

2995 Foothills Blvd, Roseville, CA



# VINEYARD POINTE BUSINESS PARK

West Roseville

±32,595 RSF Available  
Move-In Ready  
Open 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

2995 FOOTHILLS BLVD

FOR LEASE



FIRST FLOOR

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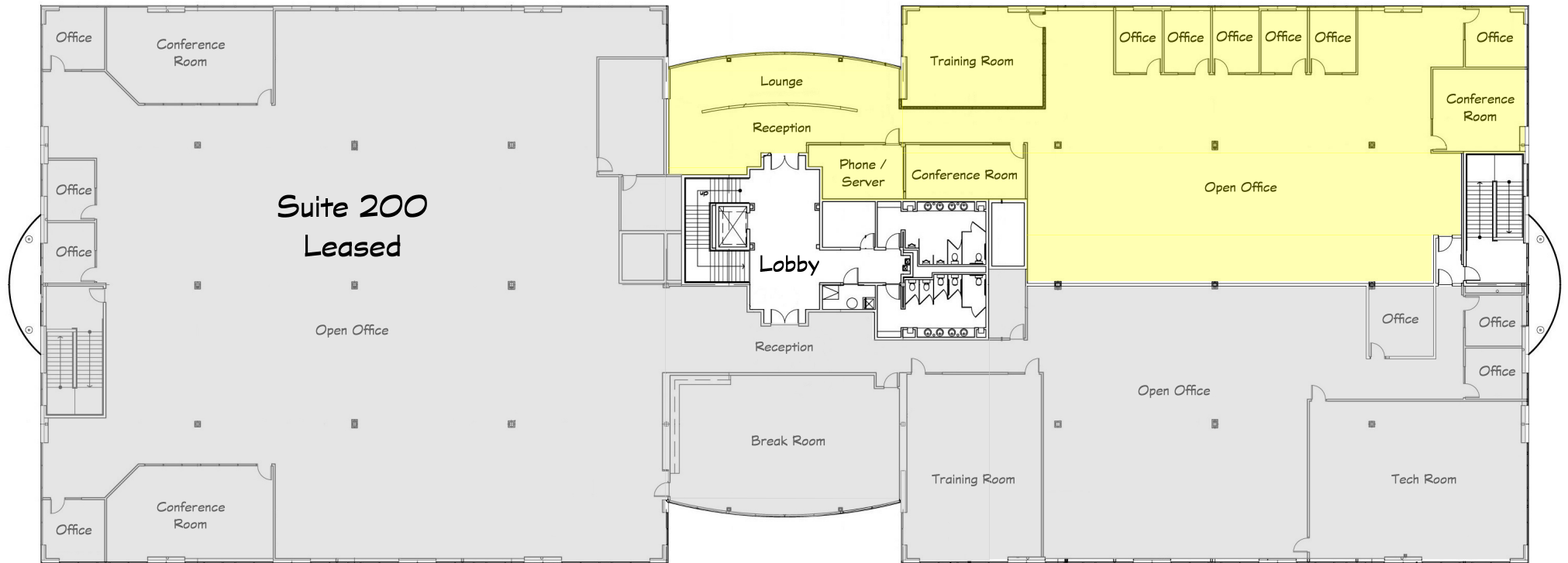
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Century  
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2995 FOOTHILLS BLVD

Suite 290  
±9,379 RSF



SECOND FLOOR

For further information, please contact:

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Interior Photos



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Building Photos



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Century  
Management  
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Roseville, CA

# 2995 FOOTHILLS BLVD



Roseville, CA

# 2995 FOOTHILLS BLVD

Landlord: Hofmann Holdings, LP  
Management Company: Century Management Company

## Property Highlights

- Beautiful, two-story, Class “A” office building with a well appointed central lobby
- Easy freeway access to I-80
- 4.5:1000 rentable square feet parking ratio
- Fiber optic service to the building (Consolidated Communications)
- Property management located in the Business Park
- Restaurants, shopping and other retail services nearby
- Minutes from the Westfield Galleria and Fountains shopping center
- Morgan Creek, Diamond Oaks, Sierra View and Woodcreek Golf Courses all within a ten minutes’ drive
- Lodging, including Hilton, Hyatt, Marriot and Hampton Inn properties are in the immediate area

## General Building Information

Land Area: ±5.15 net acres (224,125 SF)  
Building Area: ±74,800 SF Gross  
Building Configuration: 2-story, 120’ x 320’ length with central lobby  
Year Constructed: 2003

## Services & Amenities

Water: City of Roseville  
Electrical: Roseville Electric  
Sewer: City of Roseville  
Gas: PG&E  
Communication: Consolidated Communications  
Parking: On-site: 4.5/1000 Rentable SF  
After Hours: Secured key-card access to main entry doors

