

# ROCKLIN PROFESSIONAL BUILDING

5701 Lonetree Blvd., Rocklin, CA 95765



*For further information or schedule a tour, please contact Owner's Exclusive Advisor*

**Anchor Property Management, LLC**

**Cheryl Queral**

(916) 276-7877

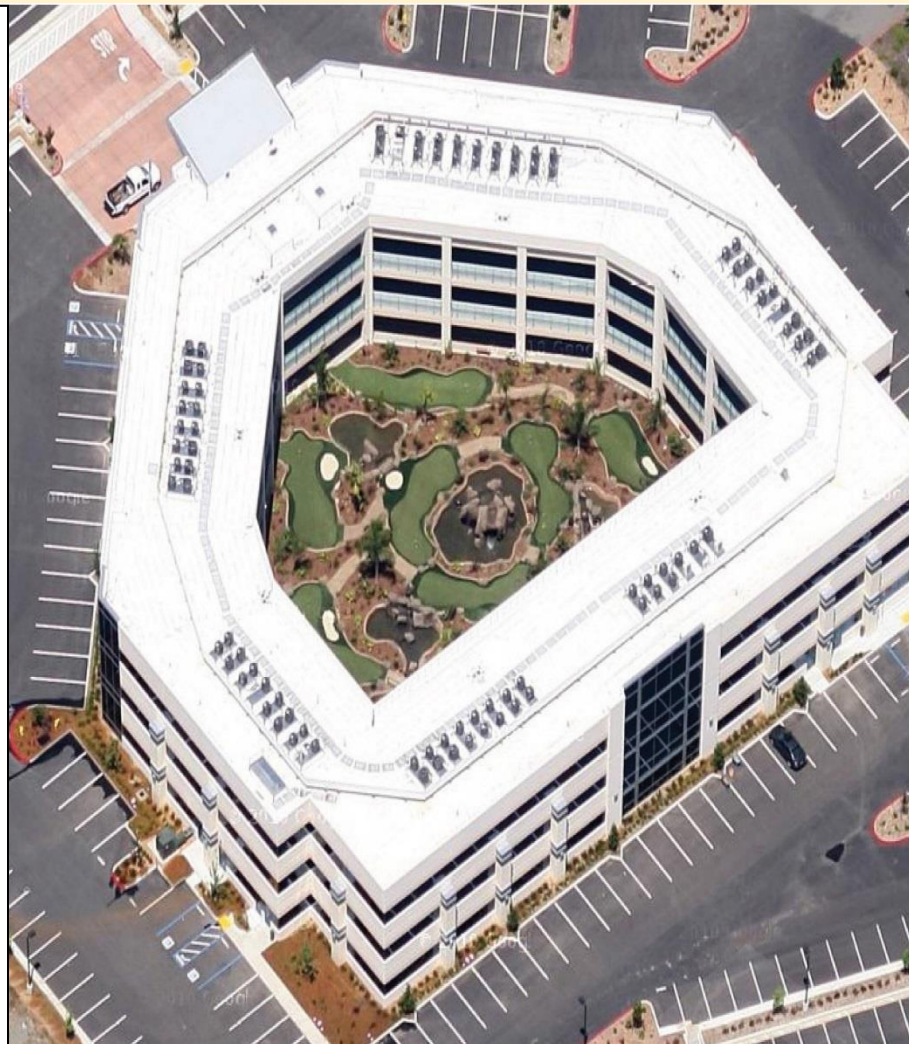
[cheryl@apcap.us](mailto:cheryl@apcap.us)



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## **PROPERTY HIGHLIGHTS**

- 94,300 square foot, “Class A” office building
- Improved office suites with upgraded finishes
- Large and executive-style suites available
- Onsite property management five days a week
- Unique and attractive courtyard with nine-hole putting green, water fountain, and tropical landscaping!
- Diverse professional tenant mix
- Secure building card access system; and surveillance cameras
- After hours phone entry system for guests
- Hospitality room (vending machines, microwave); conference room (wifi); and mail room (with UPS box)
- Data providers include AT&T, Comcast, Consolidated and WAVE (fiber)



