

**1406 Blue Oaks Blvd.  
Roseville, CA 95747  
Class A Office Suite**

**FOR LEASE  
3,500 SF  
\$1.95/SF Full Service**



**3,500 Square Foot Suite-Commercial Office Space for Lease  
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  
eXp Commercial Of California, Inc.  
Phone: 916.390.1274  
Email: [Tony@TonyWoodCommercial.com](mailto:Tony@TonyWoodCommercial.com)  
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1406 Blue Oaks Blvd.  
ROSEVILLE, CA 95747**



**Property Highlights:**

**3,500 square feet of well-designed space, perfect for corporate or medical use.  
Zoning and ample parking to accommodate medical practices or professional offices.**

**8 private offices and an open area with space for up to 10 additional workstations. A large conference room for team collaboration or client meetings.**

**A spacious breakroom with a full kitchen for employee comfort and convenience. Floor-to-ceiling windows throughout, providing abundant natural light and a welcoming atmosphere.**

**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.**

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