

2995 Foothills Blvd, Roseville, CA



# VINEYARD POINTE BUSINESS PARK

West Roseville



NOW AVAILABLE  
Suite 150 - 6,730 rsf  
Suite 290 - 9,379 rsf

## TWO-STORY CLASS "A" OFFICE BUILDING

For further information, please contact:

**Brian English**  
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916.784.3666  
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**Keith Galliano**  
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Century  
Management  
Company

Roseville, CA

2995 FOOTHILLS BLVD

# For Lease



FIRST FLOOR

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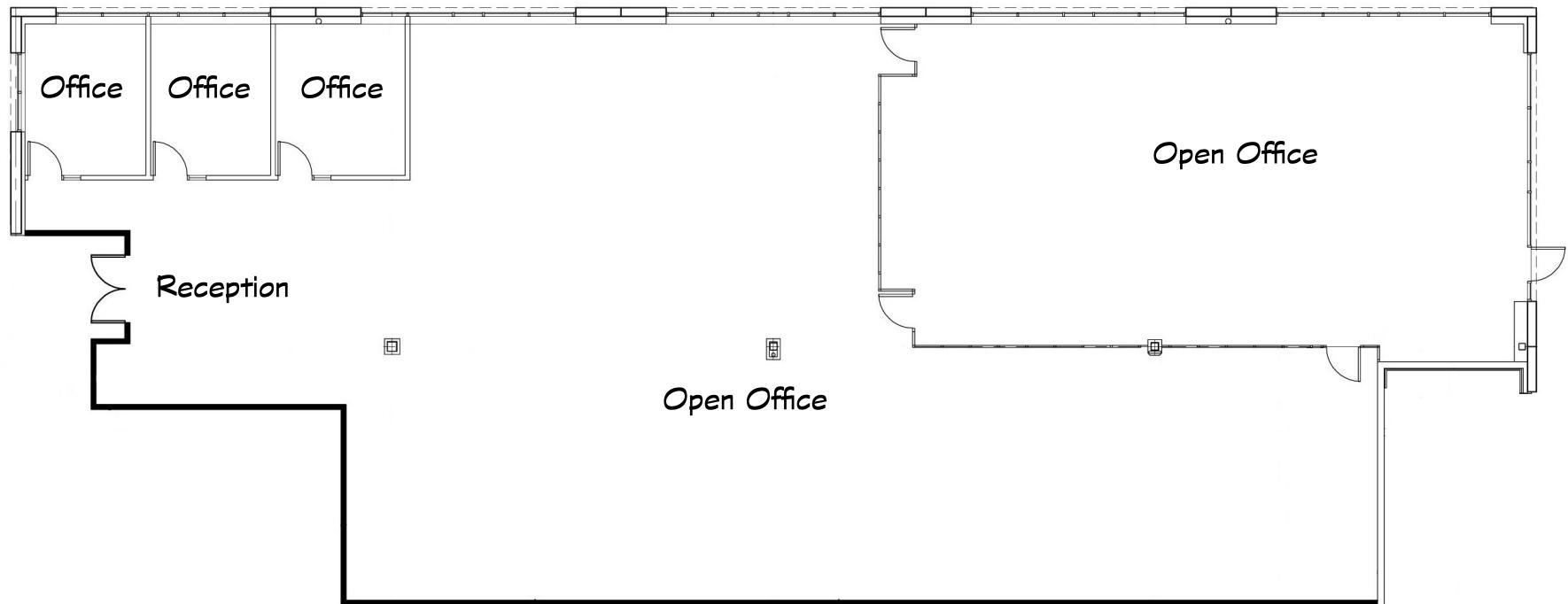
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Suite 150

