

1000 Enterprise Way, Roseville, CA



VINEYARD POINTE BUSINESS PARK



TWO-STORY CLASS "A" OFFICE BUILDING

For further information, please contact:

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Century
Management
Company

Roseville, CA

1000 ENTERPRISE WAY

Property Highlights

- Beautiful, two-story, Class “A” office building with a well appointed central lobby
- Open and modern floorplans
- Consolidated Communications (fiber ready) and Comcast to the building
- Easy freeway access to I-80
- 4.5:1000 rentable square feet parking ratio
- Building & Monument signage available
- Property management located in the Business Park
- Restaurants, shopping and other retail services nearby



The information contained herein is for general purposes only and is subject to change without notice. Nothing contained herein is intended to be a binding representation. The owner and broker make no representation as to the accuracy of the information contained herein, or as to the character, occupancy or configuration of the property described herein. It is the responsibility of the reader to independently verify all the information.

Roseville, CA

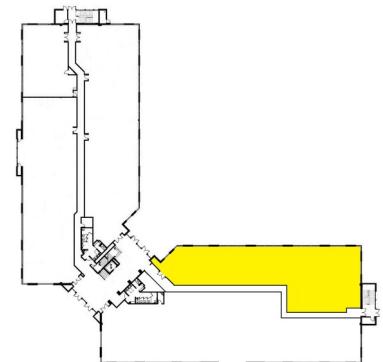
1000 ENTERPRISE WAY

Suite 110 (Divisible)

