

ROSEVILLE OFFICE SPACE FOR LEASE

800 Sunrise Avenue, Roseville, CA 95661

Zoned - CC

Available:

Suite A: 1,060 RSF

Large Open Area and 1 private Office

Suite F: 1,089 RSF

Reception, Open Area and 5 Private Offices

Facing Sunrise Avenue

Over 35,000 Cars Per Day

Immediate Occupancy

Building & Monument Signage

Restaurants & Shopping within walking distance



PRICE:

\$1.10psf - Modified Gross

For More Information Please Contact:

LuAnn Henderson

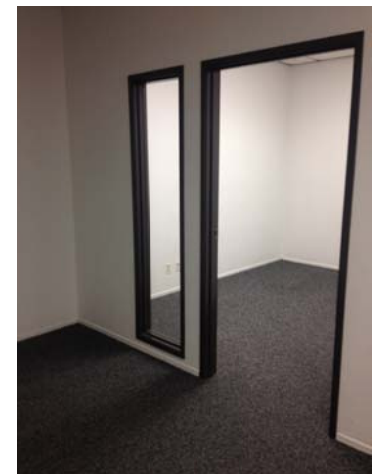
(916) 929-2000 ext 224 / (916) 798-8559

lhenderson@thevollmancompany.com

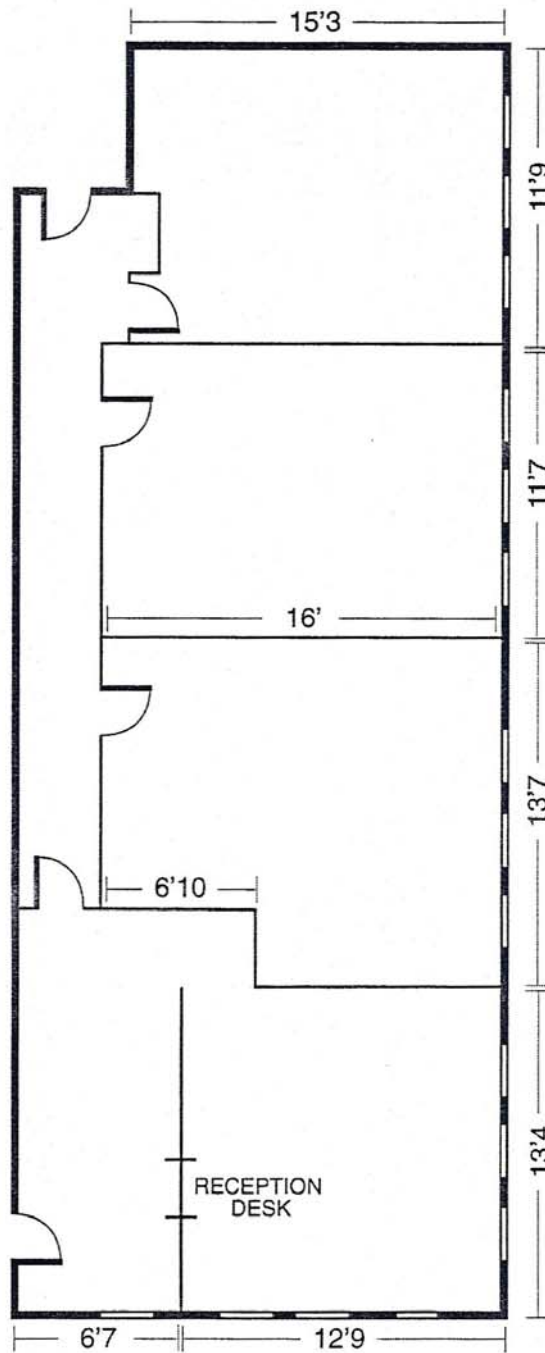


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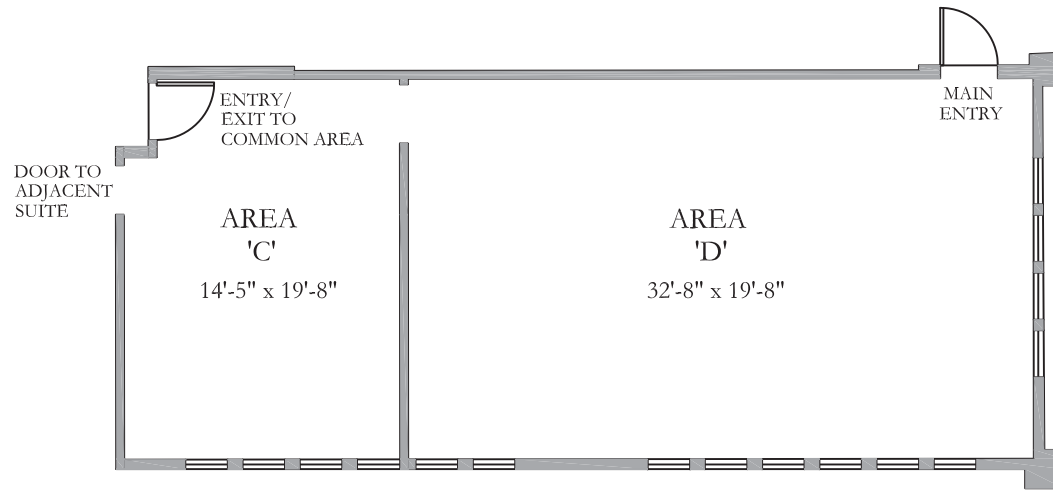
THE VOLLMAN COMPANY, INC.
COMMERCIAL REAL ESTATE BROKERAGE
1900 POINT WEST WAY, SUITE 161
SACRAMENTO, CA 95815-4706
916/929-2000 FAX 916/929-7857
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THE ABOVE INFORMATION, WHILE NOT GUARANTEED, HAS BEEN SECURED FROM SOURCES WE BELIEVE TO BE RELIABLE