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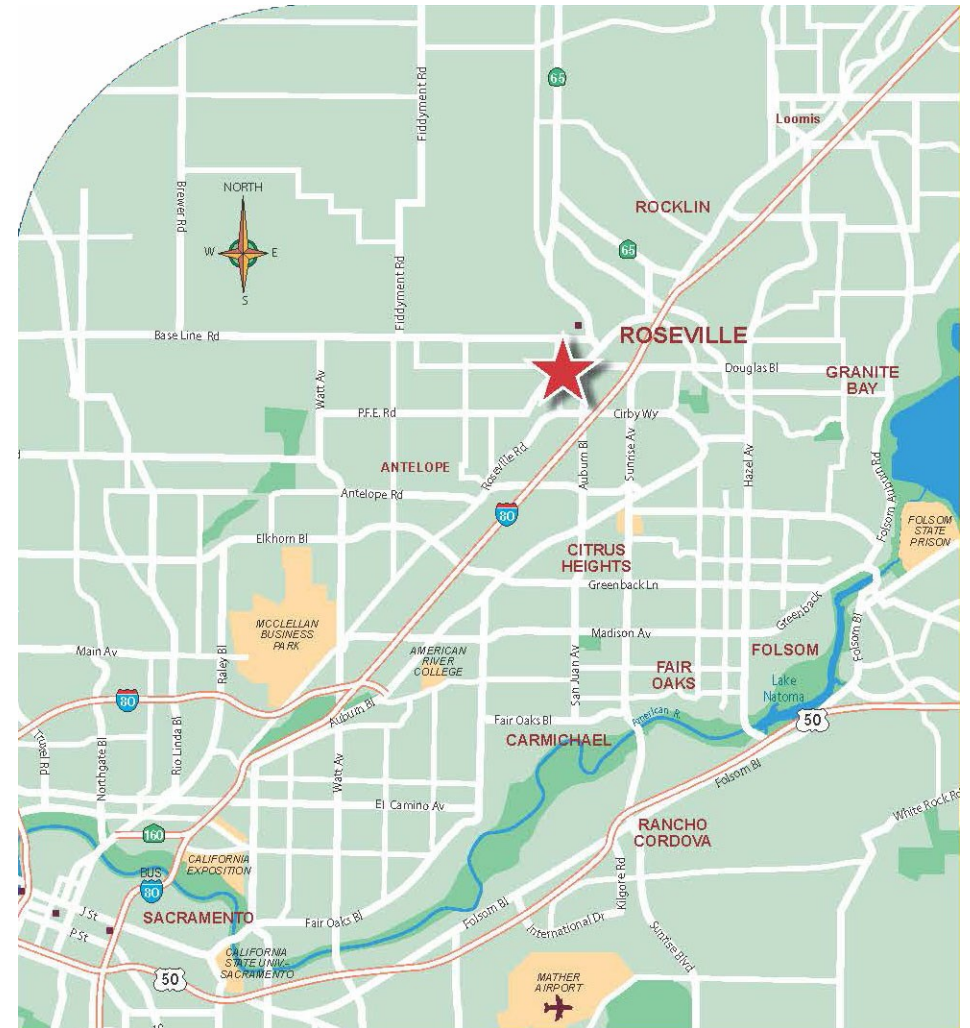
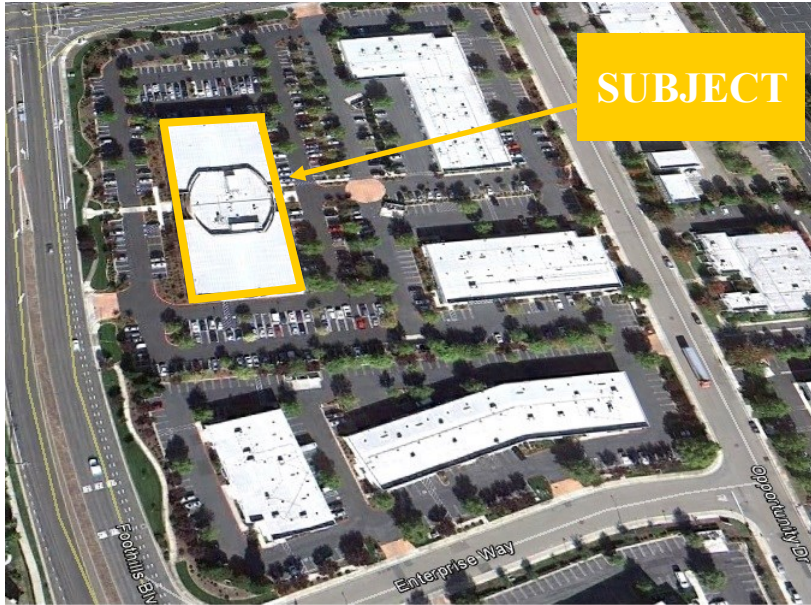
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