3 Units Available

7,024 RSF

FIRST FLOOR



LOBBY

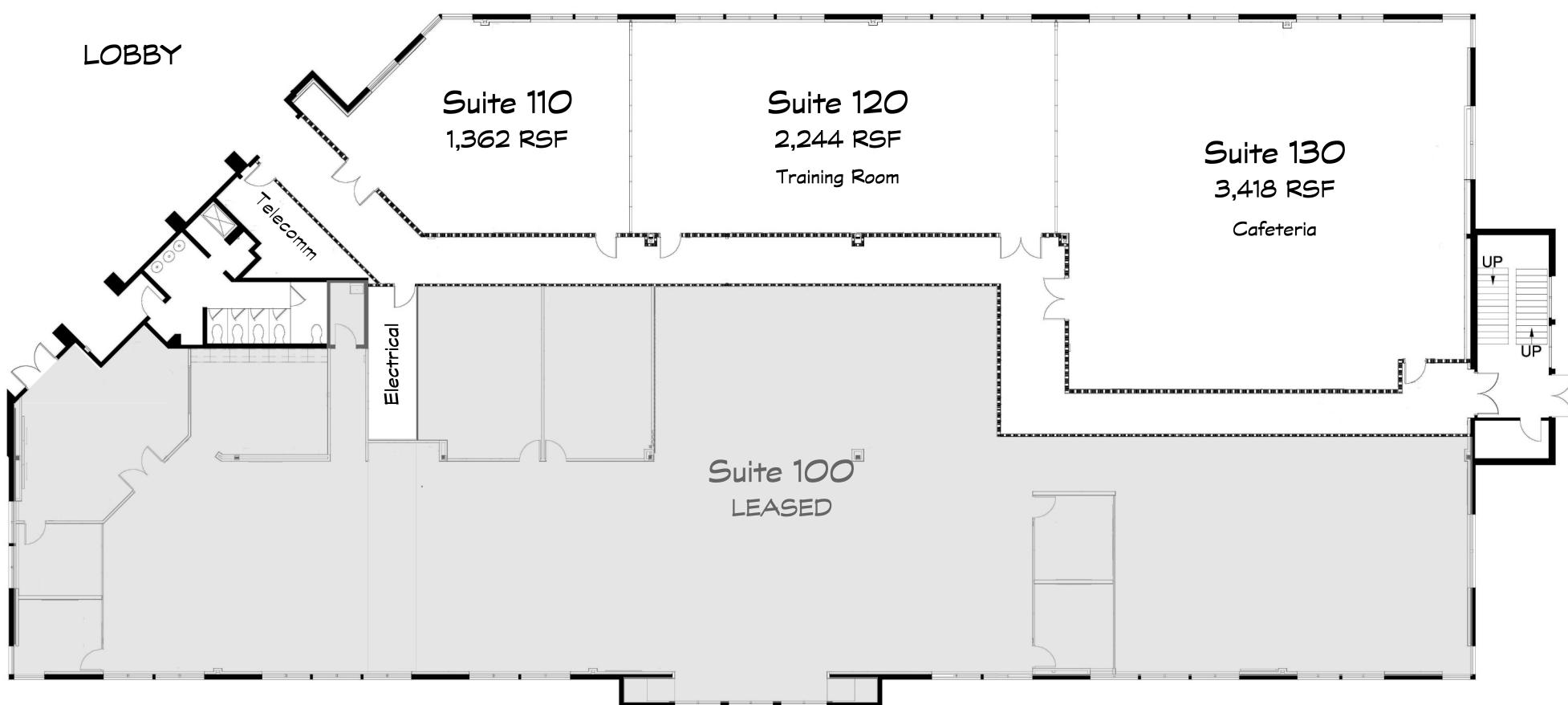
Suite 110
1,362 RSF

Suite 120
2,244 RSF
Training Room

Suite 130
3,418 RSF
Cafeteria

Electrical

Suite 100
LEASED

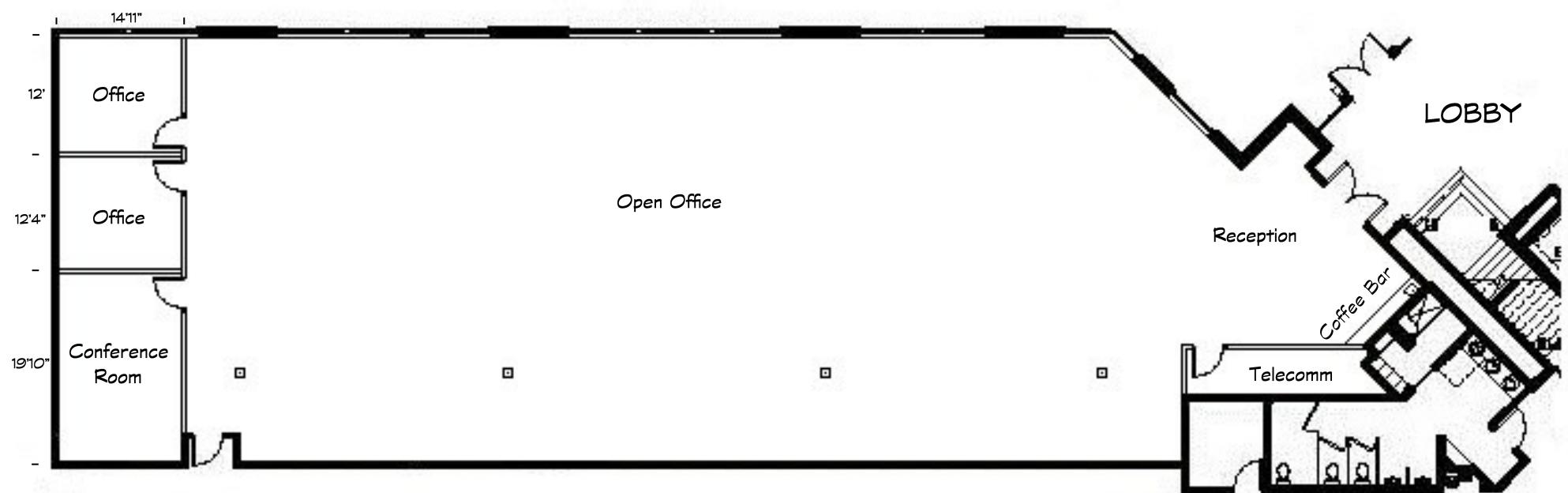
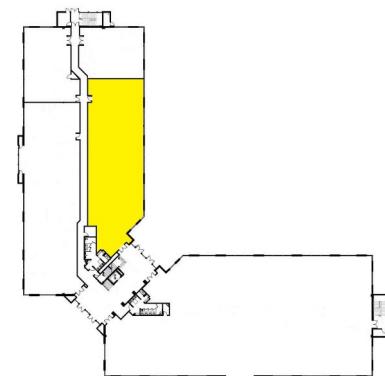


