

**LONETREE PROFESSIONAL CENTER**  
**5828 Lonetree Blvd,** Rocklin, CA

**FOR SALE OR LEASE OFFICE**  
**±22,328 SF divisible to ±2,750SF**



- **CLASS A BUILDING • FLEX USE POSSIBLE • EXISTING WORK STATIONS AVAILABLE •**
- **ELEVATOR ACCESS • ABUNDANT PARKING • BUILDING SIGNAGE AVAILABLE •**

FOR MORE INFORMATION, PLEASE CONTACT:

**MATT COLOGNA, SIOR**  
Senior Director - Industrial  
916.288.4805  
matt.cologna@cushwake.com  
CA License NO: 01210309

**CHRIS SCHWARZE**  
Executive Director  
916.288.4803  
Chris.Schwarze@cushwake.com  
CA License NO: 01291261

**CHAD COOK, SIOR, CCIM**  
Senior Director  
916.329.1562  
chad.cook@cushwake.com  
CA License NO: 01711687



LONETREE PROFESSIONAL CENTER  
5828 Lonetree Blvd, Rocklin, CA

FOR SALE OR LEASE OFFICE  
±22,328 SF divisible to ±2,750 SF

# PROPERTY DETAILS

<b>PROPERTY TYPE</b>	Professional Office and/or Flex
<b>COUNTY</b>	Placer County
<b>APN</b>	380-010-016
<b>SALE PRICE</b>	\$3,885,000
<b>LEASE RATE</b>	\$1.60 MG
<b>YEAR BUILT</b>	2007
<b>PARKING</b>	5/1000
<b>TOTAL BUILDING SIZE</b>	±22,328 RSF divisible to ±2,750 RSF
<b>COMMON AREA LAND</b>	±5 Acres
<b>ZONING</b>	PD-IP - a variety of general office and flex uses permitted



FOR MORE INFORMATION, PLEASE CONTACT:

**MATT COLOGNA**, SIOR  
Senior Director - Industrial  
916.288.4805  
matt.cologna@cushwake.com  
CA License NO: 01210309

