

1000 Enterprise Way, Roseville, CA



VINEYARD POINTE BUSINESS PARK

Former Solar City Complex
Up to ±47,390RSF Available
Open & Modern Floorplans



TWO-STORY CLASS “A” OFFICE BUILDING

For further information, please contact:

Brian English
benglish@centurymgmt.com
916.784.3666
CA License #00839543

Keith Galliano
kgalliano@centurymgmt.com
916.784.3666
CA License #01280708

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

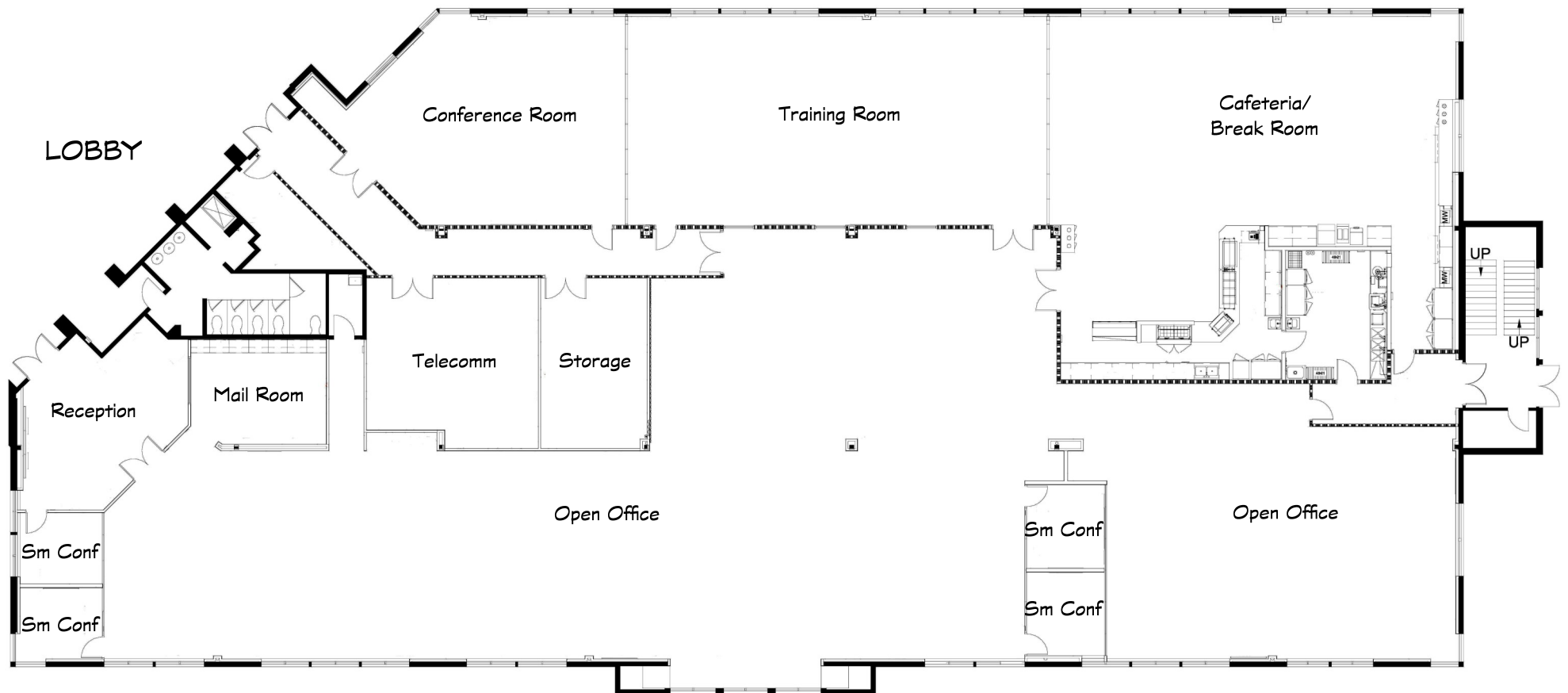
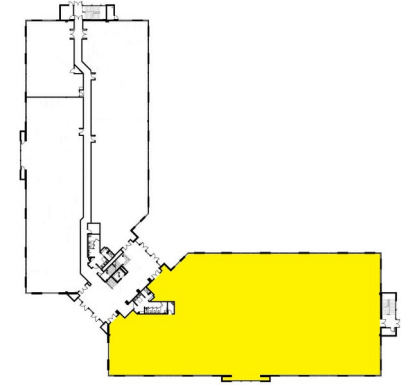