±6,730 RSF



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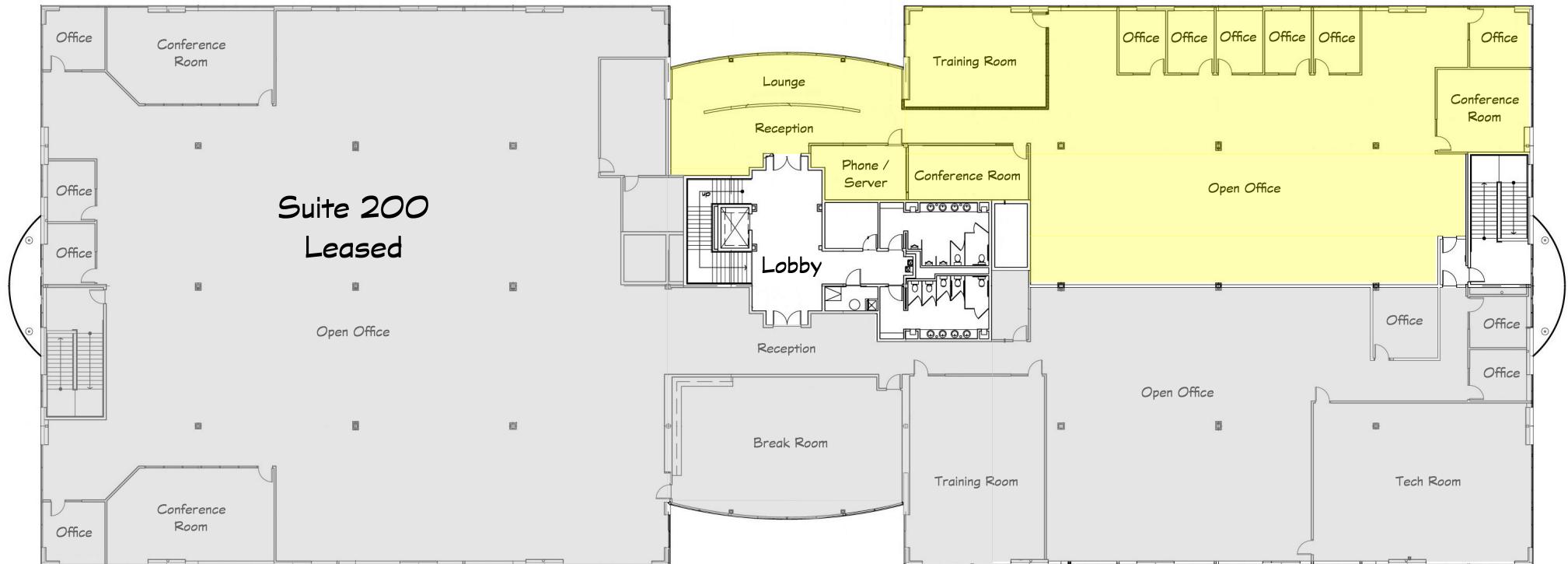
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**Suite 290**

**±9,379 RSF**

**Suite 200**  
**Leased**



**SECOND FLOOR**

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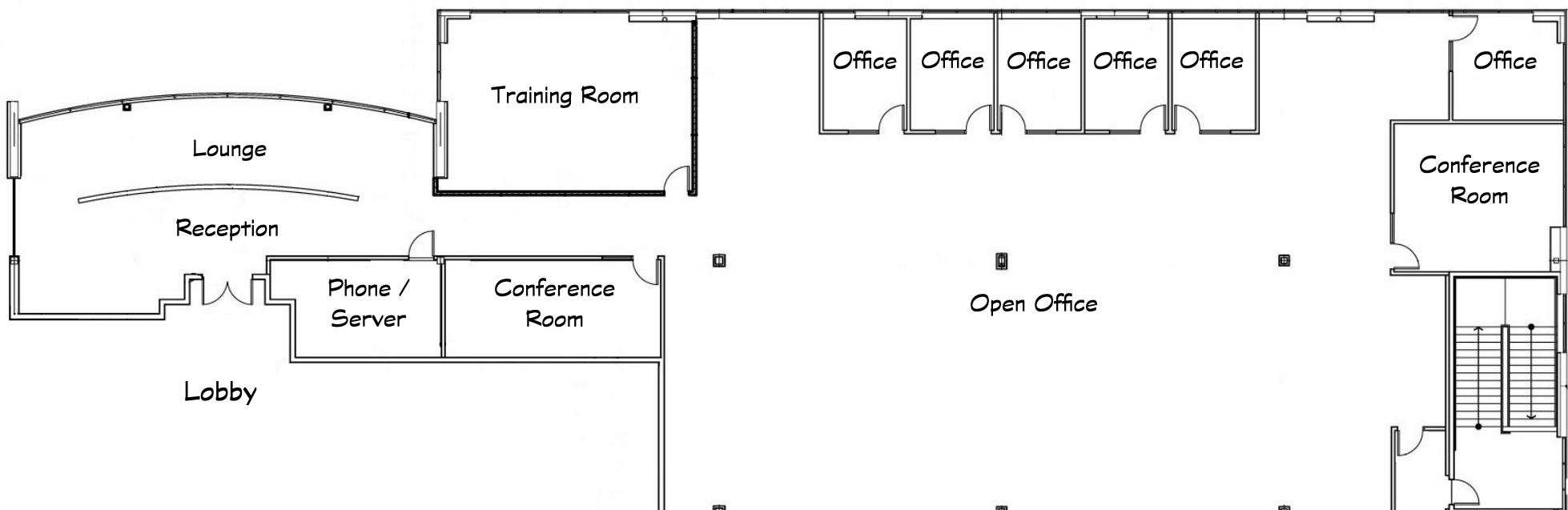
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**Building Photos**



