



## **Bldg A**

198 Cirby Way, Roseville, CA 95678

### **Greg Len**

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(916) 595-4772



**Bldg A**  
\$17.04 /SF/YR

- HIGH TRAFFIC VISIBILITY W/ SIGNAGE
- WAREHOUSE WITH ROLL UP
- GREAT ACCESS TO 80 FREEWAY
- WELL MAINTAINED PROFESSIONAL BUSINESS PARK

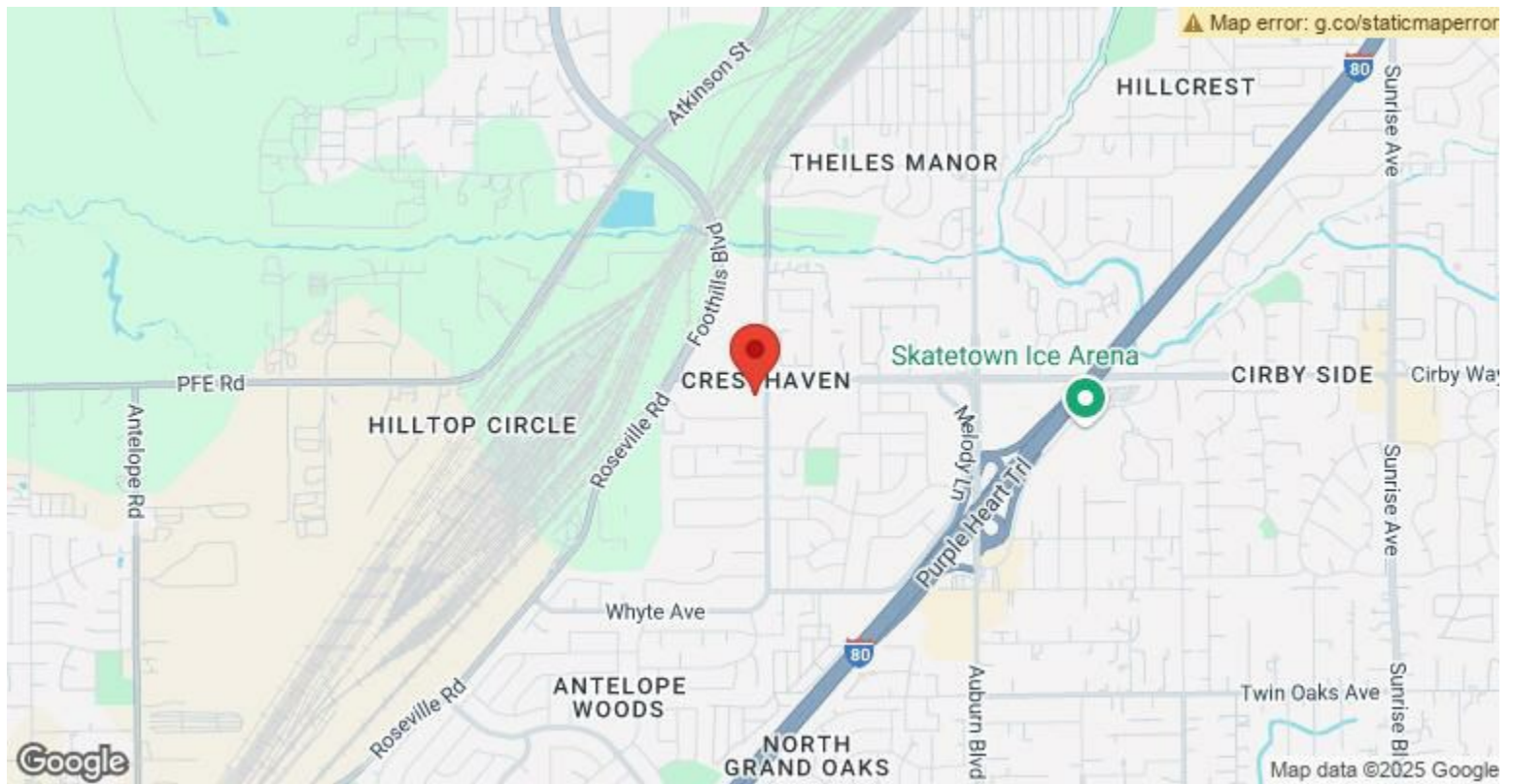


Rental Rate:	\$17.04 /SF/YR
Property Type:	Flex
Building Class:	B
Rentable Building Area:	45,000 SF
Year Built:	1987
Rental Rate Mo:	\$1.42 /SF/MO

1st Floor Ste 100

Space Available	2,000 SF
Rental Rate	\$17.04 /SF/YR
Date Available	60 Days
Service Type	Triple Net (NNN)
Office Size	2,000 SF
Space Type	Relet
Space Use	Flex
Lease Term	Negotiable

