



**FOR SALE/
LEASE**

1382 Blue Oaks Blvd.

ROSEVILLE, CA



Opportunity to customize a build out of your own!
\$40/SF Tenant Improvement allowance offered

FULLY IMPROVED suites available

LEASE RATE \$1.75-\$1.95/SF, MG

IMMEDIATE ACCESS to Highway 65
via Blue Oaks Boulevard

MONUMENT and building signage
available

PURCHASE PRICES

Unit 110 - \$769,580 (\$230/SF)

Unit 113 - \$554,040 (\$190/SF)

Unit 210 - \$657,570 (\$230/SF)

AVAILABLE UNITS

Unit 110 - 3,346 SF

Unit 113 - 2,916 SF

Unit 210 - 2,859 SF

CLASS A BUILDING

office complex with
condominiums

2007 YEAR BUILT

located in the Roseville/
Rocklin submarket

1 BLOCK AMENITIES

to restaurants, hotels, ad
shopping centers

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**Kidder
Mathews**

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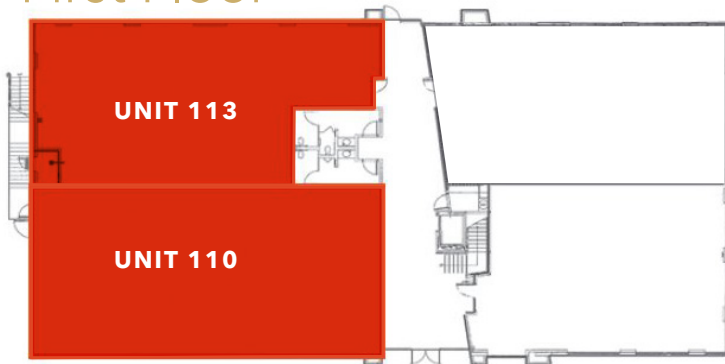
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First Floor



Second Floor



BUILDING AVAILABLE SPACE

Unit	RSF	Purchase Price	Rental Rate	Comments
110	3,346 SF	\$769,580 (\$230/SF)	\$1.95/SF, MG	Move in ready unit with immaculate TI's throughout including reception/waiting room, 7 private offices, open space for cubicles, and large kitchen/break area
113	2,916 SF	\$554,040 (\$190/SF)	\$1.75/SF, MG	Warm shell - \$40/SF TI allowance for leases
210	2,859 SF	\$657,570 (\$230/SF)	\$1.95/SF, MG	Condo unit contains two (2) spaces. Half of unit is lease through March 2025 to a Fortune 100 company, and the other half can be purchased as an owner/user occupying ±1,450 SF only and collecting rent from the other half. Only ±1,450 SF is available for lease. Two (2) private offices, conference room, open area for 3-4 cubes, reception, and kitchen/breakroom.

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