

FOR LEASE

# 9001 FOOTHILLS BOULEVARD

Roseville, CA 95747



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## FEATURES

- Suite 180: ±2,651 SF\*
- Suite 190: ±2,788 SF\*
- Rents are \$1.50 PSF/Mo, Modified Gross
- Suite is built out and ready for occupancy
- Fully improved suite with excellent, natural light and clean architectural design
- Building size: ±23,667 SF
- Zoning: M-1 Permitted uses include office, light industrial, and publishing/printing
- Monument signage available

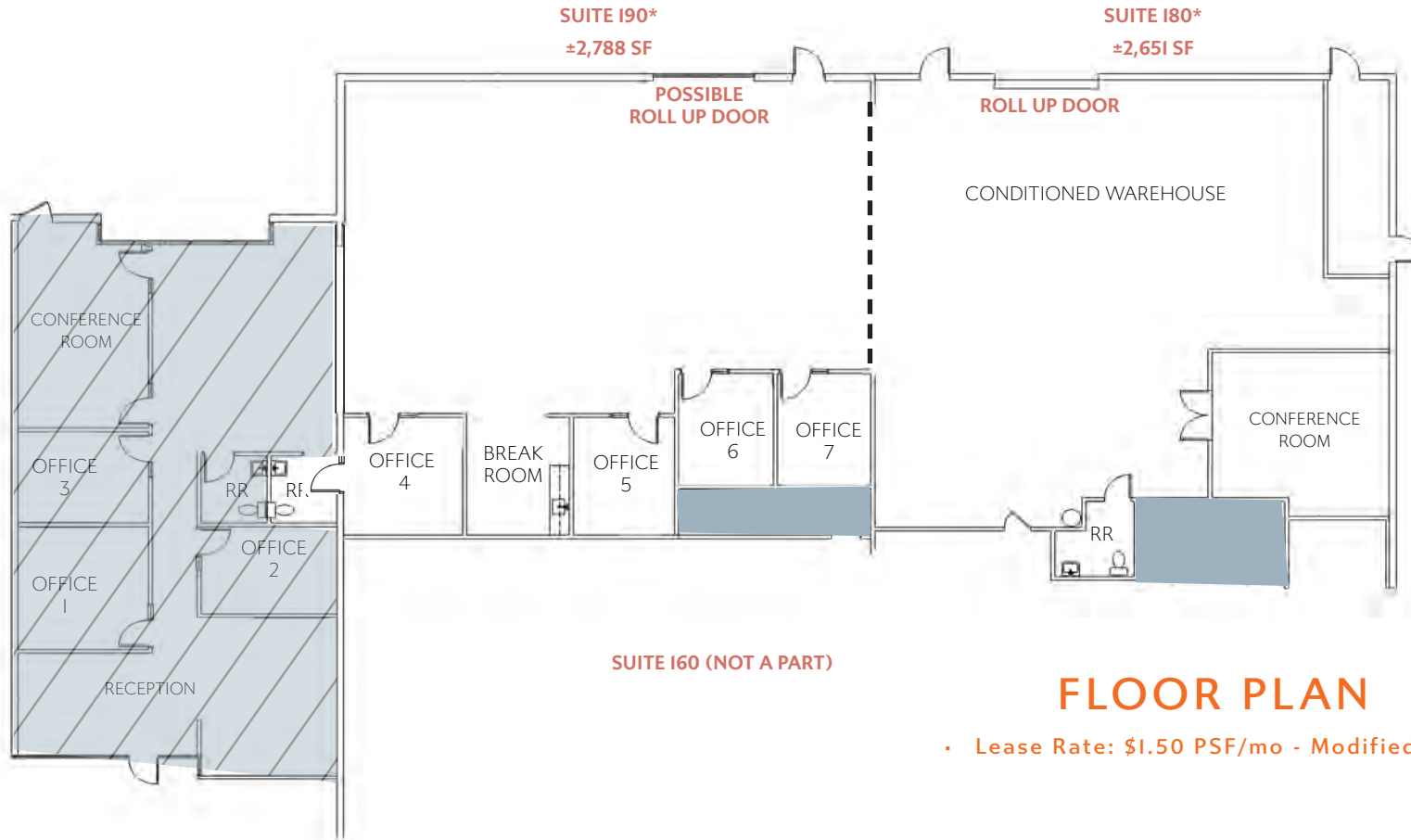
\*Suites can be combined for ±5,439 SF

## LOCATION DESCRIPTION

- Located near the intersection of Foothills Blvd and Blue Oaks Blvd
- One mile from the interchange of Highway 65 and Blue Oaks Blvd
- Near FedEx, McKesson, Amazon Hub, Cokeva and Hewlett- Packard
- Short drive to various retail shopping, dining and banking services

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## FLOOR PLAN

• Lease Rate: \$1.50 PSF/mo - Modified Gross

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NOT TO SCALE --  
ALL DIMENSIONS  
ARE APPROXIMATE.

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## AERIAL



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## PLEASE CONTACT:

### KEVIN LARSCHIED

Executive Vice President  
+1 916 781 4818  
kevin.larscheid@cbre.com  
Lic. 00816790

### TODD SANFILIPPO

Executive Vice President  
+1 916 847.3206  
todd.sanfilippo@cbre.com  
Lic. 01045162

### SCOTT RUSH

First Vice President  
+1 916 781 4802  
scott.rush@cbre.com  
Lic. 01228479



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