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Suite 150
6,387 RSF

FIRST FLOOR

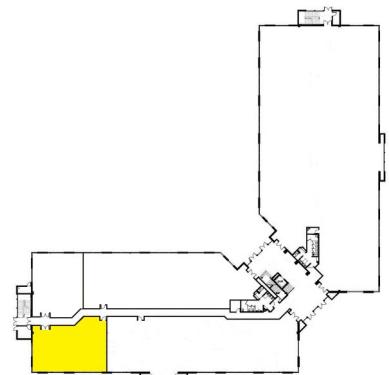
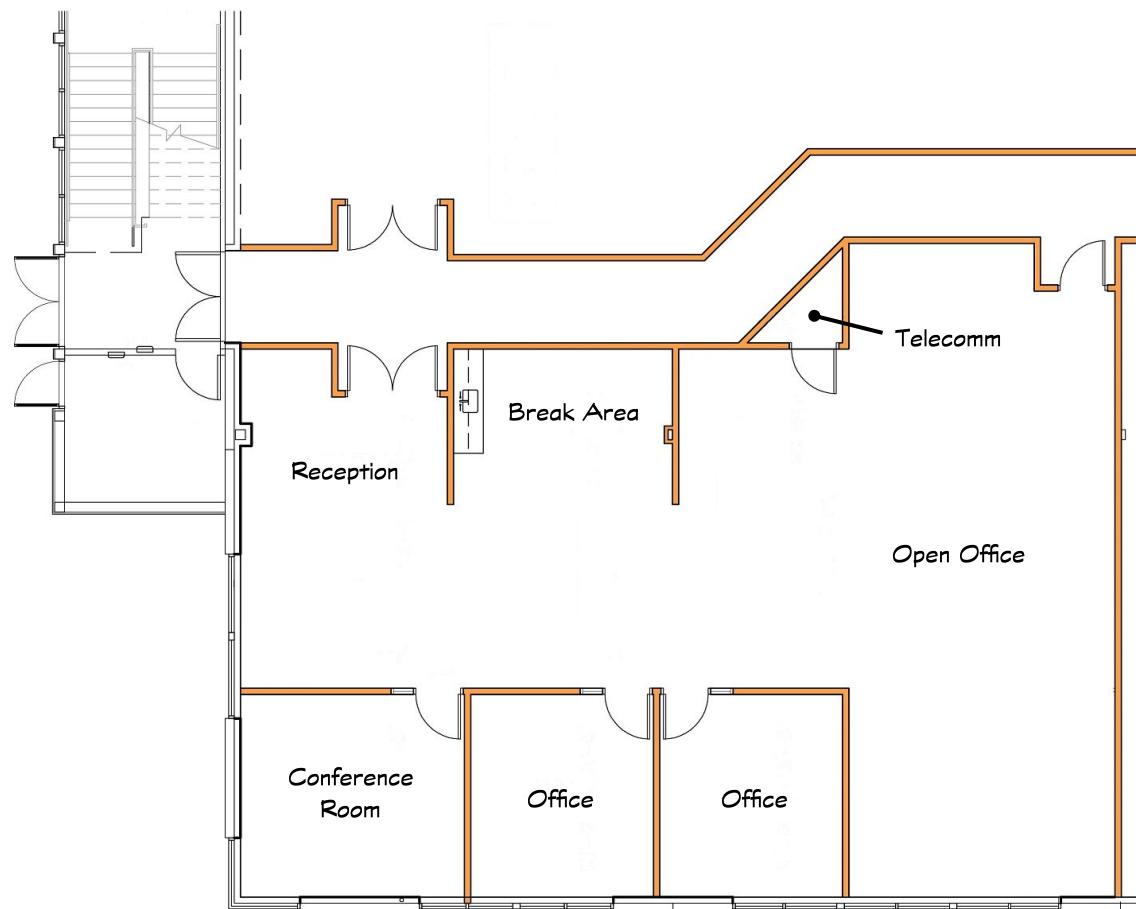


