



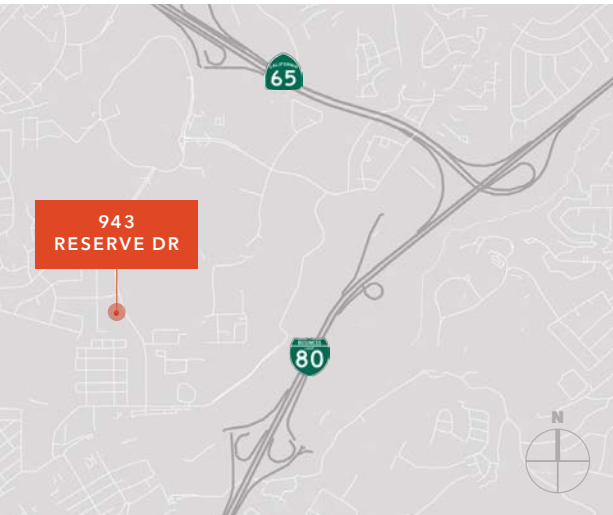
# 943 RESERVE DR

*±10,653 SF office/medical building for Lease or Sale  
\$2.15/SF Full Service or \$3,185,000 (\$299/SF)  
Premier Roseville Location with Plug & Play Bonus*

ROSEVILLE, CA 95678

*Exclusively listed by*

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### PROPERTY HIGHLIGHTS

Year Built: 2004

Location: Vintage Oaks Office Park

±10,653 SF (divisible to ±3,000 SF)

The interior improvements include: 12 offices, 2 conference rooms, 38 workstations, 2 break room areas, Mens and Womens restrooms, IT room, an open work/storage area and an outside patio for employees.

Power consists of Two 400 Amp Panels (208/120V) 3-Phase

Roof consists of ±8,300 SF of pitched cement tile and ±4,500 SF of Flat BUR (built-up-roof) TPO (Thermoplastic Polyolefin Membrane) surrounded by ±1,300 SF of Parapet Wall

HVAC consists of 6 Carrier 4-Ton package units and 1 Mistubishi mini-split 1.5-Ton in the Server Room

Water Heater is a 50 Gallon Electric Tank

IT Rack includes all wiring plus fiber cable

Sonitrol Alarm Monitoring

A Blue Box smart relay panel provides a cost-effective lighting control system

A prime location behind the Fountains Shopping Center with parking on all 3 sides. Medical uses allowed per BP zoning. Easy Access to I-80 and Hwy 65. Building is maintained in First Class condition

# FLOOR PLAN

## ±10,653 SF





*Demographics  
within a  
5 mile radius*

*242K*

POPULATION

*39%*

BACHELORS OR HIGHER

*89K*

HOUSEHOLDS

*\$128K*

MEDIAN HH INCOME

*\$624K*

MEDIAN HOME VALUE

*41.1*

MEDIN AGE



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THE FOUNTAINS AT ROSEVILLE

J.CREW FACTORY	MIKUMI Japanese restaurant & sushi bar	pet food express
DAVE & BUSTERS	Peets COFFEE	SEPHORA
Yard House	west elm	WHOLE FOODS MARKET

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