

1410  
BLUE OAKS BOULEVARD  
Roseville, California



**SMALL OFFICE FOR LEASE**

**NEWMARK**

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# PROPERTY OVERVIEW

*Position your practice or business in a newly constructed, light-filled office suite in the growing West Roseville suburb. Floor-to-ceiling glass on three sides frames natural landscaping and floods the space with daylight, creating an inviting environment for patients, clients and staff alike. The efficient, user-friendly layout supports both privacy and productivity, making it easy to welcome visitors and keep operations running smoothly.*

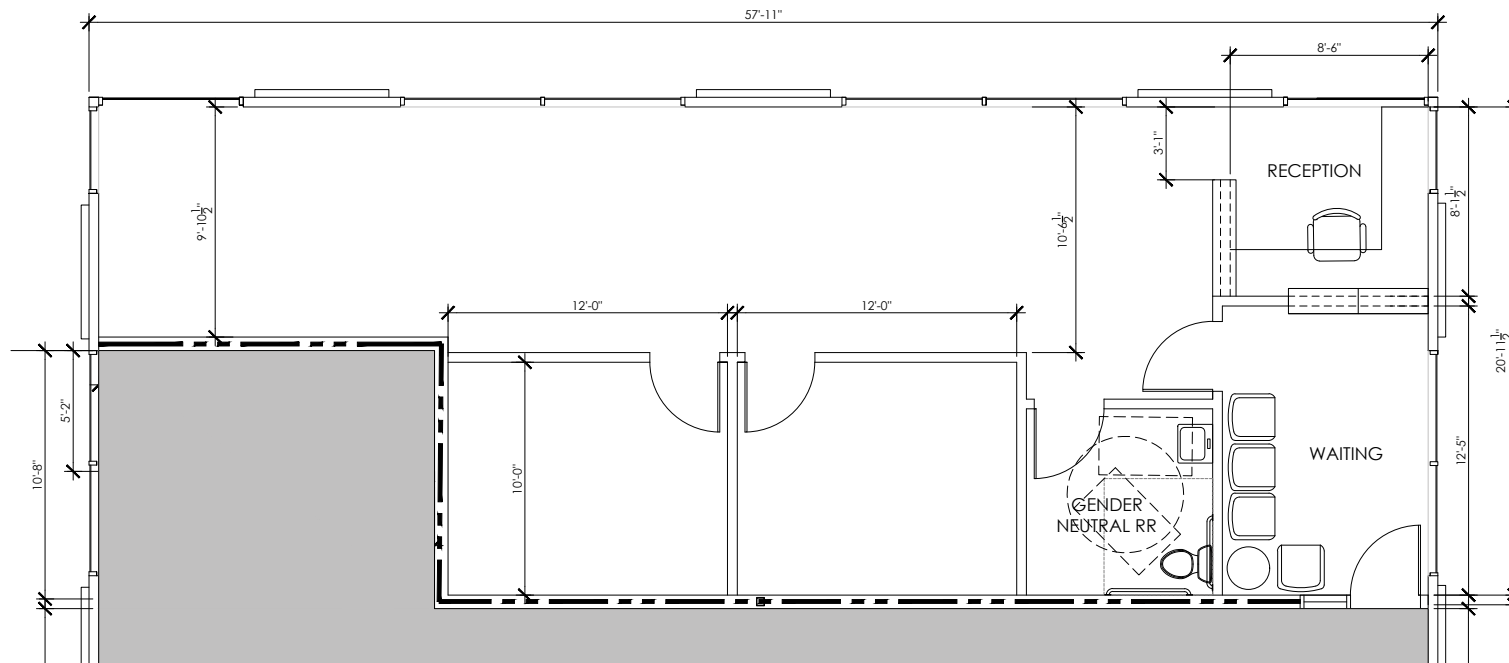
- Area: ±1,150 SF
- Lease Rate: \$2.75 per SF, NNN
- New construction with abundant natural light and views of mature landscaping
- Floor-to-ceiling glass on three sides for a bright, open feel
- Thoughtful layout featuring:
  - » Welcoming waiting/reception area
  - » Two private offices for consultations or focused work
  - » Open workspace for collaboration or additional stations
  - » Private in-suite restroom for added convenience
- Efficient footprint that minimizes waste and maximizes usability
- Medical use permitted
- Ideal for:
  - » Medical, wellness, and therapy practices
  - » Professional services such as financial, legal, or consulting
  - » Boutique teams seeking a modern, client-friendly environment





# FLOOR PLAN

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