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Suite 100
20,588 RSF

FIRST FLOOR

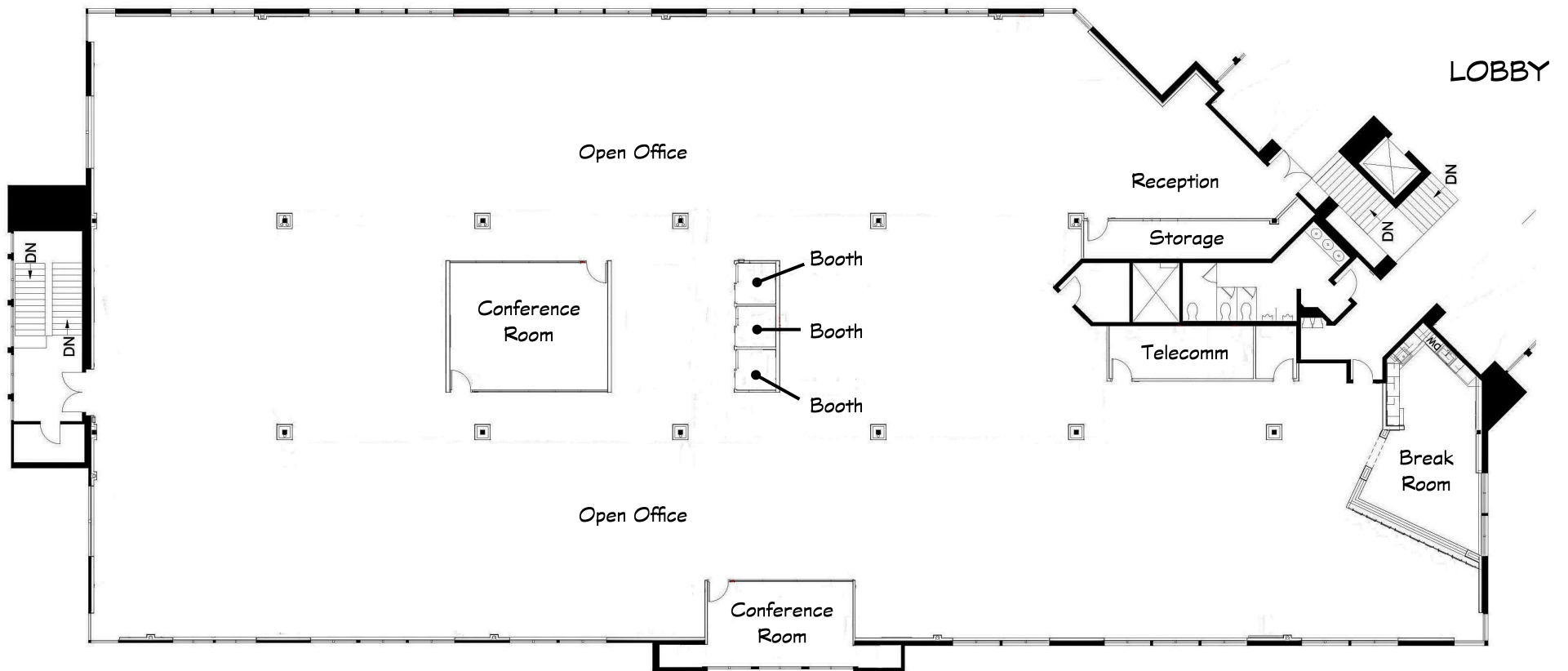
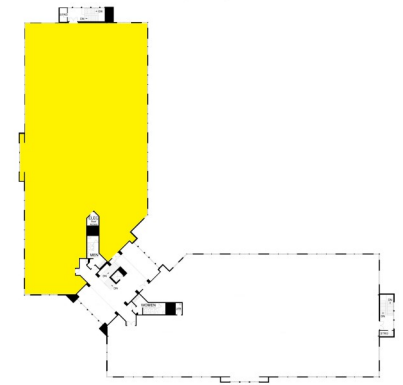


