



Class A Office Space with Building Top Signage

1101 CREEKSIDE RIDGE DR, ROSEVILLE, CA

FOR LEASE



CLASS A OFFICE SPACE

±43K

TOTAL AVAIL. SQUARE FEET



PLENTIFUL PARKING

HWY-65 & I-80

EASILY ACCESSED



OPEN, CREATIVE BUILD-OUTS

Kidder Mathews

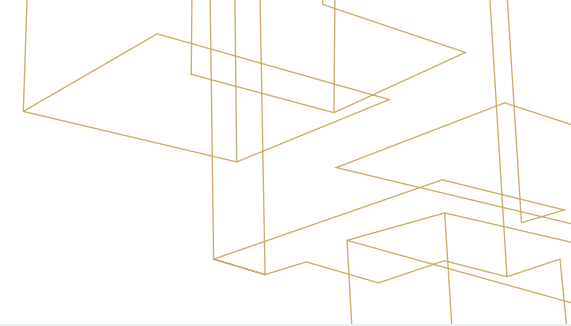
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ROSEVILLE, CA



Features

AVAILABLE ±4,275 - 43,506 SF

RENTAL RATE \$1.95/SF, Full Service Gross

FRONTAGE Creekside Ridge and Greenbelt

SIGNAGE Building top signage available

AMENITIES Hotels, restaurants, and retail services within walking distance. This area is considered the prime location for the best shopping and dining options in the region

PARKING 4.5/1,000 SF

FREEWAY Easy access to I-80 and Highway 65

Availabilities

FIRST FLOOR	SECOND FLOOR
±22,000 SF	±21,506 SF

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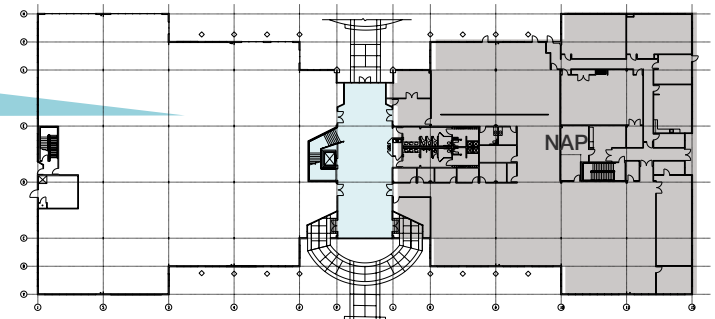
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First Floor | Current Build Out



±22,000 SF CONTIGUOUS SPACE,
1ST FLOOR DIVISIBLE TO ±5,000 SF



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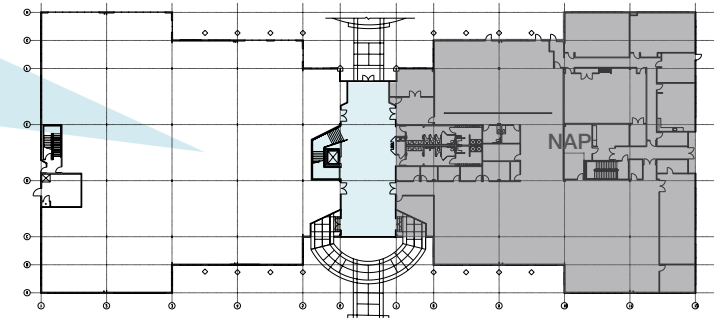
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Second Floor | Full Floor Remodel Option



SECOND FLOOR ±21,506 SF



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Ideally located with numerous amenities within walking distance and immediate Hwy-65 and I-80 access

1/2 MILE to 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

CORPORATE NEIGHBORS Allstate Insurance, Psomas Engineering, York Insurance, & Microsemi

BACKS UP TO GREENBELT with access to the Antelope Creek Bike Path and Miners Ravine Trail in Roseville

FOOD OPTIONS WITHIN 400 YARDS Arigato Sushi, Blast 825 Pizza, Buca Di Beppo, Buffalo Wild Wings, Chipotle, Menchie's, Mimi's Café, Nothing Bunt Cakes, Olive Garden, Red Robin, BJ's Brewhosue, Umai Savory Hot Dogs, Starbucks, Jamba Juice, On the Border, PF Changs, & Smash Burger

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GREENBELT | ANTELOPE CREEK BIKE PATH



OUTDOOR SEATING AREA



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City of Roseville Accolades

"Lying about 20 miles northeast of Sacramento is Roseville, our pick for the best city to raise a family in California. Roseville offers young families a good education system combined with a strong local economy. Roseville ranks fourth in the number of high school graduates taking college preparatory courses and 93% of high school students graduate. The city also scores in the top 25 for both its unemployment rate and its poverty rate. Plus, Roseville is one of the leading cities where millennials are buying homes." source: www.smartasset.com



Home to the 5th Largest Shopping Mall in California



10th Best Place in America for Families

ECONOMICS IN ROSEVILLE

MEDIAN HOME PRICE	\$452,106
HOMES OWNED	35.8%
HOMES RENTED	64.2%
MEDIAN RENT	\$2,150 (3 Bed 2 Bath)



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