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Suite 170
2,562 RSF

FIRST FLOOR

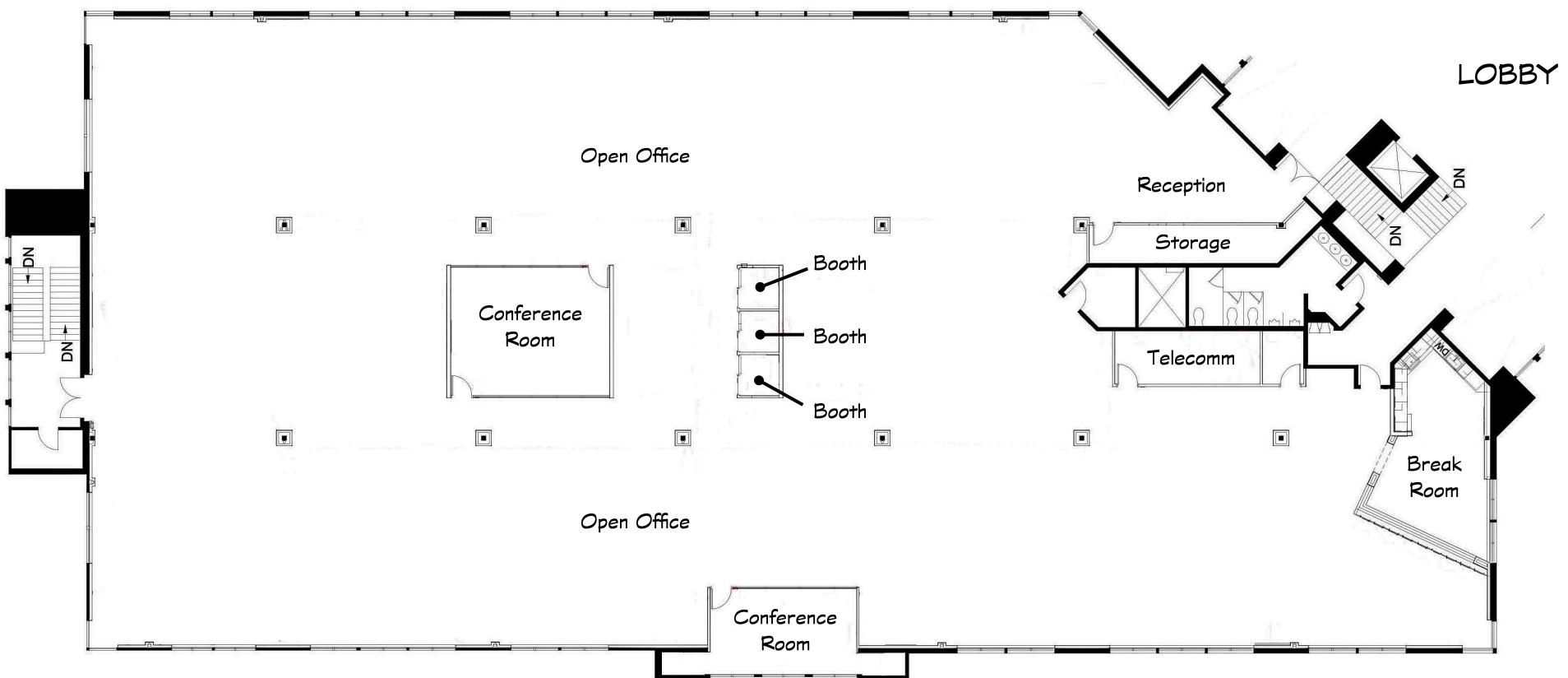
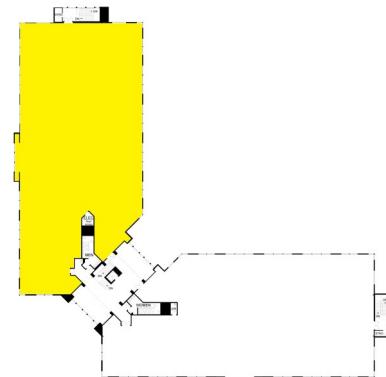