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Suite 210
20,415 RSF

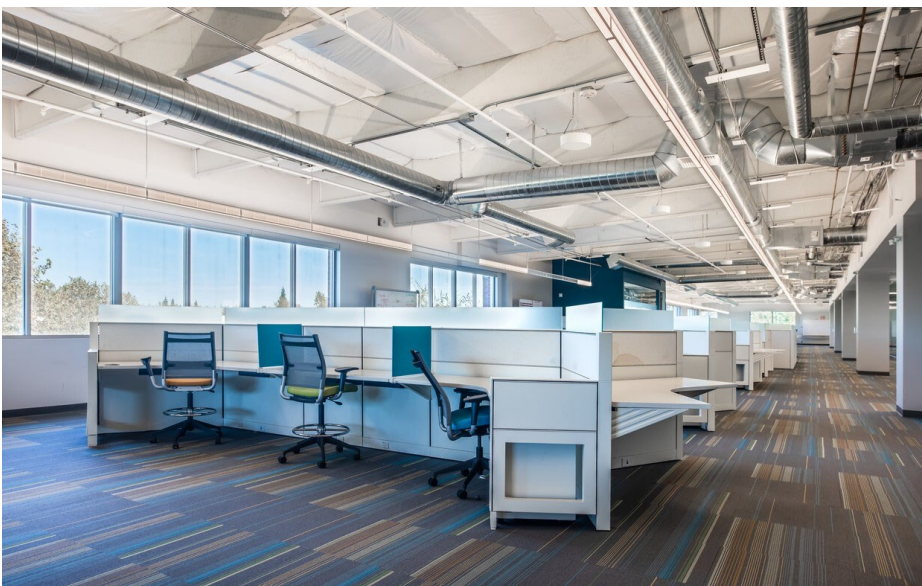
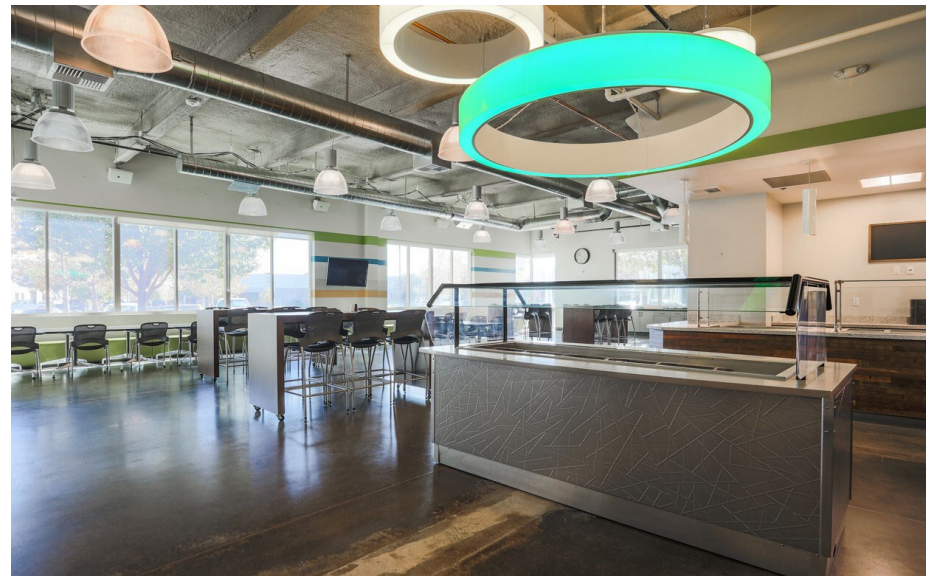
SECOND FLOOR