**CHRIS SCHWARZE**  
Executive Director  
916.288.4803  
Chris.Schwarze@cushwake.com  
CA License NO: 01291261

**CHAD COOK**, SIOR, CCIM  
Senior Director  
916.329.1562  
chad.cook@cushwake.com  
CA License NO: 01711687



# LONETREE PROFESSIONAL CENTER

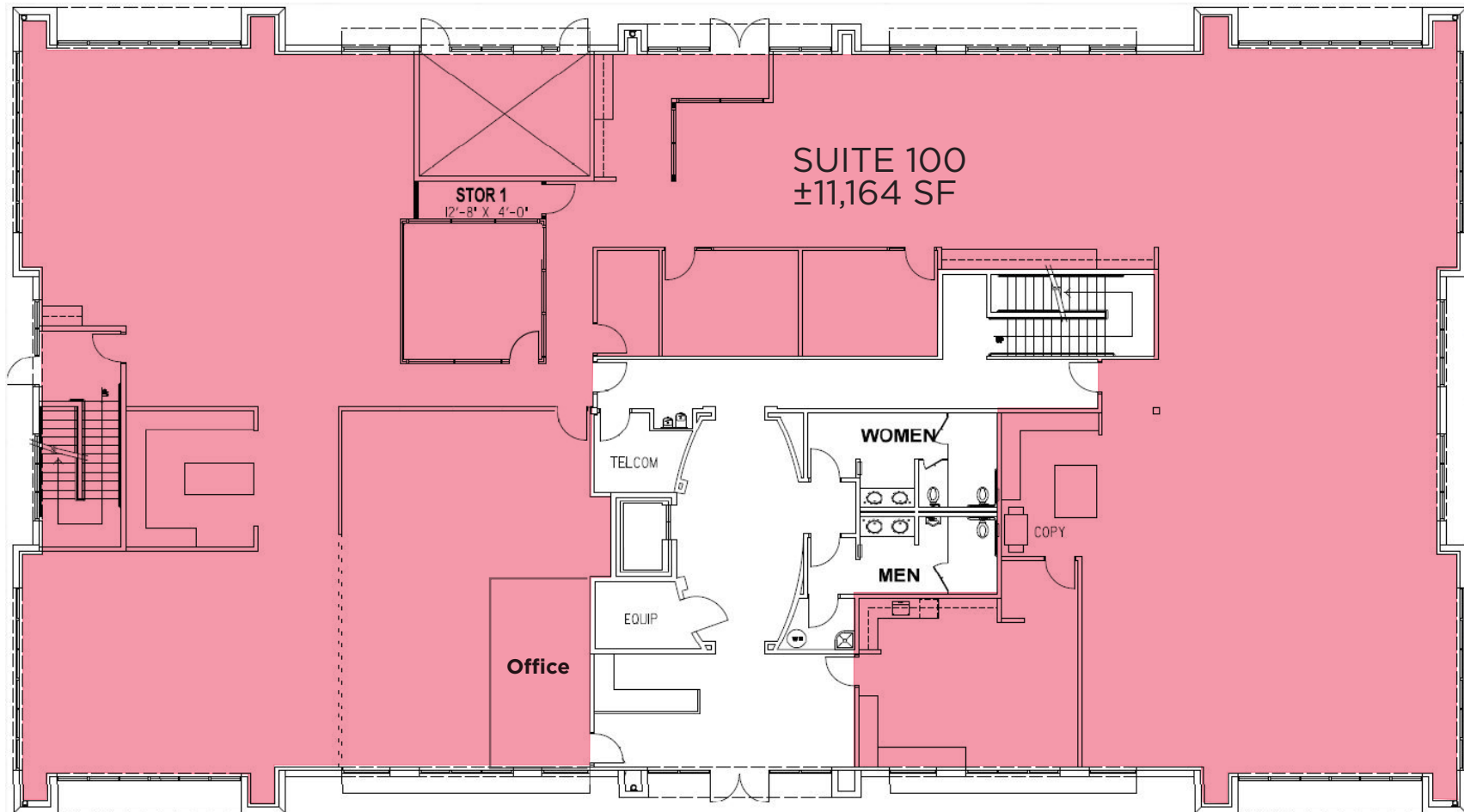
## 5828 Lonetree Blvd, Rocklin, CA

**FOR SALE OR LEASE OFFICE**  
±22,328 SF divisible to ±2,750 SF

### FIRST FLOOR

NOT TO SCALE

Total: ±11,164 SF



FOR MORE INFORMATION, PLEASE CONTACT:

**MATT COLOGNA, SIOR**  
Senior Director - Industrial  
916.288.4805  
matt.cologna@cushwake.com  
CA License NO: 01210309