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Suite 210
20,415 RSF

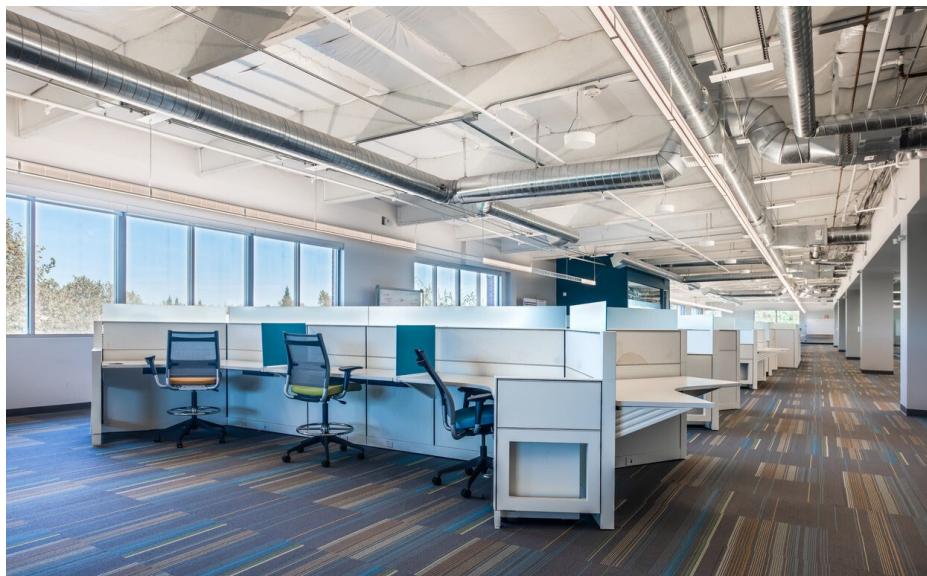
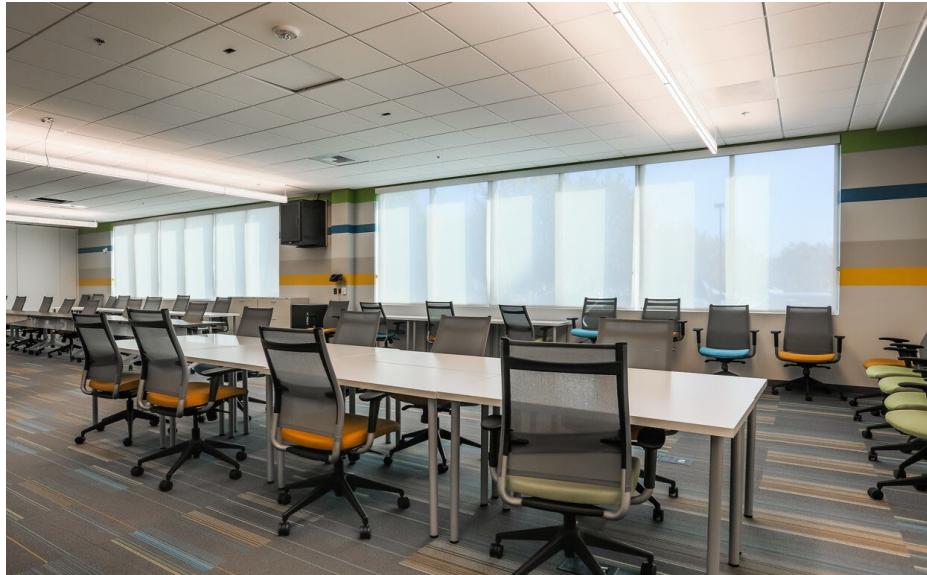
SECOND FLOOR