800 Sunrise Avenue, Suite C, Roseville, CA
1,029 Square Feet Available

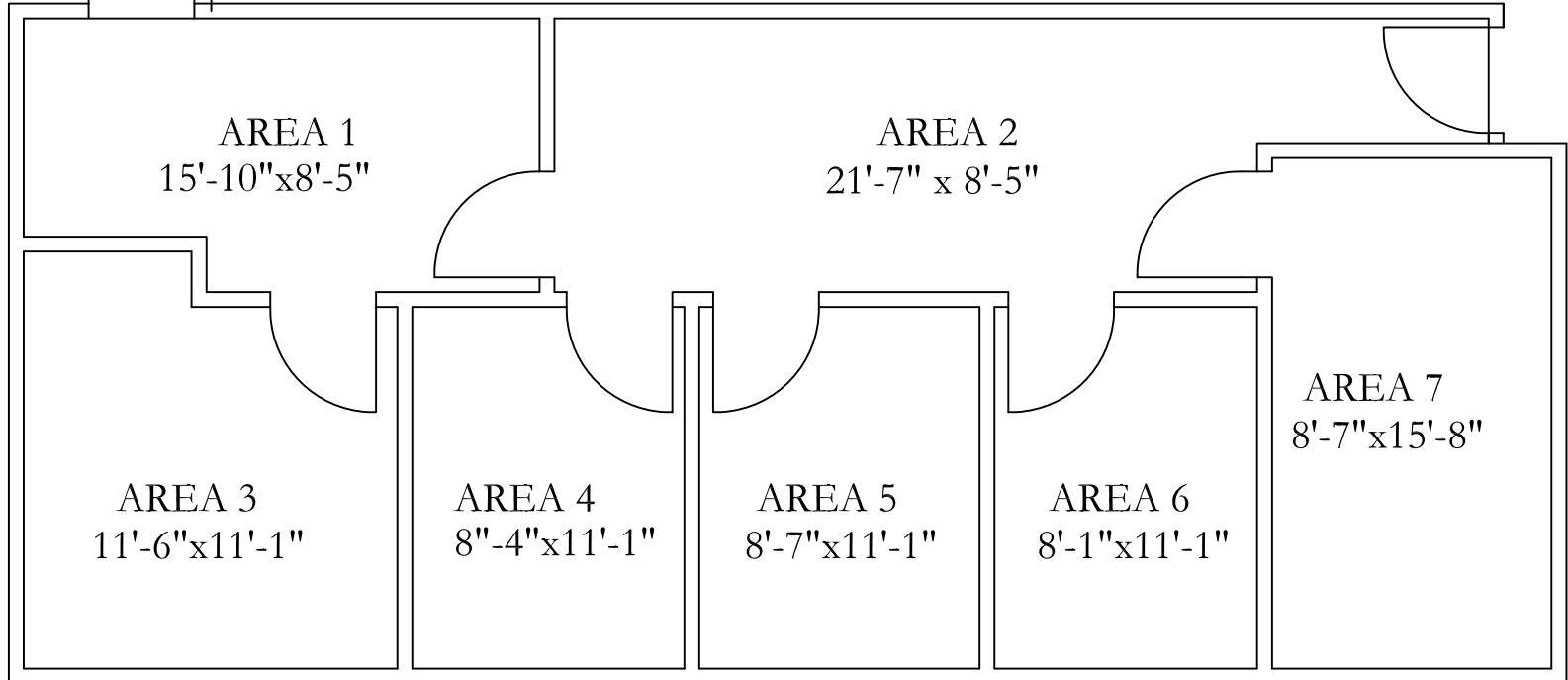


LEGEND

- DOOR 
- WALL 
- WINDOW 

TOTAL RENTABLE AREA FOR SUITE 'A' IS 964 SQUARE FEET
 ALL DIMENSIONS GIVEN ARE SHOWN TO THE NEAREST INCH
 RENTABLE AREA HAS BEEN CALCULATED USING CURRENT BOMA INTERNATIONAL STANDARDS

ENTRY/
EXIT



AREA 1
15'-10"x8'-5"

AREA 2
21'-7" x 8'-5"

AREA 3
11'-6"x11'-1"

AREA 4
8'-4"x11'-1"

AREA 5
8'-7"x11'-1"

AREA 6
8'-1"x11'-1"

AREA 7
8'-7"x15'-8"

