

THE  
**ZEPHYR**

FOR LEASE

*Office suites available at The Zephyr, located in close proximity to numerous amenities within walking distance, in a sought-after Roseville location*

1025 CREEKSIDE RIDGE DR, ROSEVILLE, CA

*Exclusively Listed By*

**JON WALKER**  
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LIC N° 0120466



## *High-image office spaces*

Building signage option

Easy access right off Roseville Parkway Frontage on Roseville Pkwy

4.5/1,000 parking ratio

Showers in the first floor restrooms

Several hotels, restaurants, and retail services within walking distance

Current tenants are Mackay & Somps Engineering, Lennar Homes, TRC Healthcare and Hanover Insurance

### AVAILABILITY

SUITE 210 ±3,317 SF



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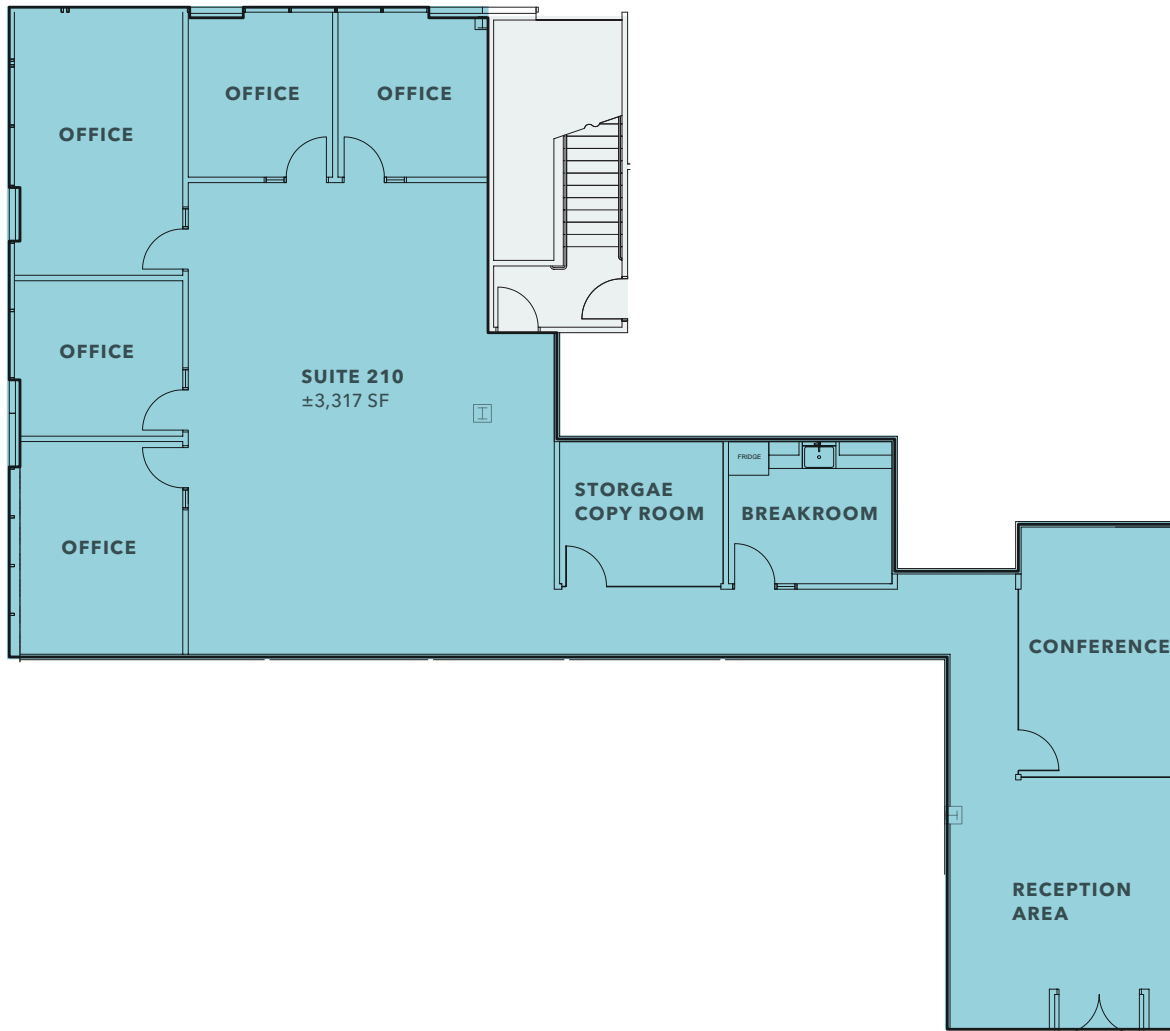
## SECOND FLOOR PLAN

***±3,317 SF***

AVAILABLE

***NOW***

AVAILABLE



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# HIGHLY- ACCESSIBLE LOCATION

Immediate access to Hwy 65 and I-80

Across the street from over 2.3 million SF of retail and dining at the Galleria, the Fountains, Creekside Ridge Town Center, and the Ridge at Creekside

Several hotels within minutes including Homewood Suites, Courtyard Marriott, Hilton Garden, and Fairfield Inn by Marriot

Backs up to greenbelt with access to the Antelope Creek Bike Path and Miners Ravine Trail in Roseville



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*Demographics  
within a  
5 mile radius*

**242K**  
POPULATION

**39%**  
BACHELORS OR HIGHER

**89K**  
HOUSEHOLDS

**\$128K**  
MEDIAN HH INCOME

**\$624K**  
MEDIAN HOME VALUE

**41.1**  
MEDIAN AGE



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