**CHRIS SCHWARZE**  
Executive Director  
916.288.4803  
Chris.Schwarze@cushwake.com  
CA License NO: 01291261

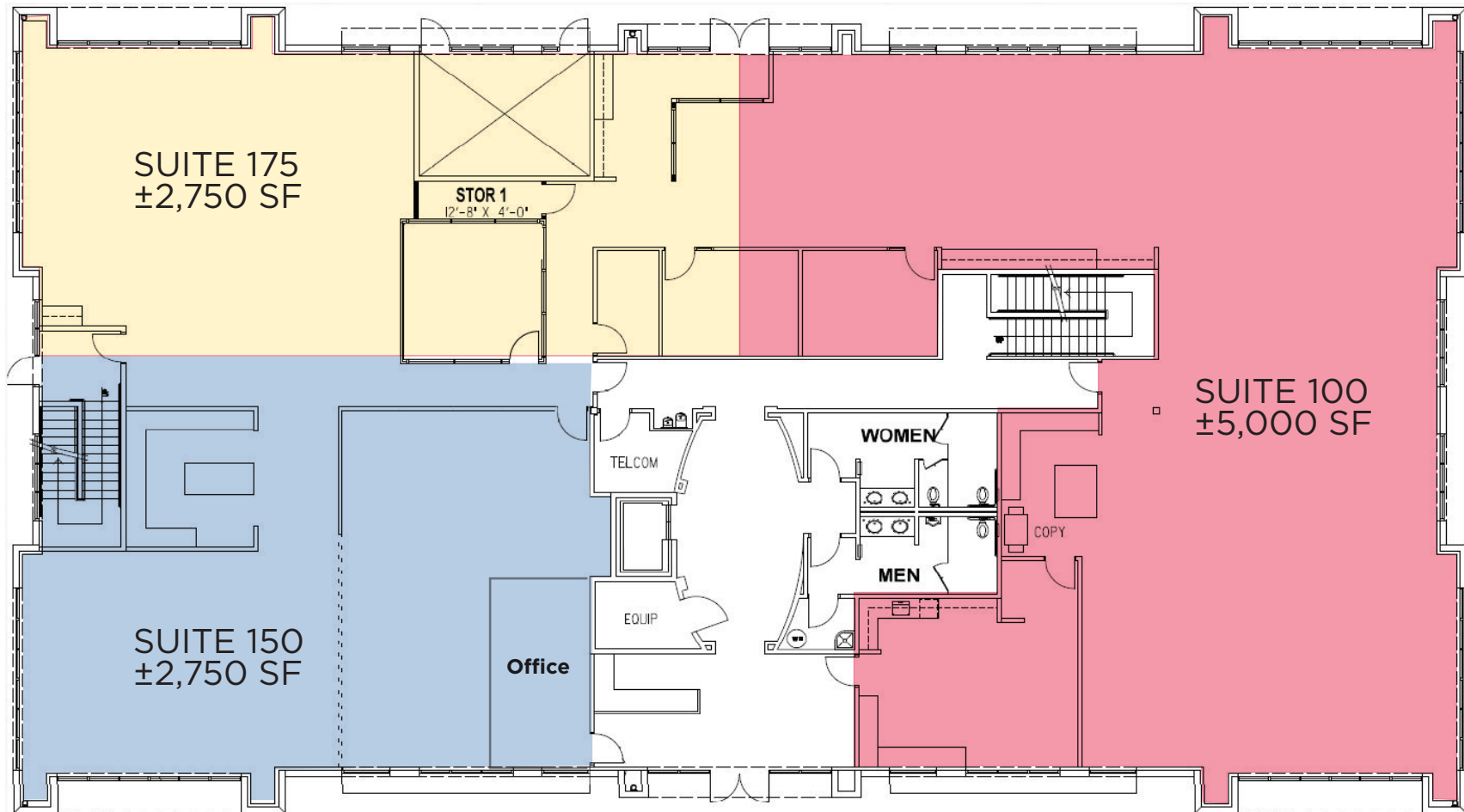
**CHAD COOK, SIOR, CCIM**  
Senior Director  
916.329.1562  
chad.cook@cushwake.com  
CA License NO: 01711687



**FIRST FLOOR**

NOT TO SCALE

Total: ±11,164 SF



FOR MORE INFORMATION, PLEASE CONTACT:

**MATT COLOGNA, SIOR**  
Senior Director - Industrial  
916.288.4805  
matt.cologna@cushwake.com  
CA License NO: 01210309