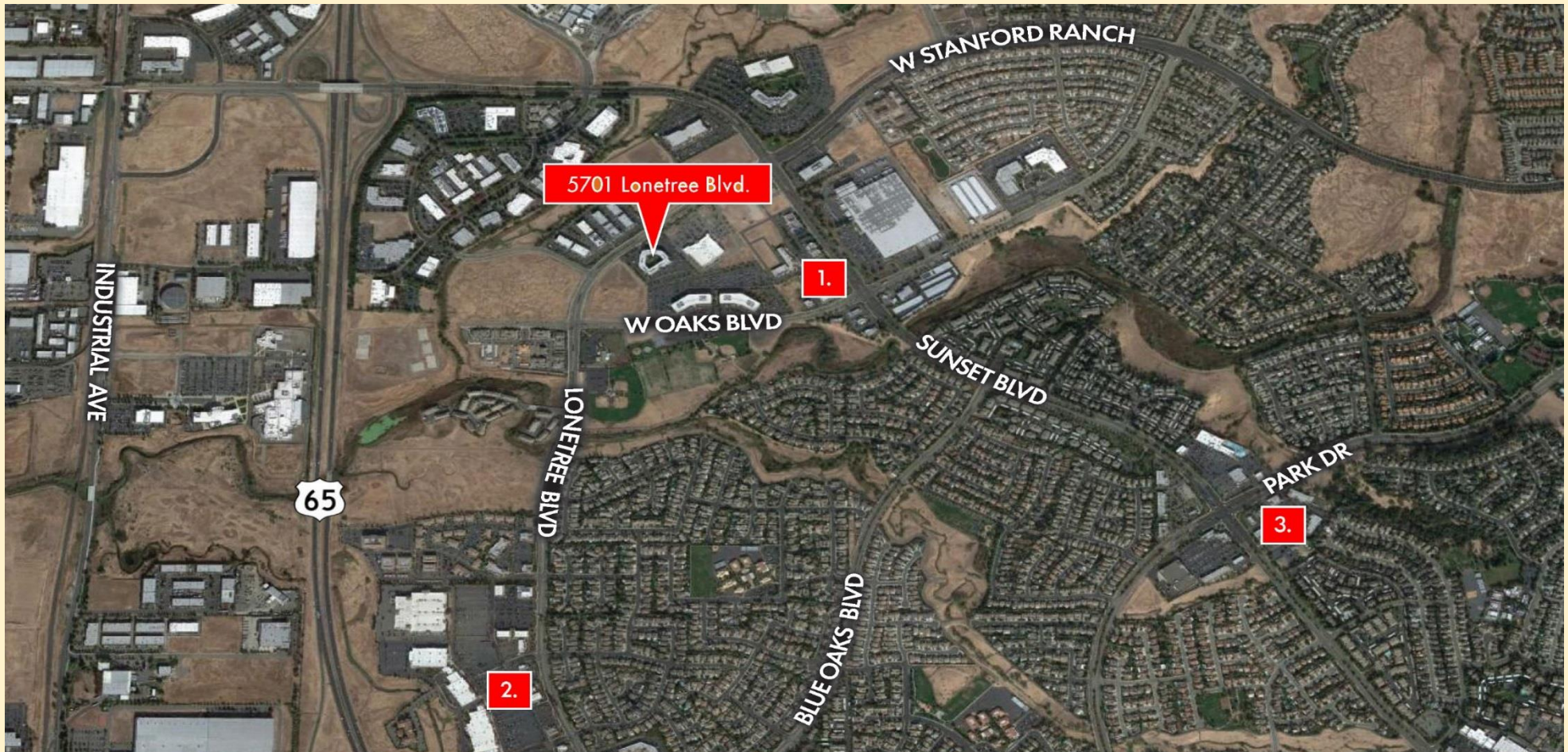


## PROPERTY INFORMATION

				10B - 2341 sf - 4 *	
Suite	Type	Rooms	RSF	Notes	
107/108 Lobby	10A	Exec	281		
202	7A	6 privates	1600		
203/204 Lobby	10A	Exec	281		
207/208 Lobby	10A	Exec	281	partially leased 2x / week	
203 J	10A	Exec	300		
208 E	10A	Exec	213	lease pending	
220/221 Lobby	10B	Exec	384		
211	5A - 1200 sf	4 privates	1200		
223	5A - 1200 sf	4 privates	1200	lease pending	
<b>Gave Notice</b>					
313	5A - 1200 sf	4 privates	1200	verbal will not renew in Sept 2022	
222	7A	6 privates	1600	will not renew in November 2022	
105	5B - 1171 sf	4 privates	1171	relocate to 317 June 1, 2022	