Roseville, CA

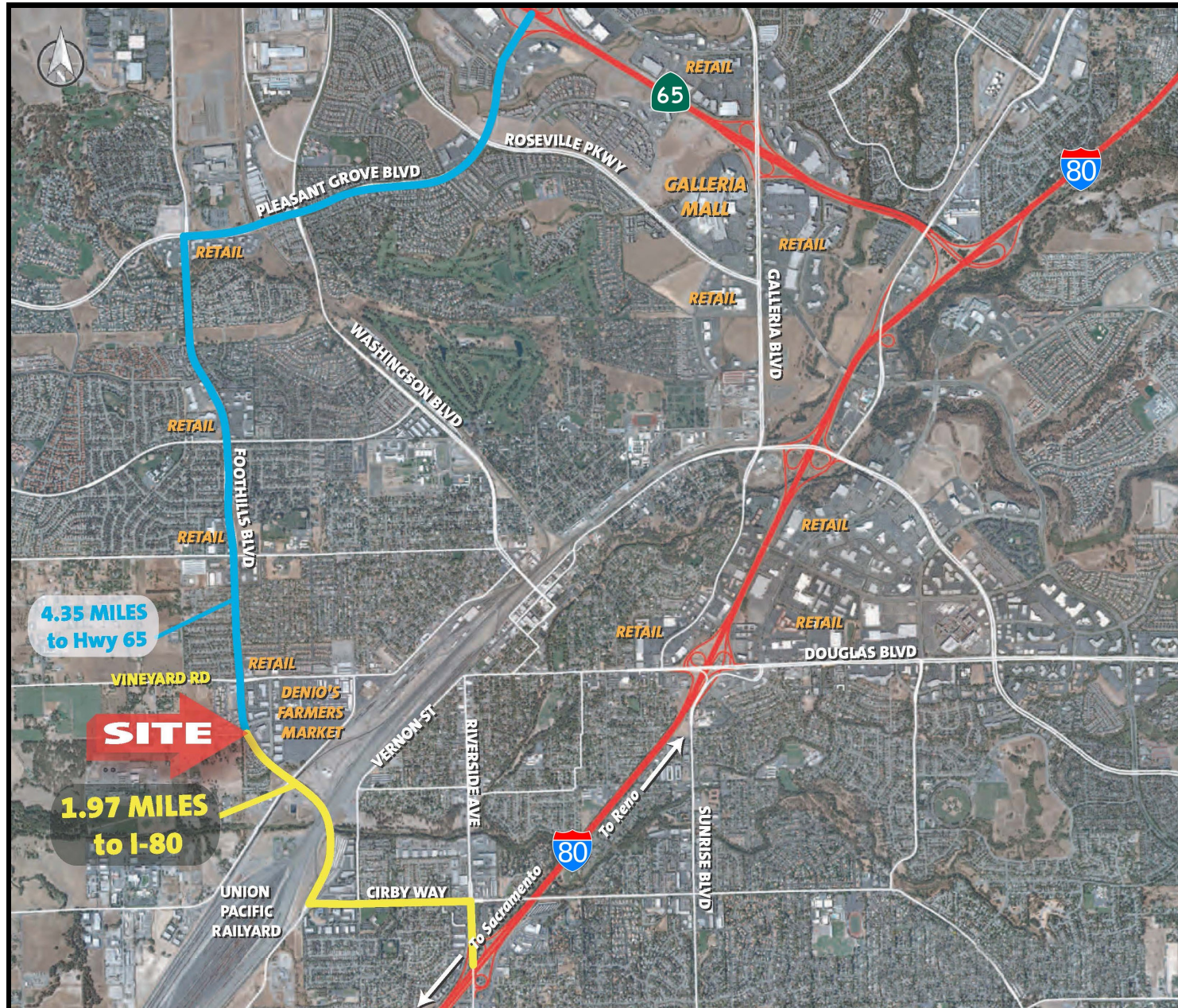
1000 ENTERPRISE WAY

Gallery



Roseville, CA

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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, 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: ±82,000 SF Gross
