

Rocklin Professional Building

5701 Lonetree Blvd Rocklin, Ca. 95765



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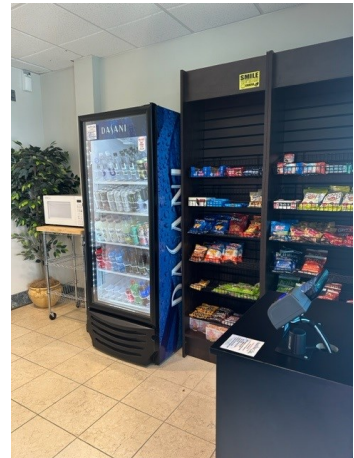
Anton Qiu
Anchor Property Management, LLC
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Building Amenities

- 94,300 square feet, three story -office building
- Flexible lease terms
- Large and single room suites available
- Single rooms are fully serviced including janitorial, utilities and WiFi
- Onsite property management
- Unique and attractive courtyard with nine-hole putting green, water fountain, and tropical landscaping!
- Abundant parking
- Diverse professional tenant mix
- Secure building key fob access system; surveillance cameras; and security patrol
- Hospitality room (mini market, table/chairs, microwave); conference room (wifi); and mail room(with USPS box)
- Dry cleaning valet
- Data providers include AT&T, Comcast, Consolidated and Astound (fiber)

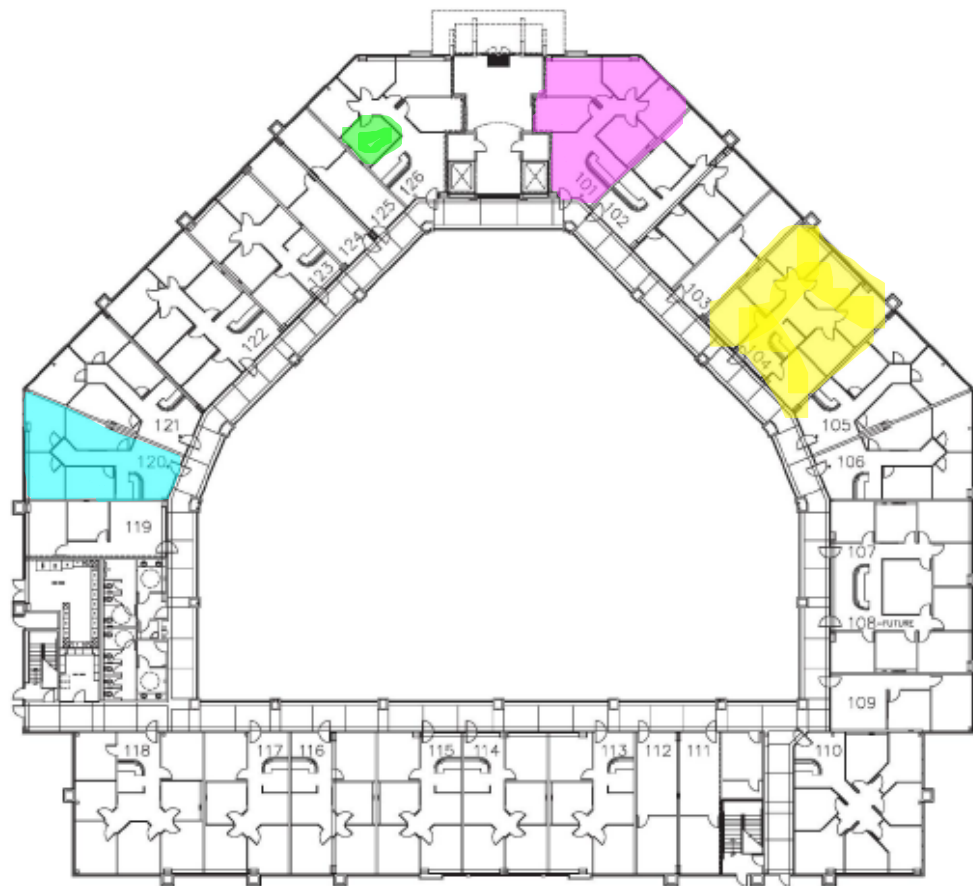




安新資本
Anchor Pacific Capital

First Floor Availability

Suite	101
Type	Five Rooms
RSF	1514
Suite	104
Type	Seven Rooms
RSF	1800
Suite	120
Type	Four Rooms
RSF	1171
Suite	126 H
Type	Single Room
RSF	213



