

OFFICE/MEDICAL SPACE FOR LEASE

# 1082, 1090, 1098

SUNRISE AVENUE



ROSEVILLE, CA

CBRE

# PROPERTY HIGHLIGHTS

## 1082 Sunrise Avenue

» Suite 100: ±7,114 RSF | Available October 1, 2026

## 1090 Sunrise Avenue

» Suite 100: ±902 RSF | Available Now

## 1098 Sunrise Avenue

» Suite 150: ±2,138 RSF | Available Now

**Modern Lease Opportunity:** \$1.65 PSF (Modified Gross) – utilities and janitorial services are extra, giving you flexibility and control.

**Striking Floor-to-Ceiling Glass:** Enjoy abundant natural light and a sleek, contemporary aesthetic.

**Inviting Central Courtyard:** A perfect spot to relax, collaborate, or take a break in a refreshing outdoor setting.

**Prime Location:** Surrounded by a wide variety of restaurants, fast food options, and retail services – everything you need is just steps away.

**Prestigious Neighborhood:** Nestled amid upscale residential communities, offering a professional and polished environment.

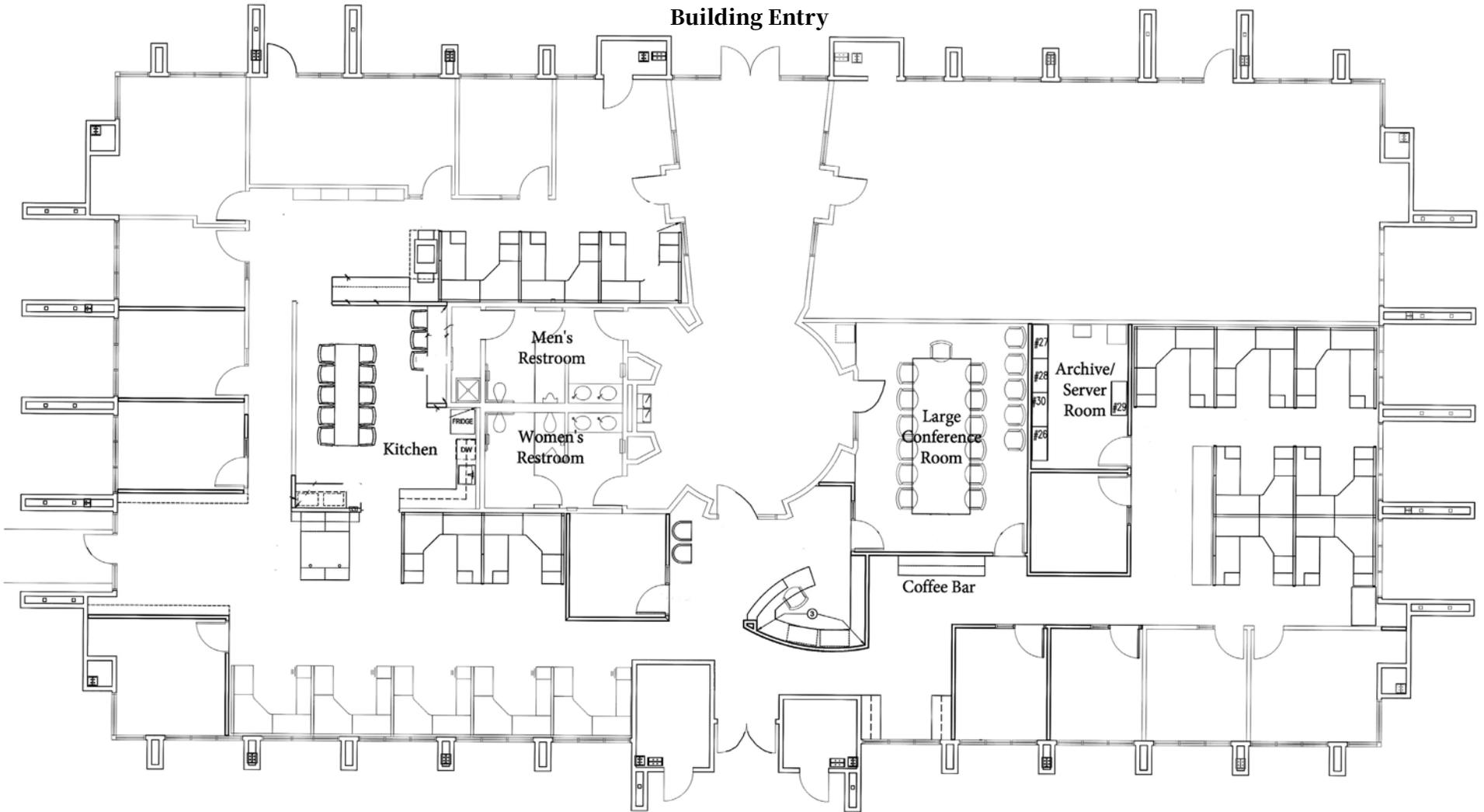
**Effortless Commute:** Excellent access to Interstate 80 makes getting here a breeze for clients and employees alike.