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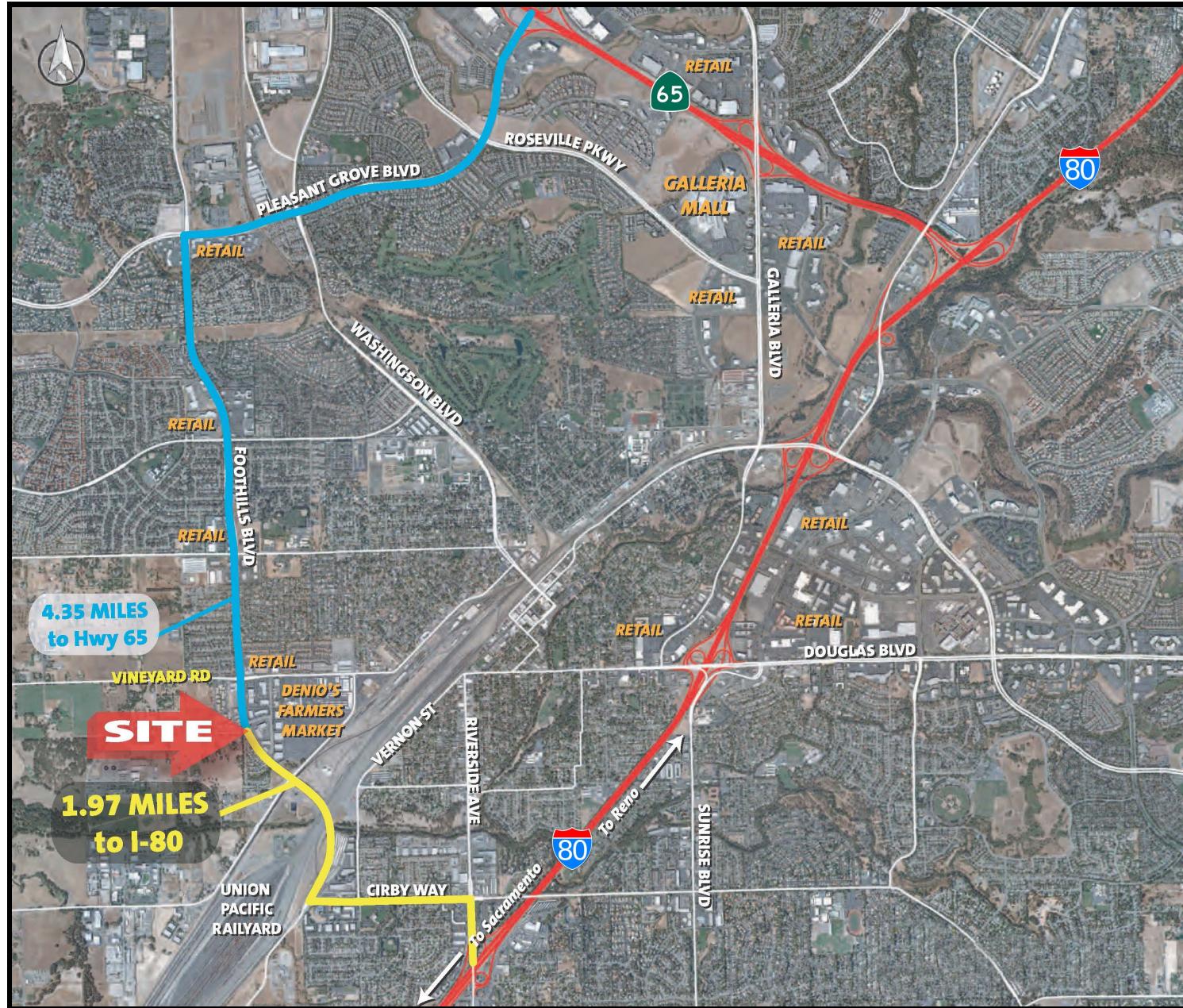
1000 ENTERPRISE WAY

Gallery



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

Construction Information

Construction: Type V-NR
Ground Floor: 6" concrete slab on grade
Second Floor: Concrete fill over metal deck, supported by steel beams and trusses
Exterior Walls: Tilt-up concrete with blue-green, high performance, dual vision glass, and full brick veneer
Interior Walls: Metal stud framed textured and painted sheet rock with sound insulation
Roof: Wood trusses, wood deck, $\frac{1}{2}$ " per foot minimum slope with parapets; 4-ply build-up roof, screened roof top equipment enclosure
Fire Sprinklers: Fully covered, monitored alarm system, smoke alarms
Ceiling: 10' design heights, suspended acoustical system
HVAC: Gas heat/electric cool; roof-mounted multi-stage unit, VAV distribution, computer controlled, and monitored
Roseville Electric: 2000 amp main electrical service 277/480 volt, 3-phase, 7 watts per square foot exclusive of lighting and HVAC
1st Floor Window: 6'6" high, 30" from floor to 10' ceiling
2nd Floor Window: 6'6" high, 30" from floor to 10' ceiling
Floor Load Capacity: 100 pounds per SF (including 20 pounds per SF partition allowance)
Elevator: One hydraulic type located in main lobby

