



# Class A Suburban Office Space

1101 CREEKSIDE RIDGE DR, ROSEVILLE, CA

## FOR LEASE



**±20K** TOTAL AVAIL. SQUARE FEET



PLENTIFUL PARKING

HWY-65 & I-80

EASILY ACCESSED

**Kidder Mathews**

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ROSEVILLE, CA



## Features

**AVAILABLE** ±20,024 SF

**FRONTAGE** Creekside Ridge and Greenbelt

**AMENITIES** Hotels, restaurants, and retail services within walking distance. This area is considered the prime location for the best shopping and dining options in the region.

**PARKING** 4.5/1,000 SF

**FREEWAY** Easy access to I-80 and Highway 65

## Availabilities

**SECOND** Floor: Suite 270 ±10,000 SF

**SECOND** Floor: Suite 290 ±4,465 SF

SUITES 270 AVAILABLE FOR SUBLEASE OR POTENTIAL DIRECT LEASE

**JON R. WALKER, SVP**

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## Second Floor



**SECOND FLOOR BUILDING SPACE**

Suite	SF	Features	Availability	Notes
270	±10,000	9 offices, breakroom and a large conference room	Available Now	For sublease or potential direct lease
290	±4,465	4 offices and a large conference room	Available Now	

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## Sample Remodel Plan



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Ideally located with numerous amenities within walking distance and immediate Hwy-65 and I-80 access

**ACROSS THE STREET** From to 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 Marriot, 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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**OUTDOOR SEATING AREA**



**GREENBELT | ANTELOPE CREEK BIKE PATH**

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**FORTY FIFTH**

ON MONEY'S BEST PLACES TO LIVE LIST, AND ONLY CALIFORNIA CITY RANKED

**ONE**

OF THE LEAST EXPENSIVE PLACES TO DO BUSINESS IN CALIFORNIA

**TWENTY FIRST**

SAFEST CITY IN THE NATION

**NUMBER ONE**

CITY IN CALIFORNIA TO RAISE A FAMILY

**NINTH**

BEST PLACE TO RETIRE IN AMERICA

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**km Kidder Mathews**