\* Rental rates contingent upon Owner's approval of financial documentation



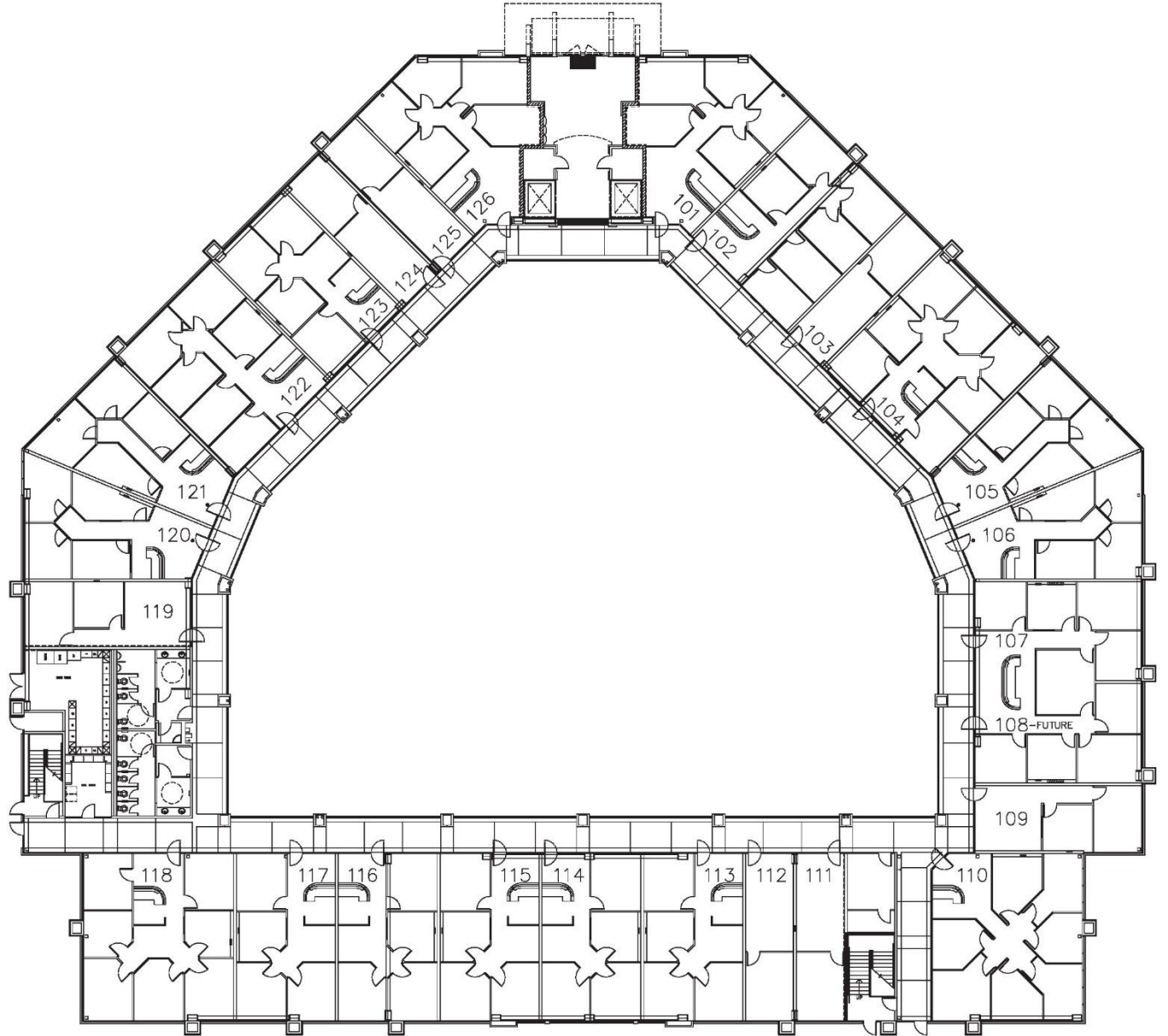


## **NEARBY AMENITIES**

1. Via Roma Pizzeria, Mongolian BBQ, El Mariachi Taqueria, Noma Sushi, Burn I.T Fitness, Wally's Cafe, 7-Eleven, Shell, Starbucks
2. Lucille's BBQ, Craft Beer Vault, Anatolian Table, The Curry Leaves, Prime Wok Express, Starbucks, Carl's Jr, Skipolinis, Mel's Diner, Subway, Yummy Poke, Crazy Sushi, Pink Martini, Applebees, Chili's, University of Beer, China Vila, Pho Saigon, The Chef's Table
3. Papa John's Pizza, Mr. Pickles, Little Caesars Pizza, Thai Chili, Origin Coffee, McDonald's, 32 Ice Shavery, Pho Cali, Panda Express, Domino's Pizza, Pete's Restaurant, Starbucks, Jimboy's Tacos

