

**1406 Blue Oaks Blvd.
Roseville, CA 95747**

**FOR SALE OR LEASE
6,500 SF**

For Sale \$1,900,000 (\$300/SF) or Lease \$1.95/SF Full Service



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COMMERCIAL

**3,500 Square Foot Suite-Commercial Office Space for Lease
or Available to Owner-User
Ideal for Corporate or Medical Uses**

Class A single-story office building located in the prestigious Blue Oaks Professional Park.

**This modern office suite offers professional identity and unmatched convenience,
just minutes from Highway 65 and next to local shopping, dining, and business services.
Easy access with parking surrounding the building and "walk in" convenience.**

Offered By Exclusive Agent:

**Tony Wood, SIOR
Director of Leasing and Sales
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**FOR SALE OR LEASE ±6,500 SF Class A Office Building | Blue Oaks Professional Park
1406 Blue Oaks Blvd, Roseville, CA**

Offered at: \$1,900,000 Lease Rate: \$1.95/SF Full Service Gross

Positioned in the prestigious Blue Oaks Professional Park, this ±6,500 SF single-story Class A office building is now available for sale or lease. Approved for medical or general office use, the property offers flexibility for owner-users, investors, and tenants alike.

Currently Available: Suite 100-A beautiful ±3,250 SF office suite with a highly functional layout, ideal for medical or professional use.

Suite Highlights: ±3,500 SF of well-designed space, 8 private offices, 2 large open areas for workstations, Spacious conference room, kitchen and breakroom, Access to shared training/conference room. Expansive floor-to-ceiling windows throughout, providing abundant natural light.

Property Features:

Zoned for medical and general office uses, Excellent 5/1,000 SF parking ratio, ADA accessible with ground-level entry, Exceptional visibility and professional identity

Conveniently located minutes from Highway 65, close to shopping, dining, and services

This is an outstanding opportunity for medical, financial, or other professional service providers seeking a move-in-ready office in one of Roseville's most desirable locations.

This office suite combines functionality and style in a highly desirable location.

Schedule a tour today and see why this space is perfect for your business.

FOR LEASE

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