Second Floor Availability

Suite **205/206**
Type **Nine Rooms**
RSF **2341**

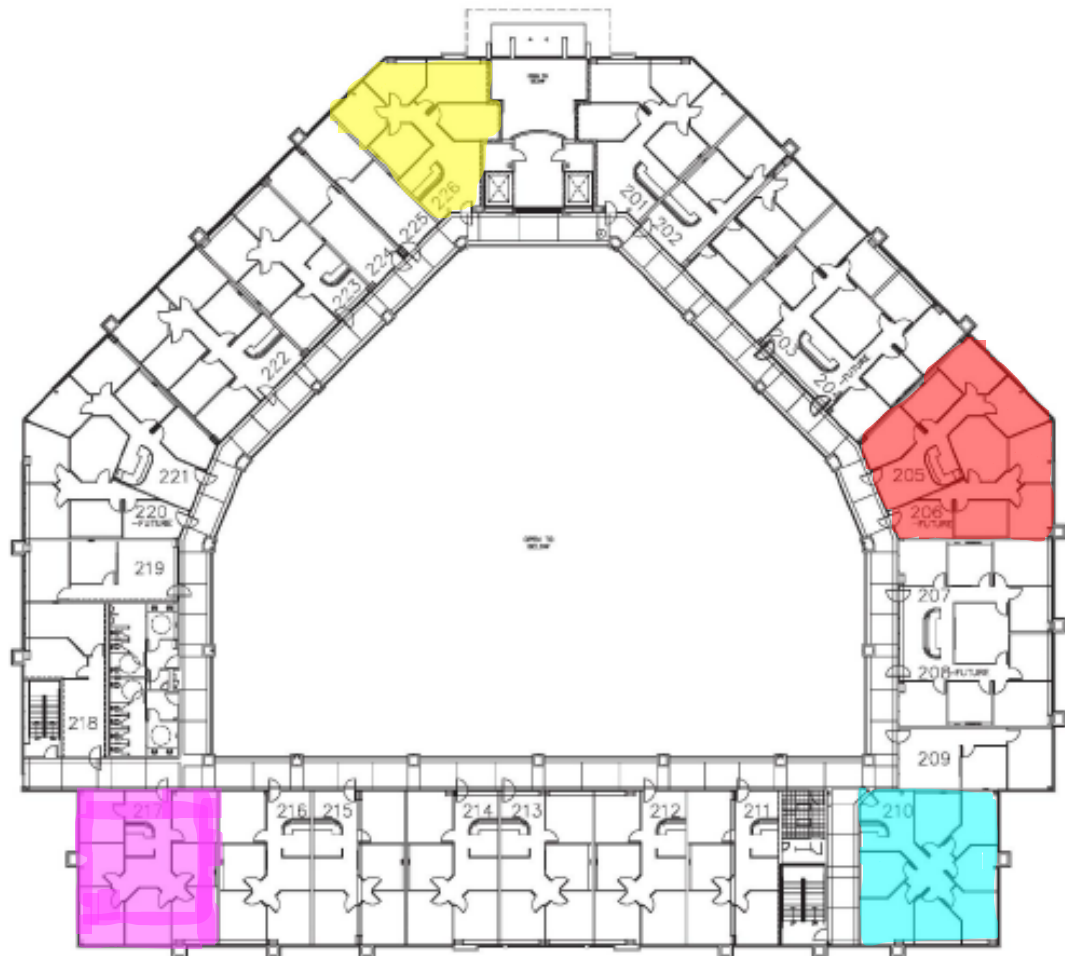
Suite **210**
Type **Eight Rooms**
RSF **1790**

Suite **217**
Type **Seven Rooms**
RSF **1800**

Suite **226**
Type **Five Rooms**
RSF **1514**

Single Rooms Available:

- 207 J

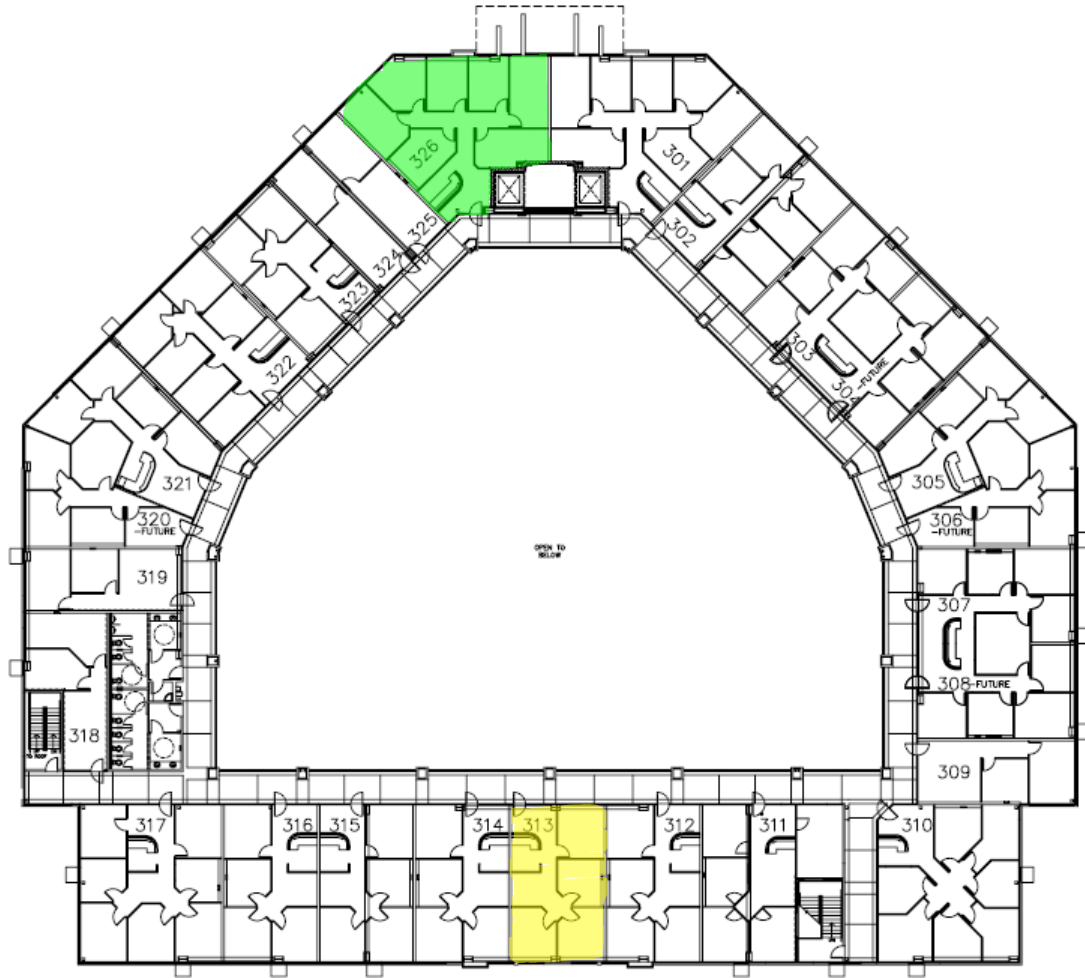


安新資本
Anchor Pacific Capital

Third Floor Availability

Suite 313
Type Four Rooms
RSF 1200

Suite 326
Type Seven Rooms
RSF 1790



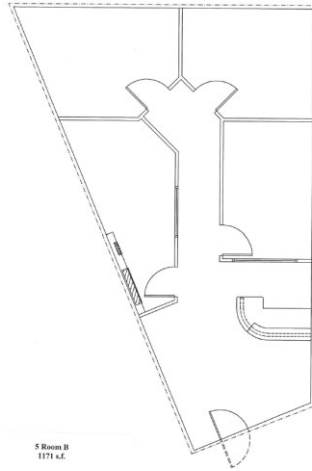
Layout Examples



Floor Plan

± 1171 sqft

- Reception area
- 4 Private Offices

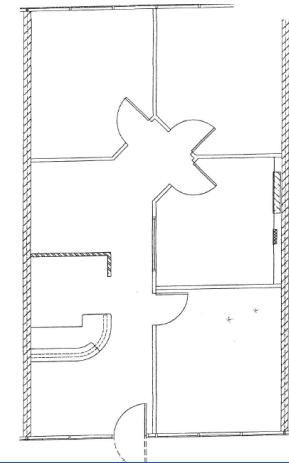


*Floorplan not to scale

Floor Plan

± 1200 sqft

- Reception area
- 4 Private Offices

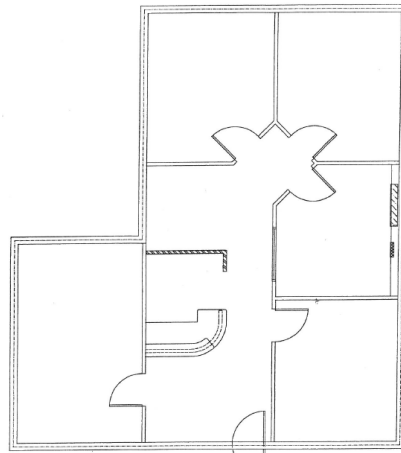


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Floor Plan

± 1481 sqft

- Reception area
- 6 Private Offices

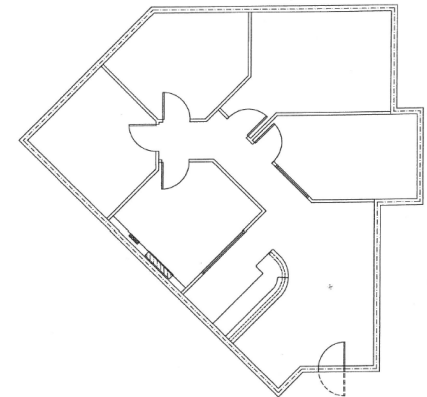


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Floor Plan

± 1514 sqft

- Reception area
- 6 Private Offices

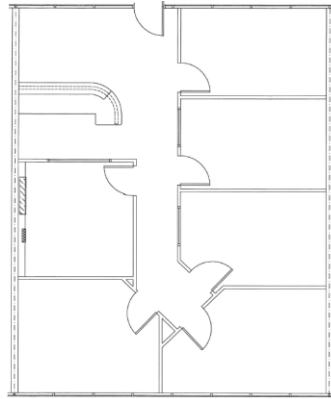


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Floor Plan

± 1600 sqft

- Reception area
- 7 Private Offices