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## Roseville, CA

2995 FOOTHILLS BLVD



Roseville, CA

# 2995 FOOTHILLS BLVD

Landlord: Hofmann Holdings, LP  
Management Company: Century Management Company

## Property Highlights

- Beautiful, two-story, Class "A" office building with a well appointed central lobby
- Easy freeway access to I-80
- 4.5:1000 rentable square feet parking ratio
- Fiber optic service to the building (Consolidated Communications)
- Property management located in the Business Park
- Restaurants, shopping and other retail services nearby
- Minutes from the Westfield Galleria and Fountains shopping center
- Morgan Creek, Diamond Oaks, Sierra View and Woodcreek Golf Courses all within a ten minutes' drive
- Lodging, including Hilton, Hyatt, Marriot and Hampton Inn properties are in the immediate area

## General Building Information

Land Area: ±5.15 net acres (224,125 SF)  
Building Area: ±74,800 SF Gross  
Building Configuration: 2-story, 120' x 320' length with central lobby  
Year Constructed: 2003

## Services & Amenities

Water:	City of Roseville
Electrical:	Roseville Electric
Sewer:	City of Roseville
Gas:	PG&E
Communication:	Consolidated Communications
Parking:	On-site: 4.5/1000 Rentable SF
After Hours:	Secured key-card access to main entry doors

For further information, please contact:

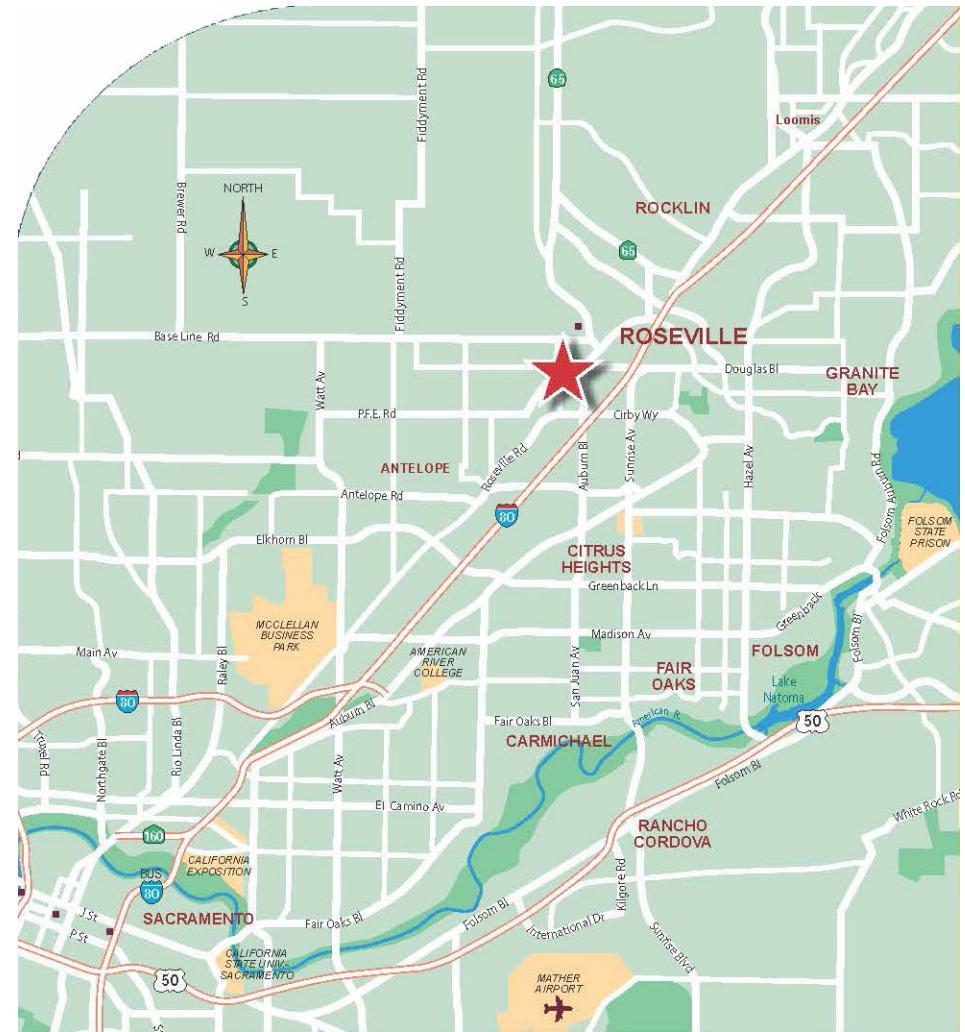
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