**CHRIS SCHWARZE**  
Executive Director  
916.288.4803  
Chris.Schwarze@cushwake.com  
CA License NO: 01291261

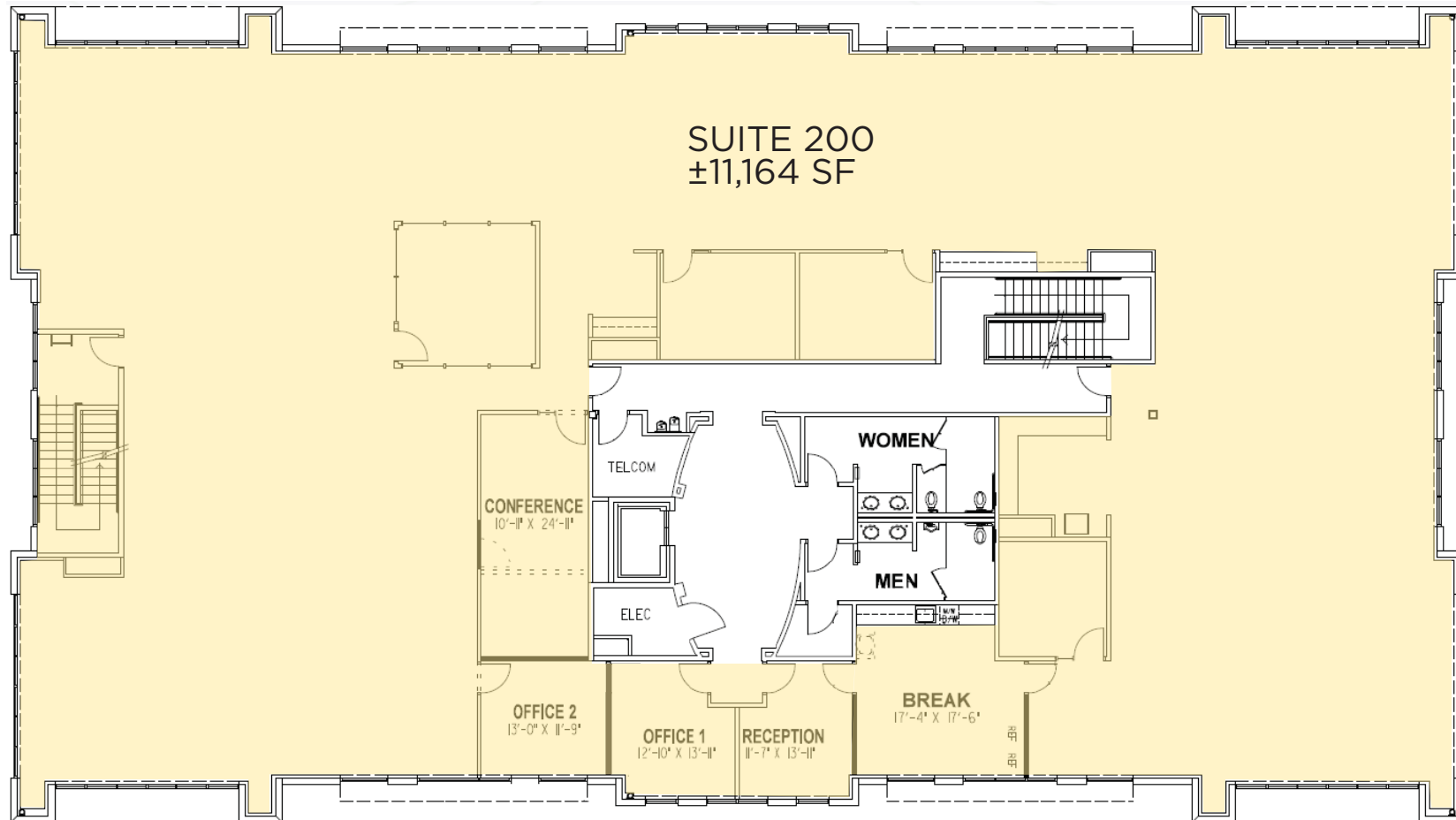
**CHAD COOK, SIOR, CCIM**  
Senior Director  
916.329.1562  
chad.cook@cushwake.com  
CA License NO: 01711687



**SECOND FLOOR**

NOT TO SCALE

Total: ±11,164 SF



FOR MORE INFORMATION, PLEASE CONTACT:

**MATT COLOGNA, SIOR**  
Senior Director - Industrial  
916.288.4805  
matt.cologna@cushwake.com  
CA License NO: 01210309

