

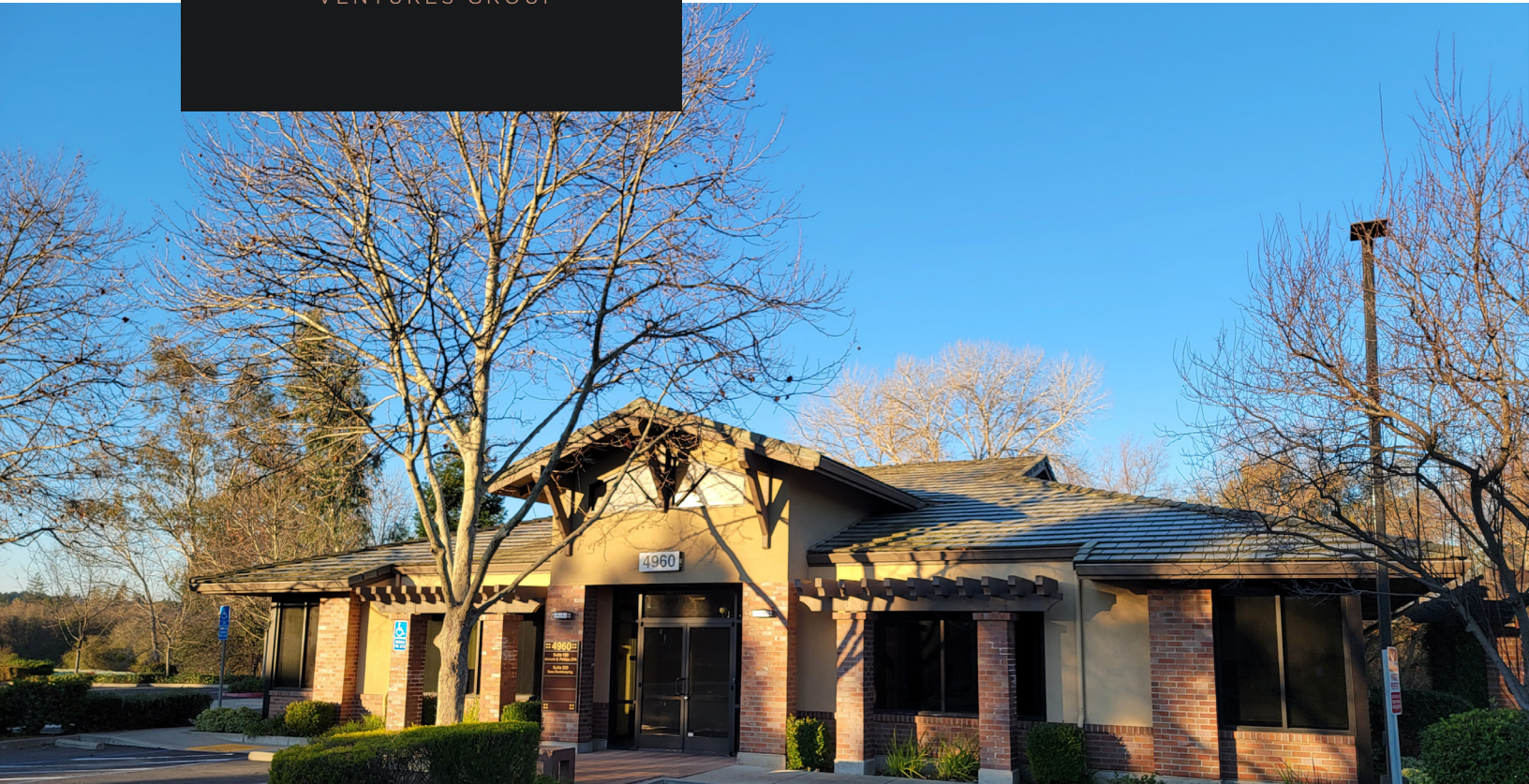


CROSSROAD
VENTURES GROUP

4960 Rocklin Road

Suite 200, Rocklin, CA 95677

1,510 SF High End Office Building/Medical



For Lease

Office/Medical Building

916.788.9731

crossroadventures.net

Travis Esway

BRE #01961306

o: 916.788.9731

tesway@crossroadventures.net

Property Highlights

- ±1,510 Total SF Of Medical Office Condo
- 4 Large Private Offices
- Copy/Breakroom With Sink
- Private Restroom
- Reception Area
- Common Area Restrooms
- Immediate Access To I-80
- Located Across From Sierra College Campus
- Sutter - Kaiser Hospitals Within 3 Miles
- Parking Ratio: 5/1000 SF
- Zoning: PD-C
- Office Lease Rate: \$1.95 MG PSF Per Month
- Medical Lease Rate: \$2.50 MG PSF Per Month