**FIRST FLOOR**  
**AND Single Office**  
**AVAILABILITY**

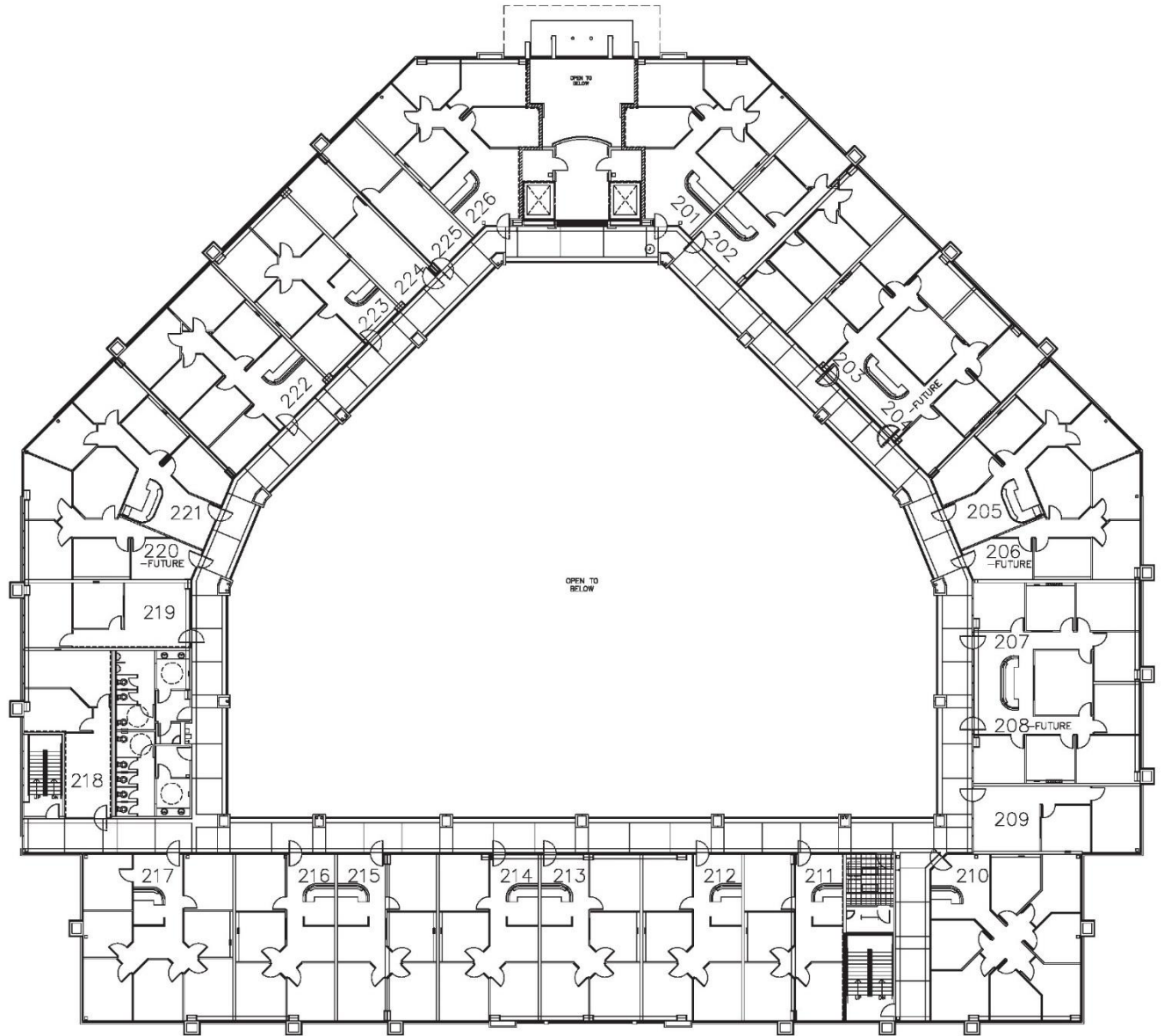
Suite	121
Type	Office w/4 rms
S.F.	1174 RSF



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**SECOND/THIRD FLOOR  
AVAILABILITY**

