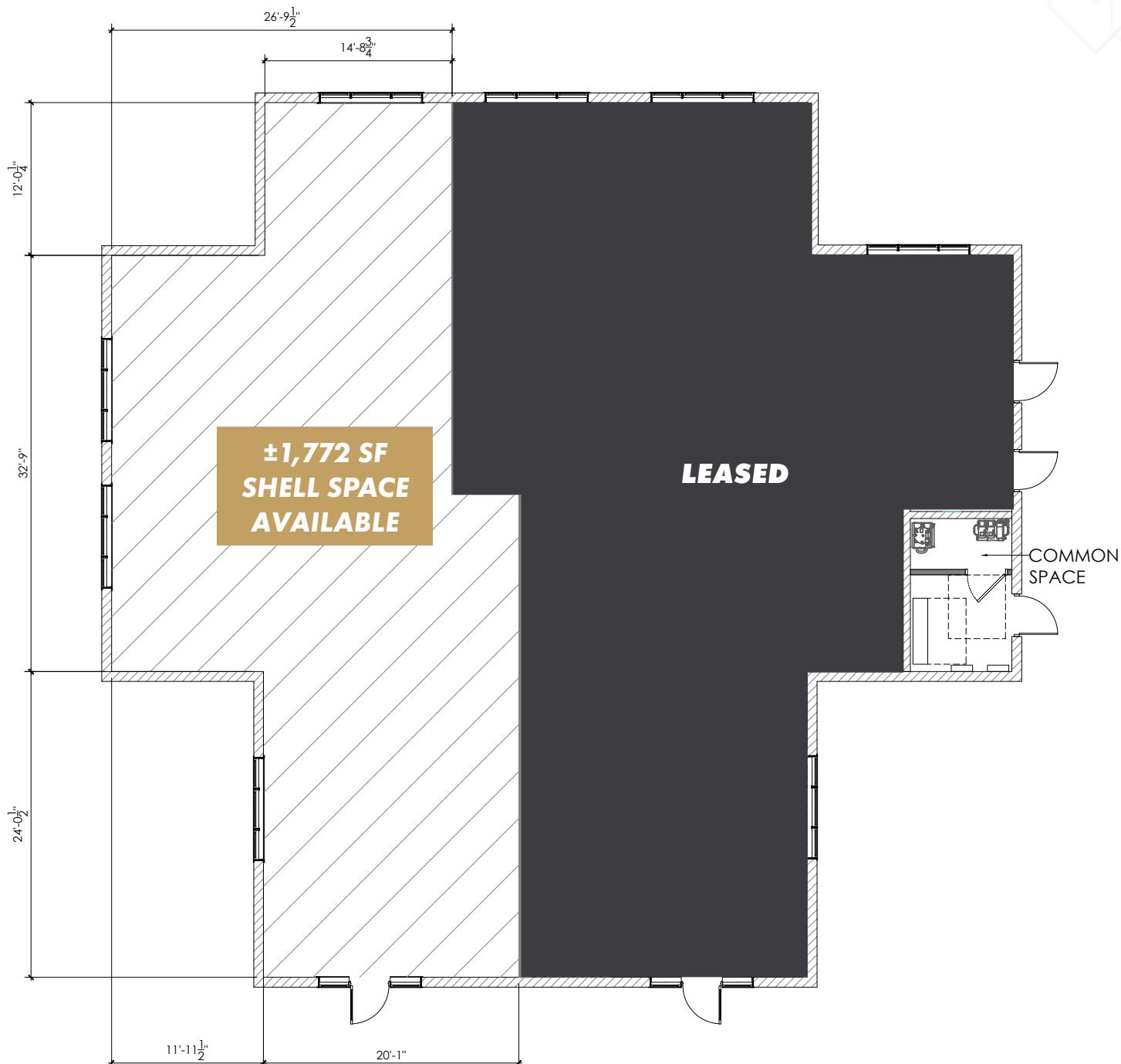
- Dedicated entry and drive-up capability
- Class A Office/ Medical Space featuring luxury construction materials and meticulous craftsmanship
- Shell Condition, Demised Space
- Douglas Blvd Exposure
- Gated parking (after Hours)
- 200 Amp Service
- Consolidated Communications Fiber/ Internet

ABOUT THE PROPERTY

Presenting an offer for an opportunity to Lease this unique ±1,772 SF New Build, Class A Office Space in the desirable Granite Bay Neighborhood.

With High Visibility and Eye-Catching Appeal, the property is located directly off of Douglas Blvd with dedicated entry and drive-up capability creating excellent ingress/egress. The property finished construction in 2022 featuring luxury construction materials, meticulous craftsmanship, and beautiful landscaping to create this premier Class A office / medical office. The suite available is in shell condition and is a demised space. Contact the exclusive leasing agent Cole Sweatt for more information.

