

THE
ZEPHYR

FOR LEASE

Multiple office suites available at The Zephyr, located in close proximity to numerous amenities within walking distance, in a sought-after Roseville location

1025 CREEKSIDE RIDGE DR, ROSEVILLE, CA

Exclusively Listed By

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LIC N° 0120466

*High-image office spaces with
divisible floor plans available for
immediate occupancy*

Frontage on Roseville Pkwy

4.5/1,000 parking ratio

Showers in the first floor restrooms

Minimum clear height 16' to 24'

Several hotels, restaurants, and retail services within
walking distance

Current tenants are Mackay & Soms Engineering,
Lennar Homes, TRC Healthcare and Hanover Insurance

AVAILABILITIES

SUITE 115 ±4,200 SF

SUITE 200 ±3,071 SF



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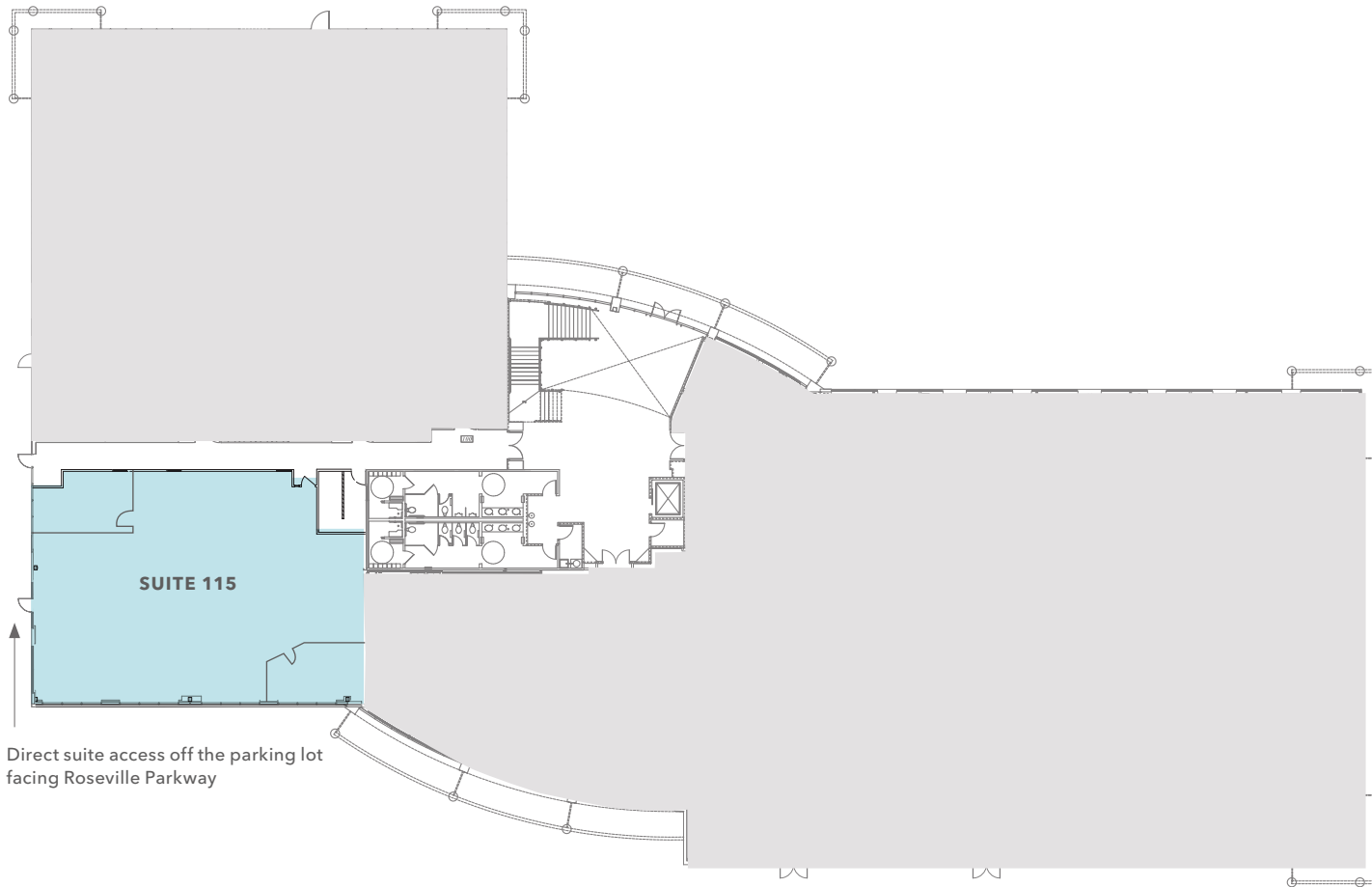
FIRST FLOOR PLAN