Executive Summary: IRC and Associates is proud to present this highly desirable space located within the Cirby Business Park in the heart of Roseville. Cirby Business park consists of a wide variety of professional tenants and is located just minutes from Highway 80, Roseville Civic Center, Roseville Galleria and the upscale Fountains Mall, both hosting shops and dining. This space offers convenient access to the Roseville/Sacramento region. Kaiser Permanente just developed their new 210,000 square foot medical facility 0.7 miles away and both Sutter and Kaiser Hospitals are within ten minutes from property. Cirby Business Park is an ideal location for medical supply companies, as well as a wide variety of business types. Cirby Business Park is owner operated with our office onsite. We are always available to our tenants and believe in building strong, lasting business relationships. Available Early-Mid May 2025 .• OFFICE WAREHOUSE / SHOWROOM WITH HIGH TRAFFIC COUNT VISIBILITY- SIGNAGE AVAILABLE• APPROX. 2,000+/- SQ. FT. • ROLL UP DOOR IN BACK• LESS THAN ONE MILE FROM NEW 210,000 SQ. FT. KAISER PERMANETE FACILITY• CONVIENENT ACCESS TO HIGHWAY 80• AMPLE 4:1 PARKING DIRECTLY IN FRONT OF SUITE• OWNER OPERATED W/OFFICE ONSITELease Rate: \$1.42 per sq. ft.CAM: \$0.20 per. sq. ft.Minimum Term: 5 yearsCALL GREG AT (916) 595-4772



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## Property Photos



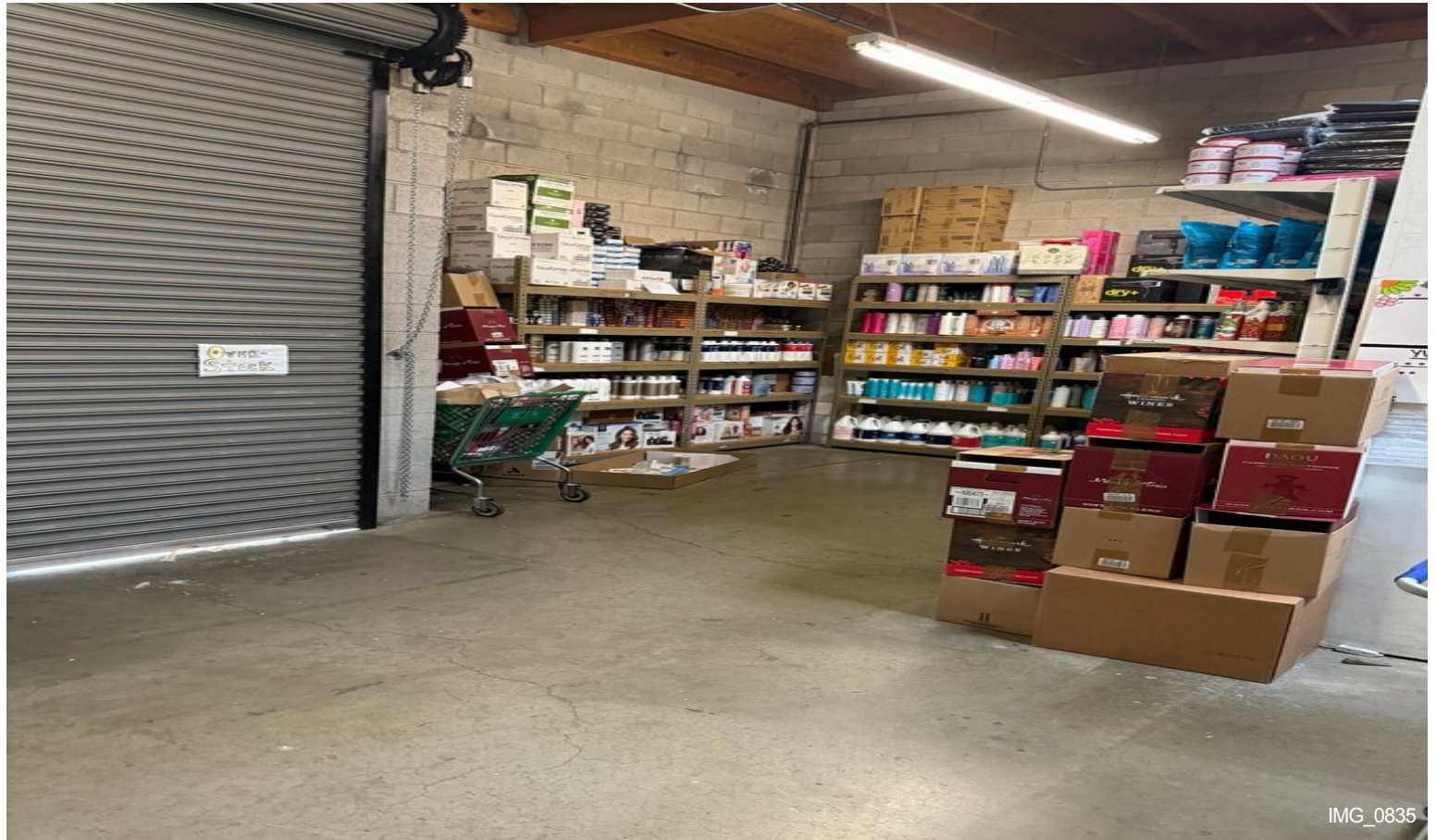


## Property Photos





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