



Colliers



Medical Office Suite For Lease

1386 Lead Hill Boulevard | Roseville, CA

Direct Lease With \$75/SF TI Bonus | Sublease Available - 2nd Generation Space

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Property Overview

1386 Lead Hill Boulevard is a $\pm 42,110$ square foot, single-story medical office building located in Roseville, California. The Property sits on 3.40 acres and is located next to one of the busiest thoroughfares in Roseville, Douglas Boulevard. Douglas Boulevard hosts an average daily traffic count of over 50,000 cars per day.

Located in the heart of Roseville's medical community, 1386 Lead Hill Boulevard is strategically situated amongst some of the most prominent healthcare medical groups in the industry. The Property is a mere 0.8 miles from the Kaiser Roseville Hospital, a 49-acre campus encompassing 1 million square feet of medical facilities with a total of 340 hospital beds. Kaiser continues to expand their Roseville presence with their newest $\pm 210,000$ medical office project on Riverside Avenue and Cirby Way. Sutter Health also occupies a large portion of the Roseville medical market with a $\pm 810,000$ square foot hospital and medical center campus. The Sutter campus is located on ± 57 acres and houses 328 hospital beds. Dignity Health also has a presence in the market, including a new women's imaging center located 1.4 miles from the subject property.



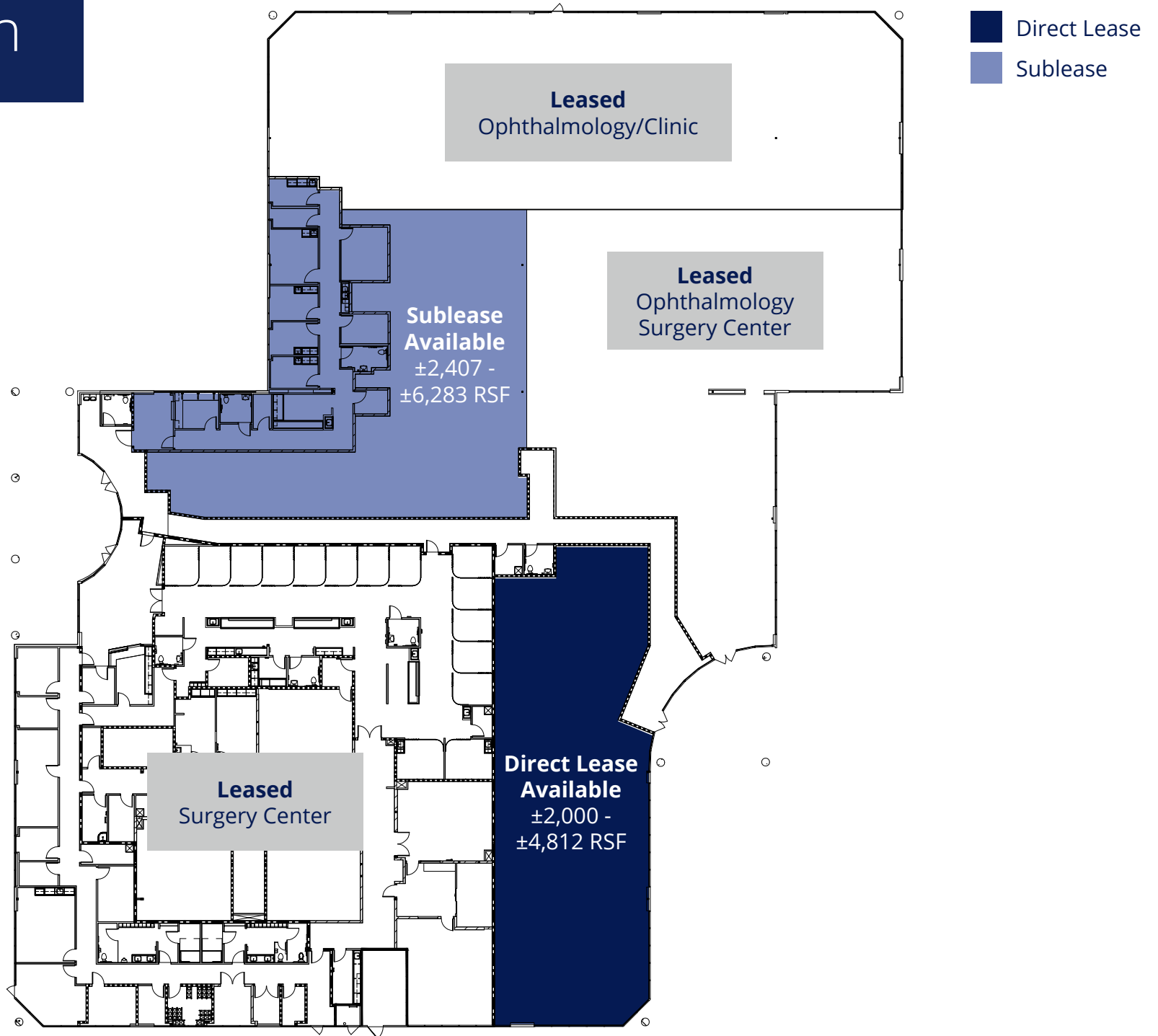
Highlights

- Direct Lease: $\pm 2,000$ - $\pm 4,812$ SF available
 - > \$75/SF TI allowance available
- Sublease: 2nd Gen $\pm 2,407$ up to $\pm 6,283$ SF
- Available through 7/31/2038
 - > TI allowance available
- Located near Roseville's Kaiser Permanente and Sutter Health hospitals
- Several surrounding amenities including restaurants, shops and hotels
- Close proximity to Interstate 80 with easy access to Douglas Boulevard and Granite Bay

Rental Rate

Call Broker

Floor Plan





Accelerating success.

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