**CHRIS SCHWARZE**  
Executive Director  
916.288.4803  
Chris.Schwarze@cushwake.com  
CA License NO: 01291261

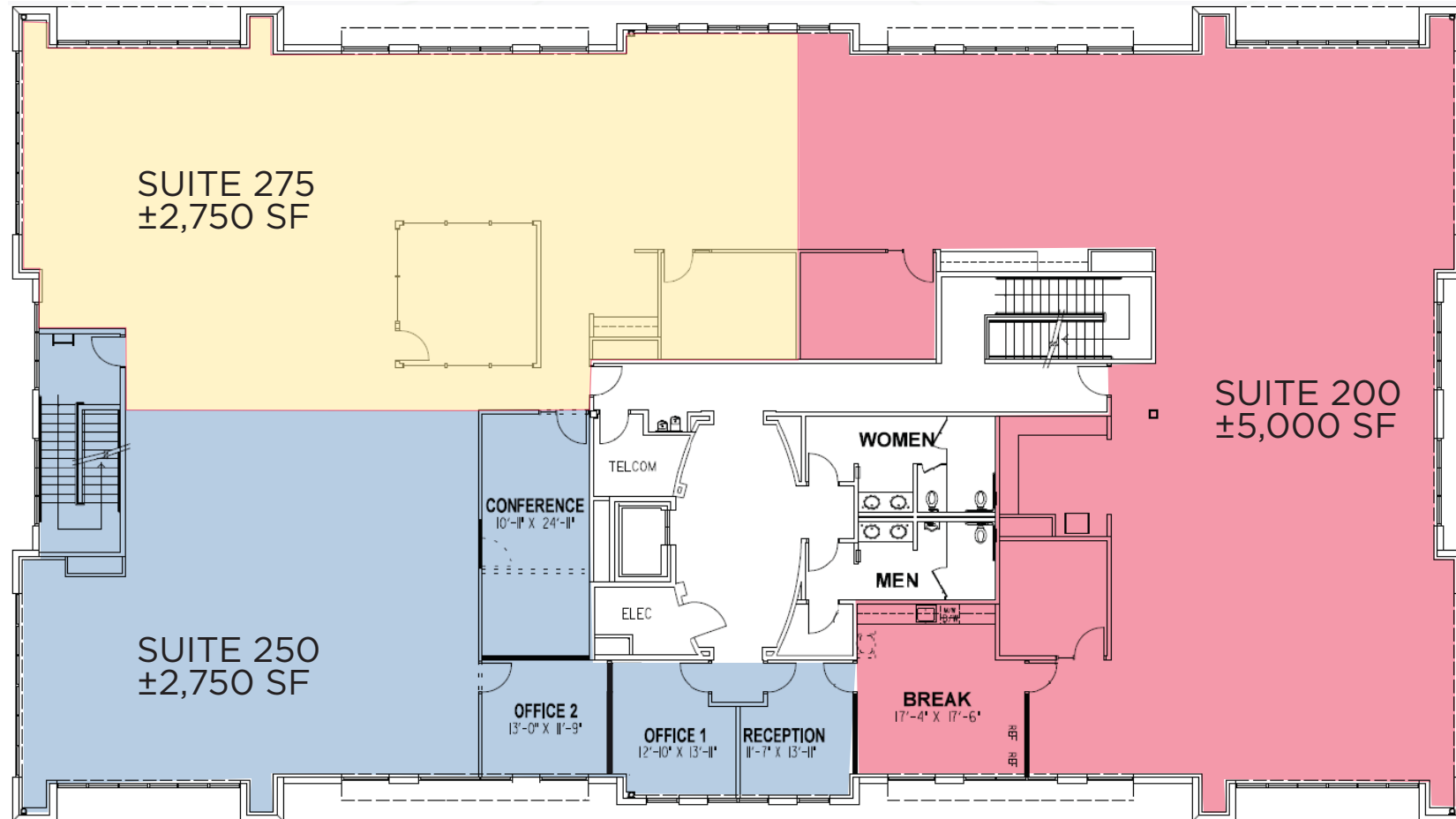
**CHAD COOK, SIOR, CCIM**  
Senior Director  
916.329.1562  
chad.cook@cushwake.com  
CA License NO: 01711687



**SECOND FLOOR**

NOT TO SCALE

Total: ±11,164 SF



FOR MORE INFORMATION, PLEASE CONTACT:

**MATT COLOGNA**, SIOR  
Senior Director - Industrial  
916.288.4805  
matt.cologna@cushwake.com  
CA License NO: 01210309

**CHRIS SCHWARZE**  
Executive Director  
916.288.4803  
Chris.Schwarze@cushwake.com  
CA License NO: 01291261

**CHAD COOK**, SIOR, CCIM  
Senior Director  
916.329.1562  
chad.cook@cushwake.com  
CA License NO: 01711687



# LONETREE PROFESSIONAL CENTER

5828 Lonetree Blvd, Rocklin, CA

FOR SALE OR LEASE OFFICE  
±22,328 SF divisible to ±2,750 SF



FOR MORE INFORMATION, PLEASE CONTACT:

**MATT COLOGNA**, SIOR  
Senior Director - Industrial  
916.288.4805  
matt.cologna@cushwake.com  
CA License NO: 01210309

**CHRIS SCHWARZE**  
Executive Director  
916.288.4803  
Chris.Schwarze@cushwake.com  
CA License NO: 01291261

**CHAD COOK**, SIOR, CCIM  
Senior Director  
916.329.1562  
chad.cook@cushwake.com  
CA License NO: 01711687