Rentable Area: ±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
Street parking on Opportunity Drive
After Hours: Secured key-card access to main entry doors

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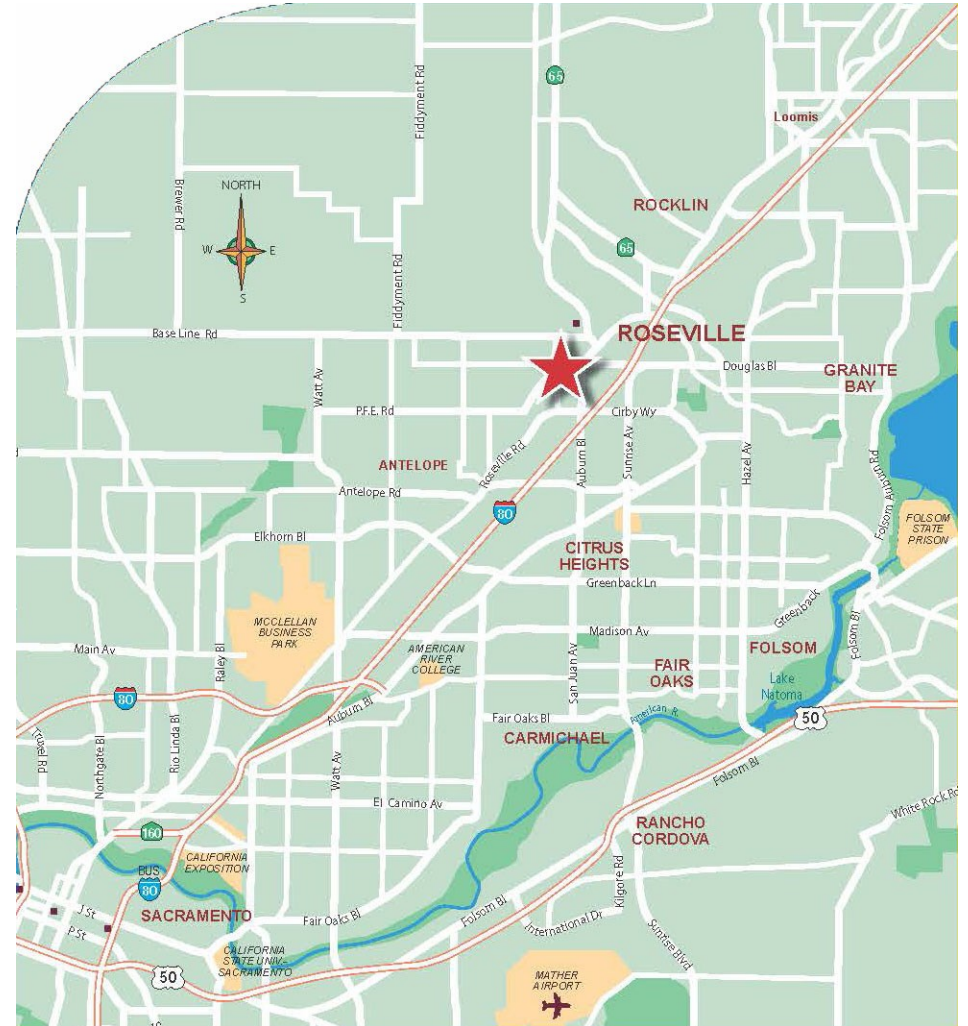
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