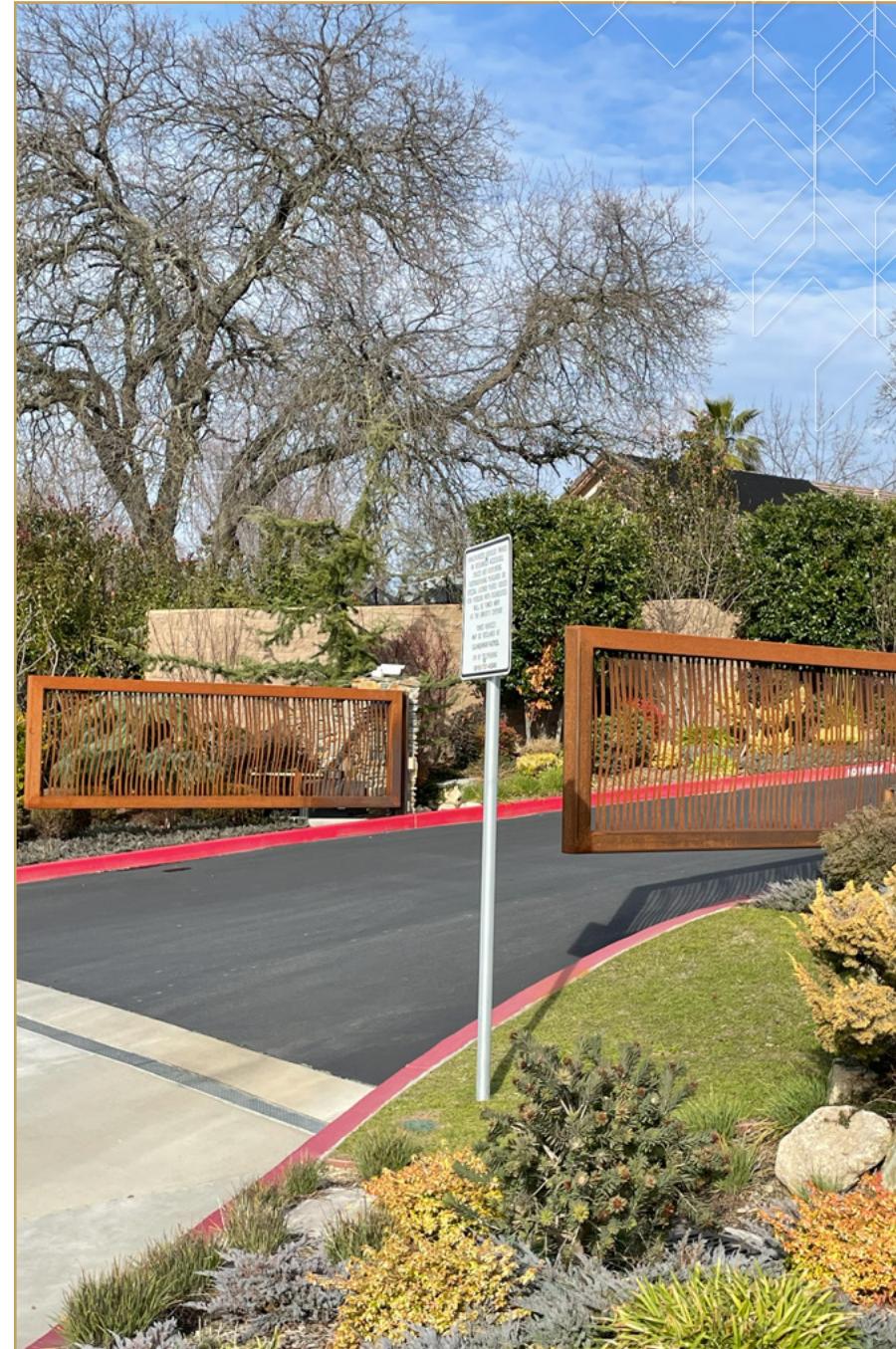
Floor Plans



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Property Photos



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Granite Bay: A Great Place to Live, Work & Play

The Granite Bay community boasts of a very high quality of life due to its great location, sound community plan, first rate schools, numerous churches, a low crime rate and excellent recreation opportunities. The community is home to some of the Sacramento areas finest and most exclusive homes.

In its earliest beginnings, it was known as "Granite Bar", a small mining camp just below Horseshoe Bar. Granite Bay Vista, an early subdivision by John Mercurio and Louis Gavino in 1962, probably helped make the name popular. Granite Bay didn't become the official name of the area until July 28, 1987 by the Placer County Board of Supervisors. Until then the expanding housing developments along this section of the lake were just as apt to be referred to as Folsom Lake and were included in Roseville's sphere of influence. As an unincorporated community, the Placer County Board of Supervisors is the local governing body, and Roseville sphere of influence has subsequently been withdrawn to Sierra College Blvd.