General Building Information

Land Area: ± 4.40 net acres (191,645 SF)
Building Area: $\pm 82,000$ SF Gross
Rentable Area: $\pm 80,296$ SF
Building Configuration: 2-story, 96' x 350' length with central lobby
Year Constructed: 2005

Services & Amenities

Water: City of Roseville
Electrical: Roseville Electric
Sewer: City of Roseville
Gas: PG&E
Communication: Consolidated Communication / Comcast
Parking: On-site: 4/1000 Rentable SF
After Hours: Street parking on Opportunity Drive
Secured key-card access to main entry doors

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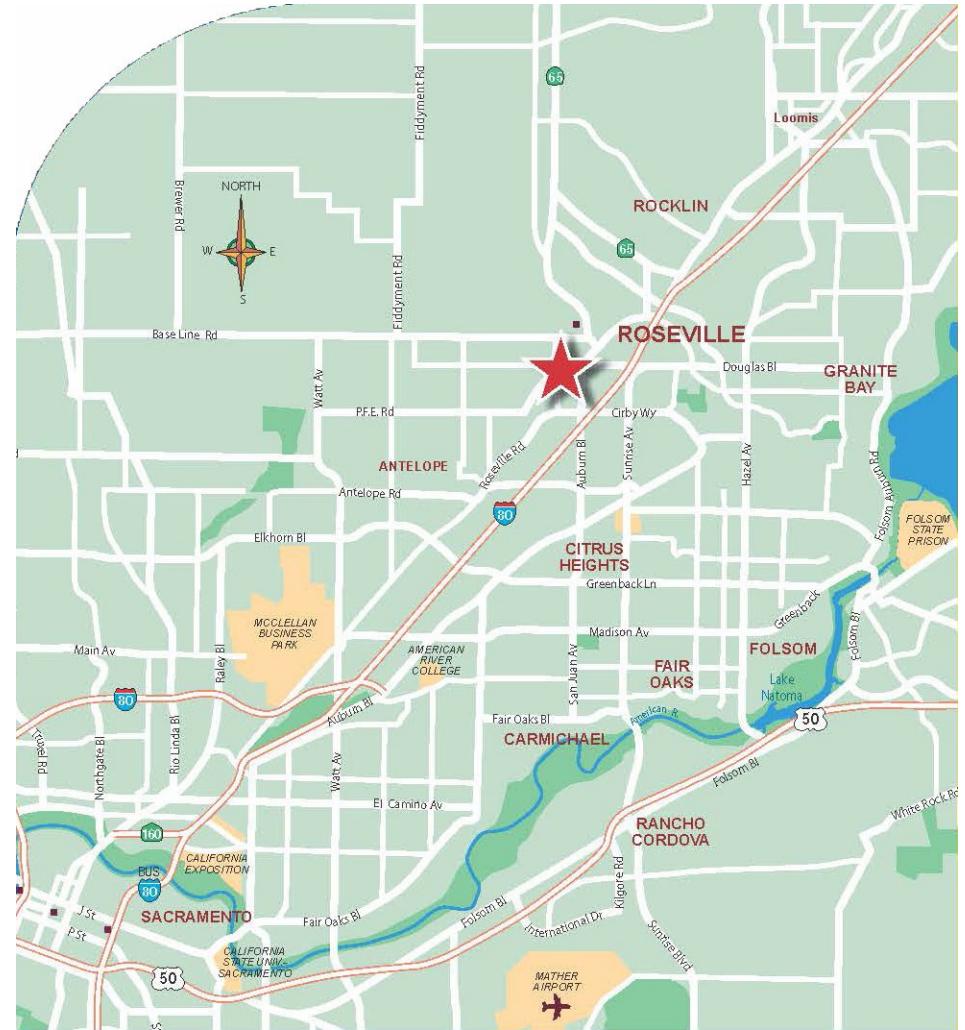
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