ENTRY/EXIT
TO COMMON AREA

800 SUNRISE AVENUE, SUITE F

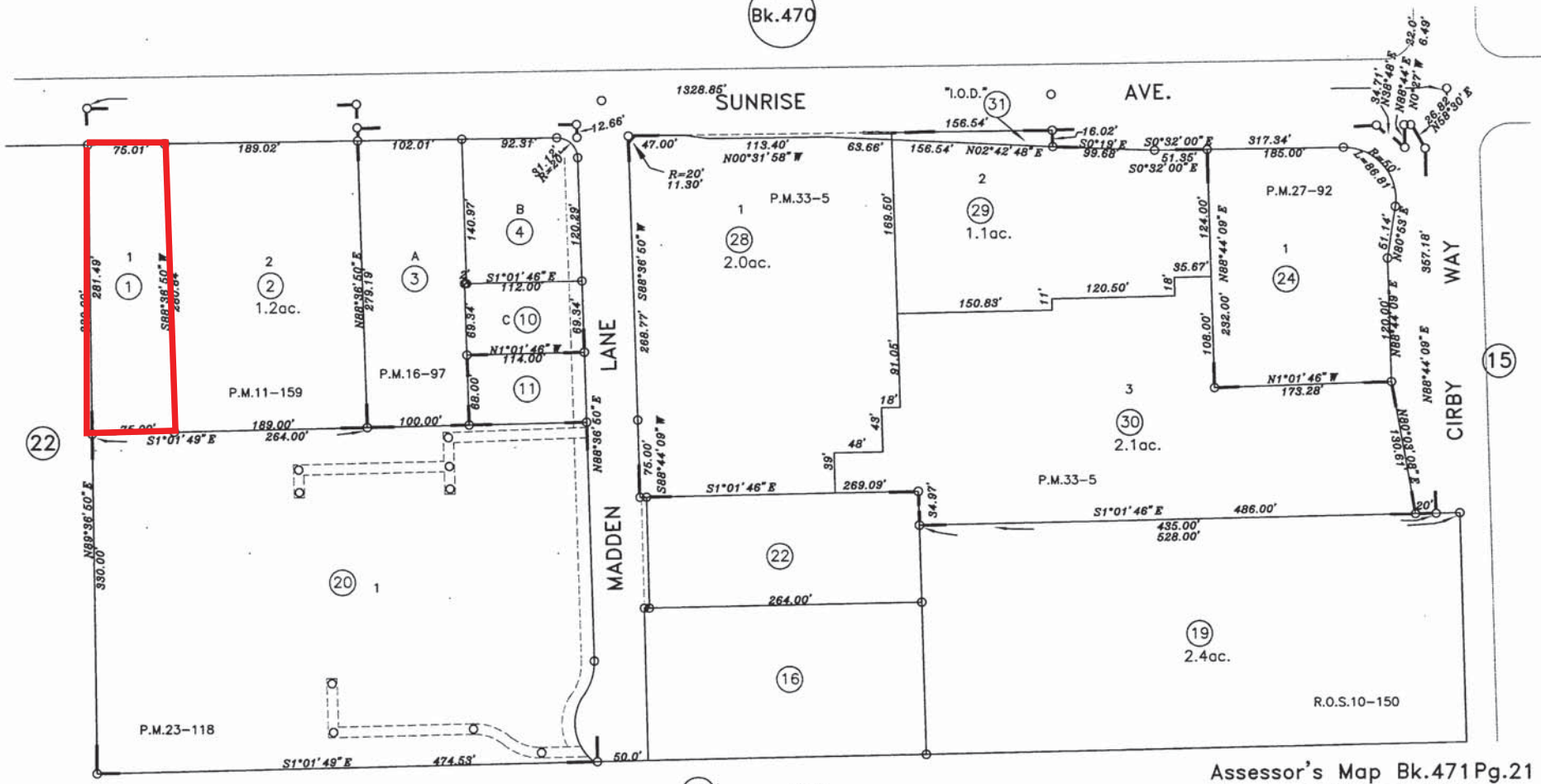
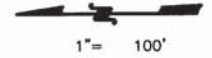
POR. S.W.1/4 SEC.12, T.10N., R.6E., M.D.B.&M.

471-21

Parcel M.O.R. Bk.11, Pg.159
 Parcel M.O.R. Bk.16, Pg.97
 Parcel M.O.R. Bk.23, Pg.118
 Parcel M.O.R. Bk.33, Pg.5, P.M. 01-03

Survey M.O.R. Bk.10, Pg.150
 Parcel M.O.R. Bk.27, Pg.92
 Survey M.O.R. Bk.14, Pg.77, No.1159

Bk.470



Assessor's Map Bk.471Pg.21
 County of Placer, Calif.

10-10-2006
 06-25-2002
 05-17-2002 JAC
 Page Redrawn Electronically

NOTE
 All distances on curved lines are chord measurements.

NOTE
 This map was prepared for assessment purposes only, and is not intended to illustrate legal building sites or establish precedence over local ordinances. Official information concerning size or use of any parcel should be obtained from recorded documents and local governing agencies.

NOTE
 Assessor's Block Numbers Shown in Ellipses.
 Assessor's Parcel Numbers Shown in Circles.