±4,200 SF

AVAILABLE

NOW

AVAILABLE



Direct suite access off the parking lot facing Roseville Parkway

FLOOR PLAN NOT TO SCALE

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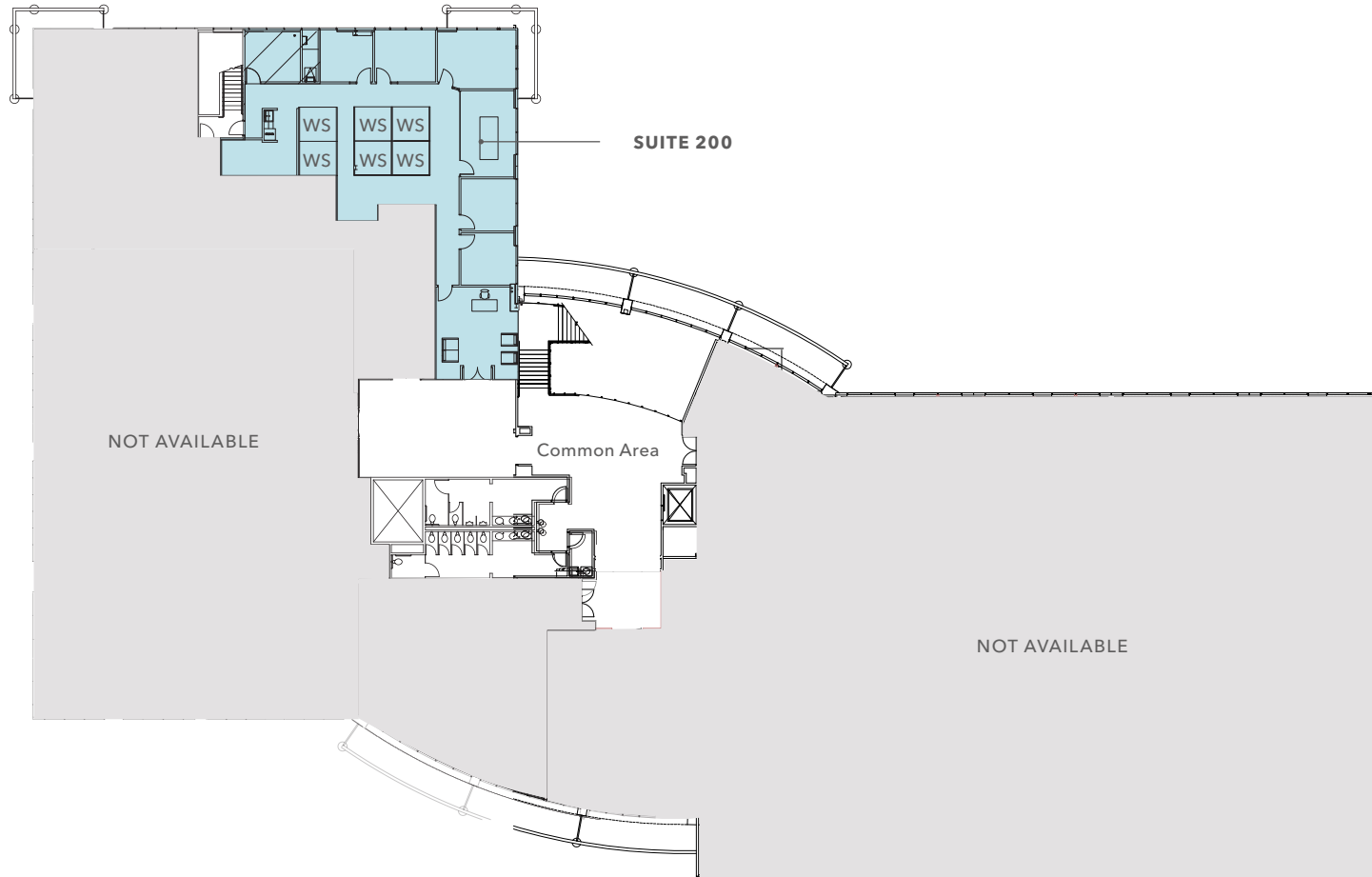
SECOND FLOOR PLAN

±3,071 SF

AVAILABLE

NOW

AVAILABLE



FLOOR PLAN NOT TO SCALE

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HIGHLY- ACCESSIBLE LOCATION

Immediate access to Hwy 65 and I-80

Across the street from 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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*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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