**High-Visibility Corner:** Located near the bustling intersection of Cirby Way and Sunrise Avenue – ideal for exposure and convenience.



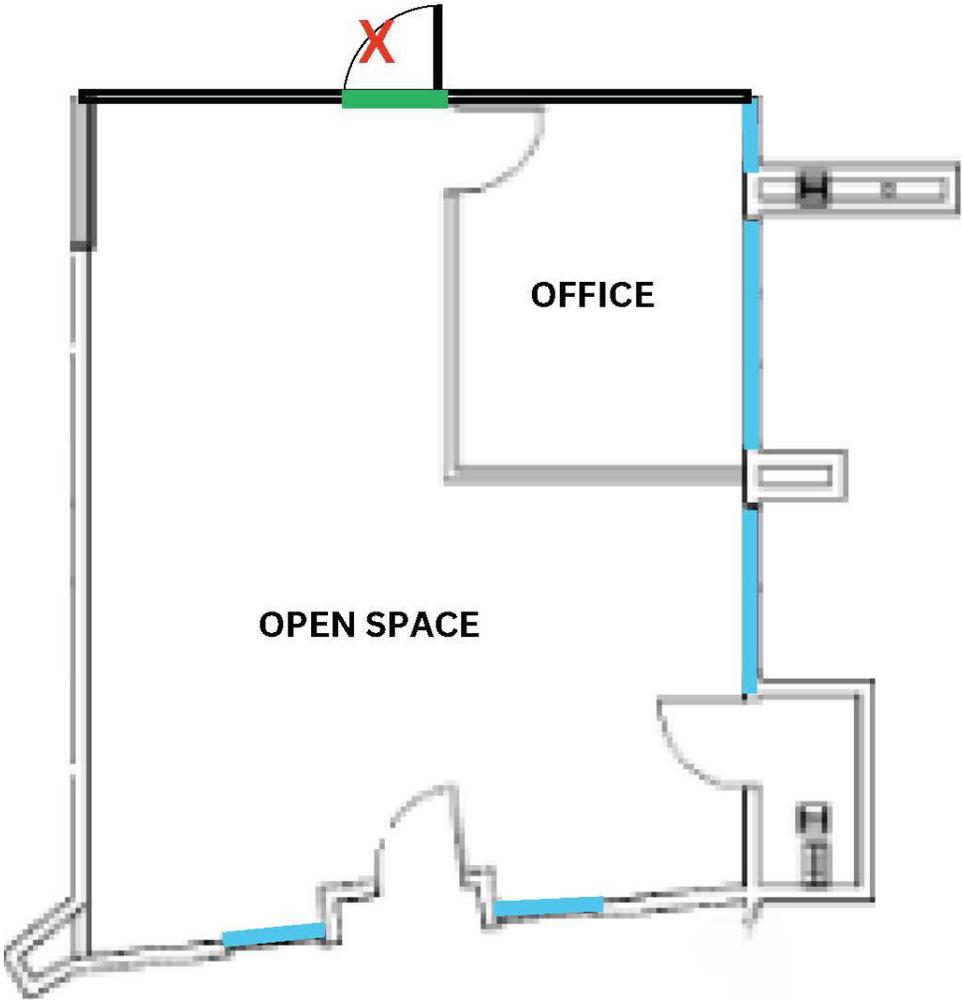
# FLOOR PLAN

1082 SUNRISE AVENUE,  
SUITE 100: ± 7,114 SF



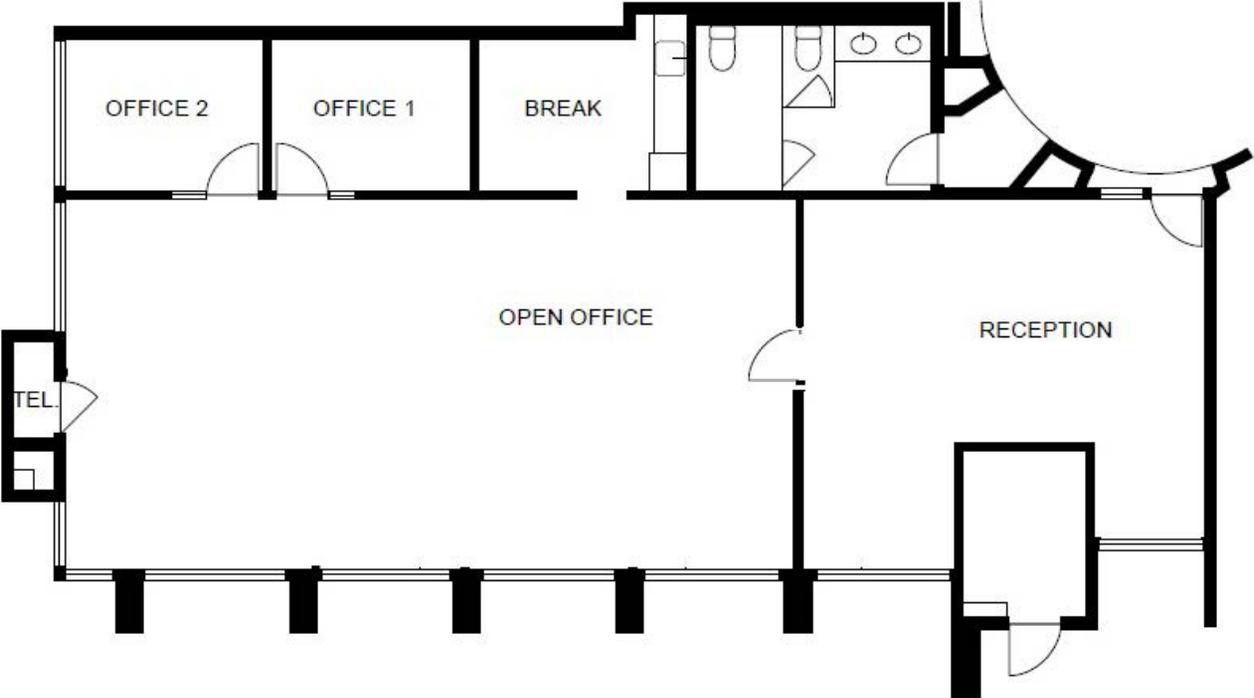
# FLOOR PLAN

1090 SUNRISE AVENUE,  
SUITE 100: ±902 SF



# FLOOR PLAN

1 0 9 8 S U N R I S E A V E N U E ,  
S U I T E 1 5 0 : ± 2 , 1 8 3 S F





SAFeway

MCDONALD'S

BEL AIR

CIRBY WAY

1082  
SUNRISE AVENUE

1090  
SUNRISE AVENUE

1098  
SUNRISE AVENUE

SUNRISE AVENUE

KENSINGTON DRIVE



# 1082, 1090, 1098

S U N R I S E   A V E N U E

---

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

KEVIN LARSCHIED  
Executive Vice President  
+1 916 768 9329  
kevin.larscheid@cbre.com  
Lic. 00816790

SCOTT RUSH  
First Vice President  
+1 916 412 6170  
scott.rush@cbre.com  
Lic. 01228497

**CBRE**