Avg. Drive Time to Work
± 22-23 Min (3 Mile Radius)



Avg. Household Income
\$203,969 (3 Mile Radius)



Businesses in the Area
2,854 (3 Mile Radius)



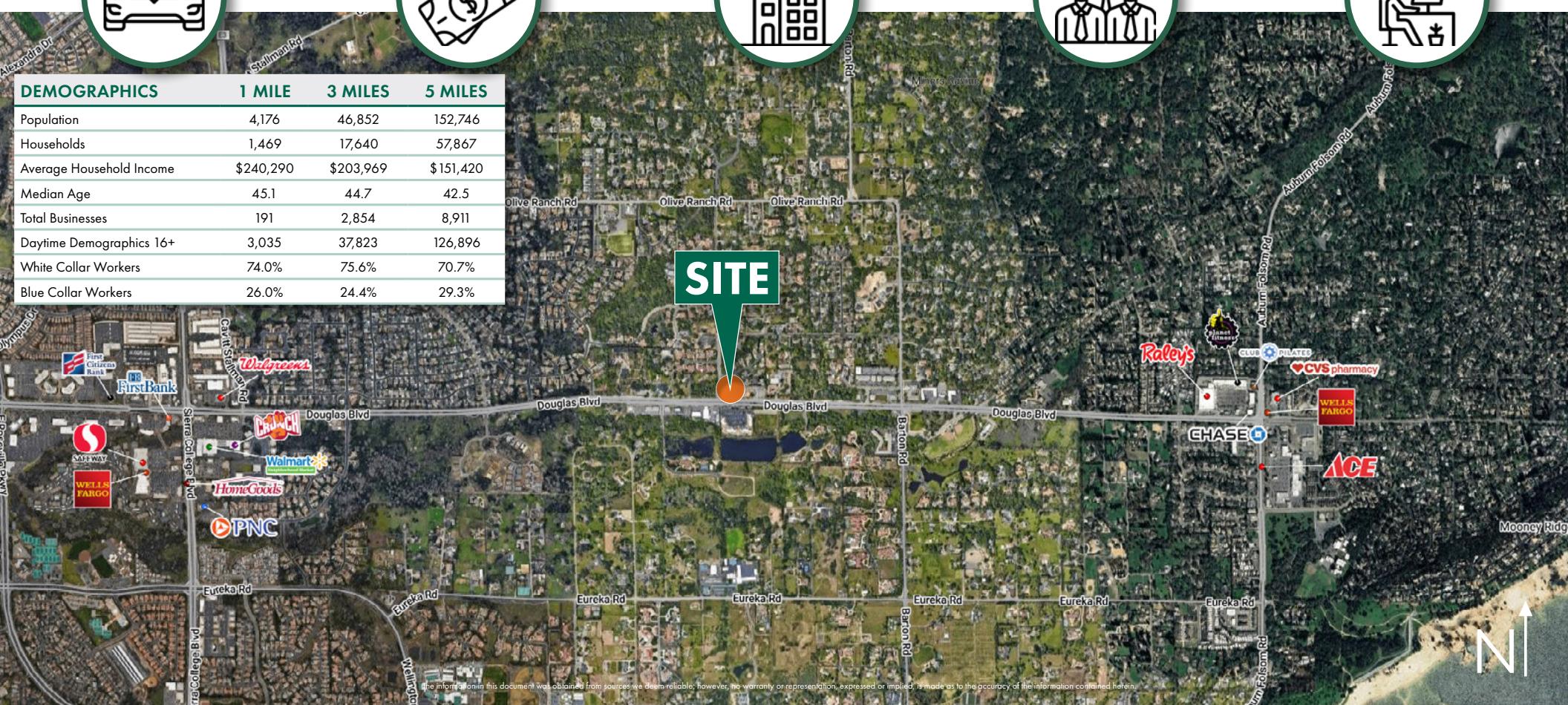
Workforce Population (16ys old +)
37,823 (3 Mile Radius)



Approx. Work from Home
27.6% (3 Mile Radius)



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	4,176	46,852	152,746
Households	1,469	17,640	57,867
Average Household Income	\$240,290	\$203,969	\$151,420
Median Age	45.1	44.7	42.5
Total Businesses	191	2,854	8,911
Daytime Demographics 16+	3,035	37,823	126,896
White Collar Workers	74.0%	75.6%	70.7%
Blue Collar Workers	26.0%	24.4%	29.3%





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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.



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