Suite Type S.F.	220/221 J Exec 362
Suite Type S.F.	223 Office w/4 rms 1200
Suite Type S.F.	211 Office w/4 rms 1200
Suite Type Rooms S.F.	305/306 Suite 9 2341
Suite Type Rooms S.F.	310 Suite 7 1790
Suite Type Rooms S.F.	311 Suite 5 1481
Suite Type Rooms S.F.	316 Suite 5 1200

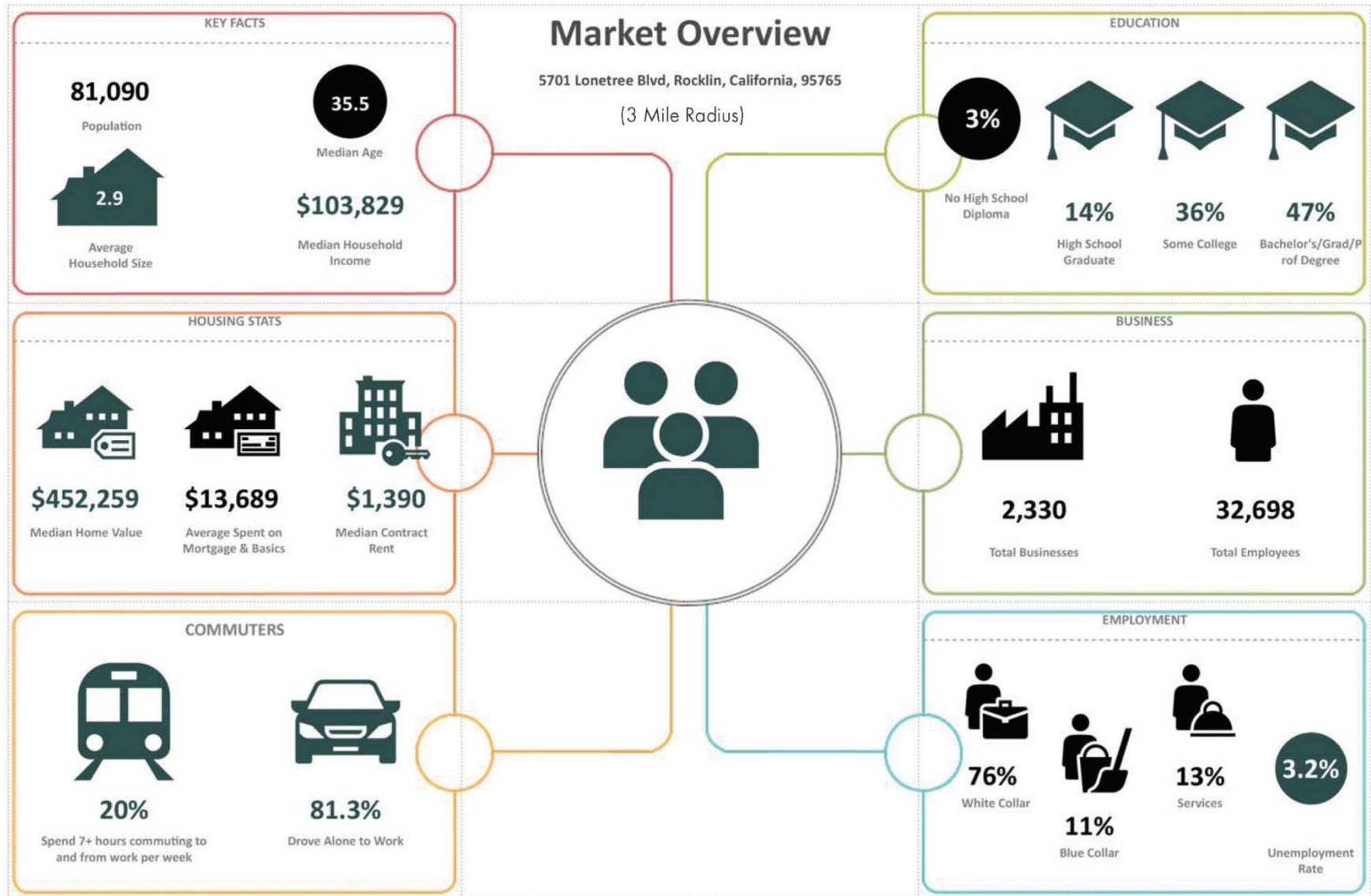


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# DEMOGRAPHICS

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