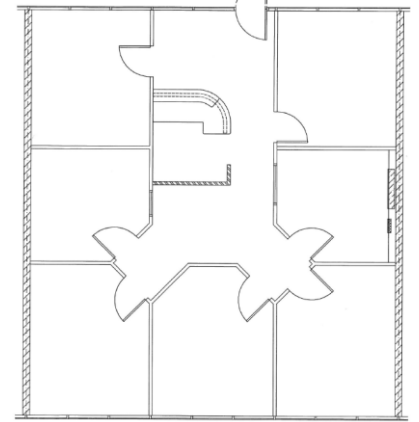


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Floor Plan

± 1800 sqft

- Reception area
- 8 Private Offices

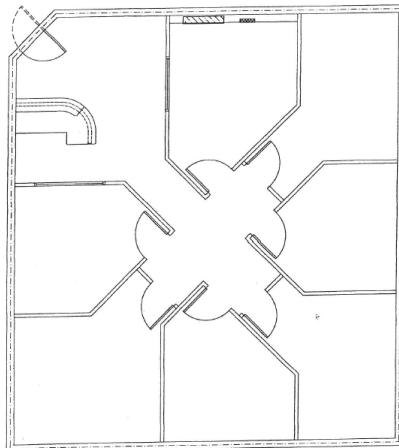


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Floor Plan

± 1790 sqft

- Reception area
- 8 Private Offices

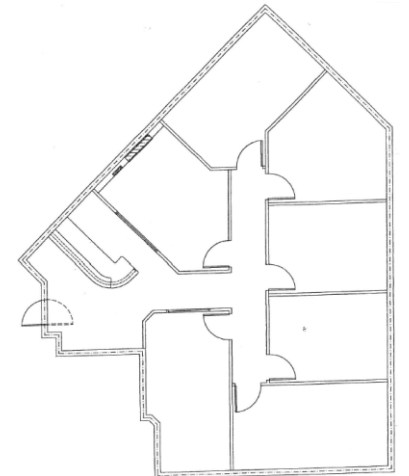


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Floor Plan

± 1933 sqft

- Reception area
- 8 Private Offices

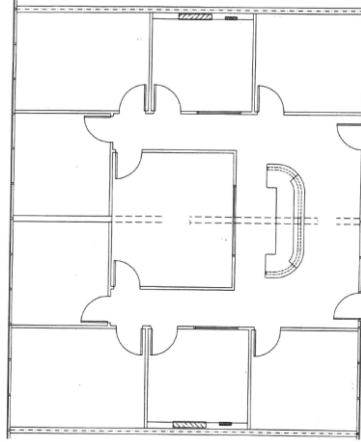


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Floor Plan

± 2400 sqft

- Reception area
- 10 Private Offices

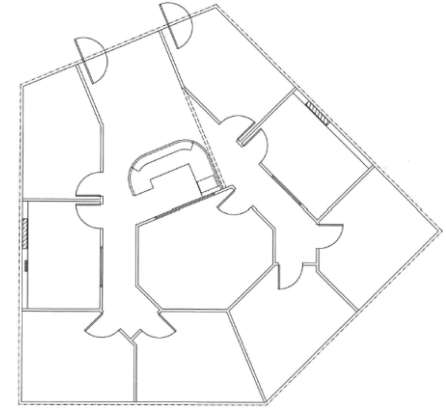


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Floor Plan

± 2341 sqft

- Reception area
- 10 Private Offices

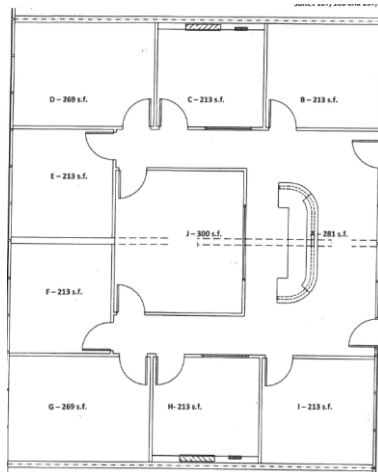


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Floor Plan

