



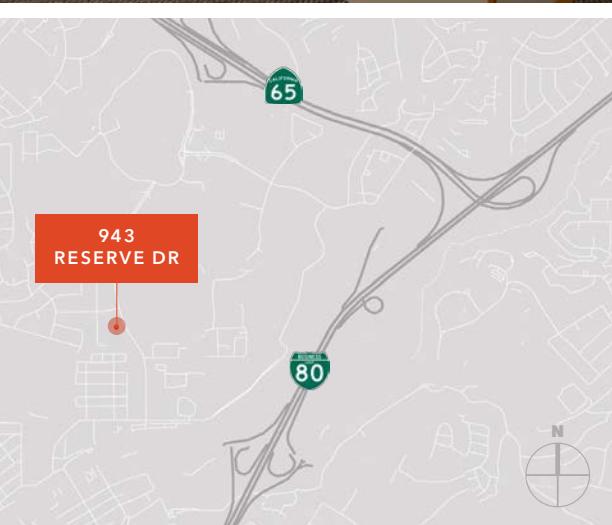
943 RESERVE DR

*±10,653 SF office/medical building for Lease or Sale
\$2.15/SF Full Service or \$3,185,000 (\$299/SF)
Premier Roseville Location with Plug & Play Bonus*

ROSEVILLE, CA 95678

Exclusively listed by

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PROPERTY HIGHLIGHTS

Year Built: 2004

Location: Vintage Oaks Office Park

±10,653 SF (divisible to ±3,000 SF)

The interior improvements include: 12 offices, 2 conference rooms, 38 workstations, 2 break room areas, Mens and Womens restrooms, IT room, an open work/storage area and an outside patio for employees.

Power consists of Two 400 Amp Panels (208/120V) 3-Phase

Roof consists of ±8,300 SF of pitched cement tile and ±4,500 SF of Flat BUR (built-up-roof) TPO (Thermoplastic Polyolefin Membrane) surrounded by ±1,300 SF of Parapet Wall

HVAC consists of 6 Carrier 4-Ton package units and 1 Mitsubishi mini-split 1.5-Ton in the Server Room

Water Heater is a 50 Gallon Electric Tank

IT Rack includes all wiring plus fiber cable

Sonitrol Alarm Monitoring

A Blue Box smart relay panel provides a cost-effective lighting control system

A prime location behind the Fountains Shopping Center with parking on all 3 sides. Medical uses allowed per BP zoning. Easy Access to I-80 and Hwy 65. Building is maintained in First Class condition

FLOOR PLAN

±10,653 SF





*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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