Executive Suites A

- Reception area
- Private Offices

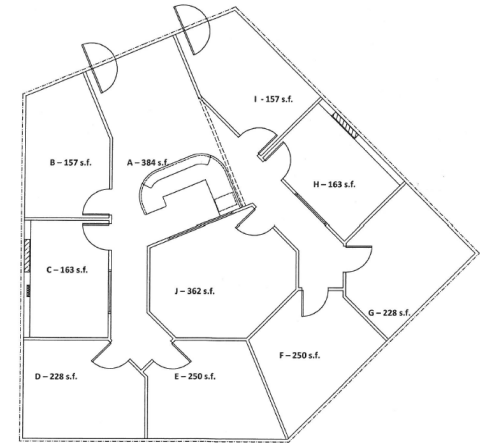


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Floor Plan

Executive Suites B

- Reception area
- Private Offices



*Floorplan not to scale

PROPERTY INFORMATION



<u>Number of Rooms</u>	<u>Square Footage</u>	<u>Asking Rate Per SF</u>
Single - Window	213 - 275	\$2.75 FS
Single - Center Office	163 - 213	\$2.50 FS
Single - No Window Center Off	300 - 362	\$2.40 FS
Single - Reception	281 - 384	\$2.00 FS
2-Room	600	\$2.50 MG
3- Room	800	\$2.50 MG
3-Room	821	\$2.50 MG
5-Room	1200	\$1.85 MG
5-Room	1171	\$1.85 MG
6-Room	1481	\$1.85 MG
6-Room	1514	\$1.85 MG
7-Room	1600	\$1.85 MG
8-Room	1800	\$1.85 MG
8-Room	1790	\$1.85 MG
8-Room	1933	\$1.85 MG
10-Room	2400	\$1.85 MG
10-Room	2341	\$1.85 MG

Rental rates subject to change anytime and contingent upon Owner's approval of financial documentation