Jim Esway

BRE #00820384

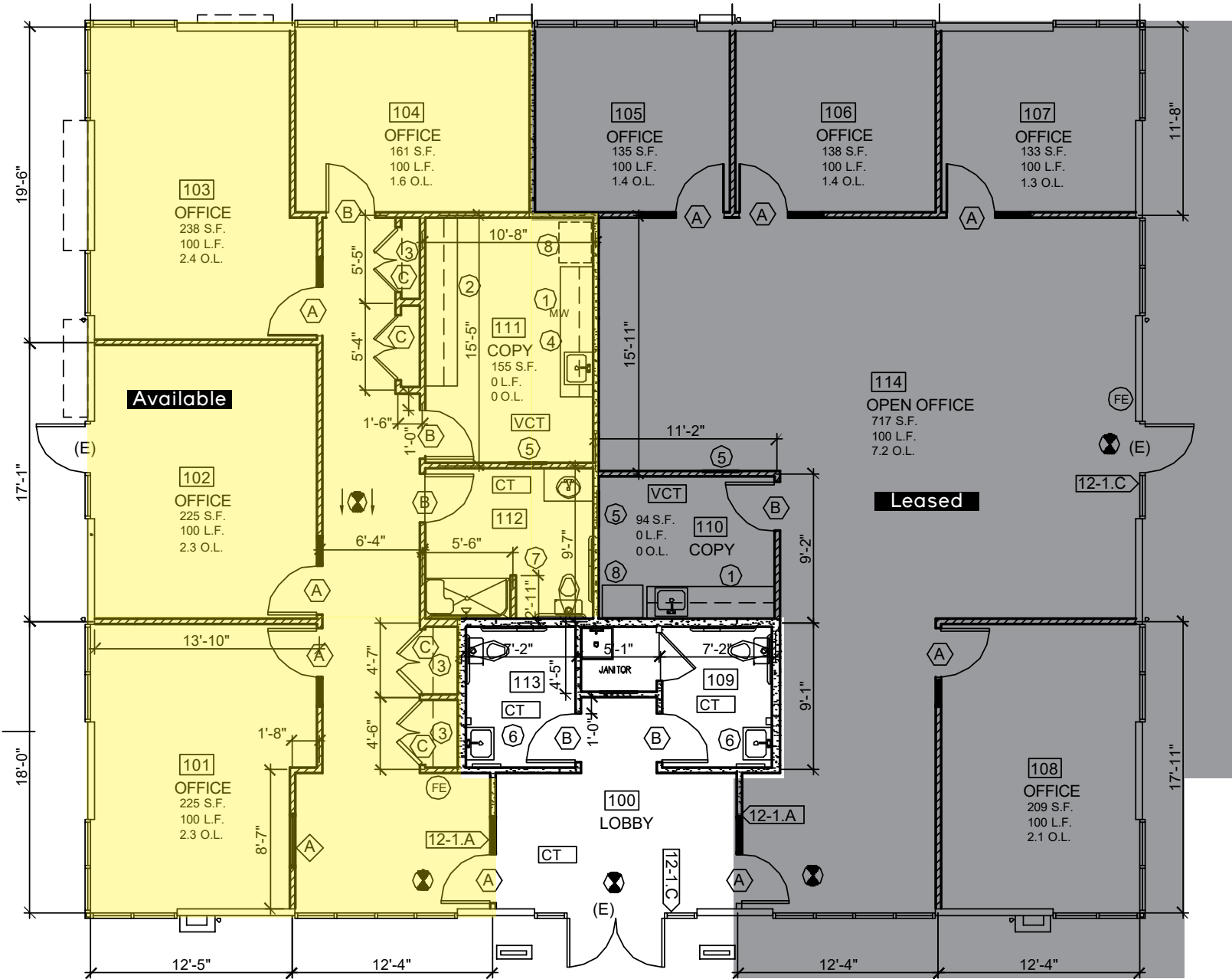
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your real estate compass.

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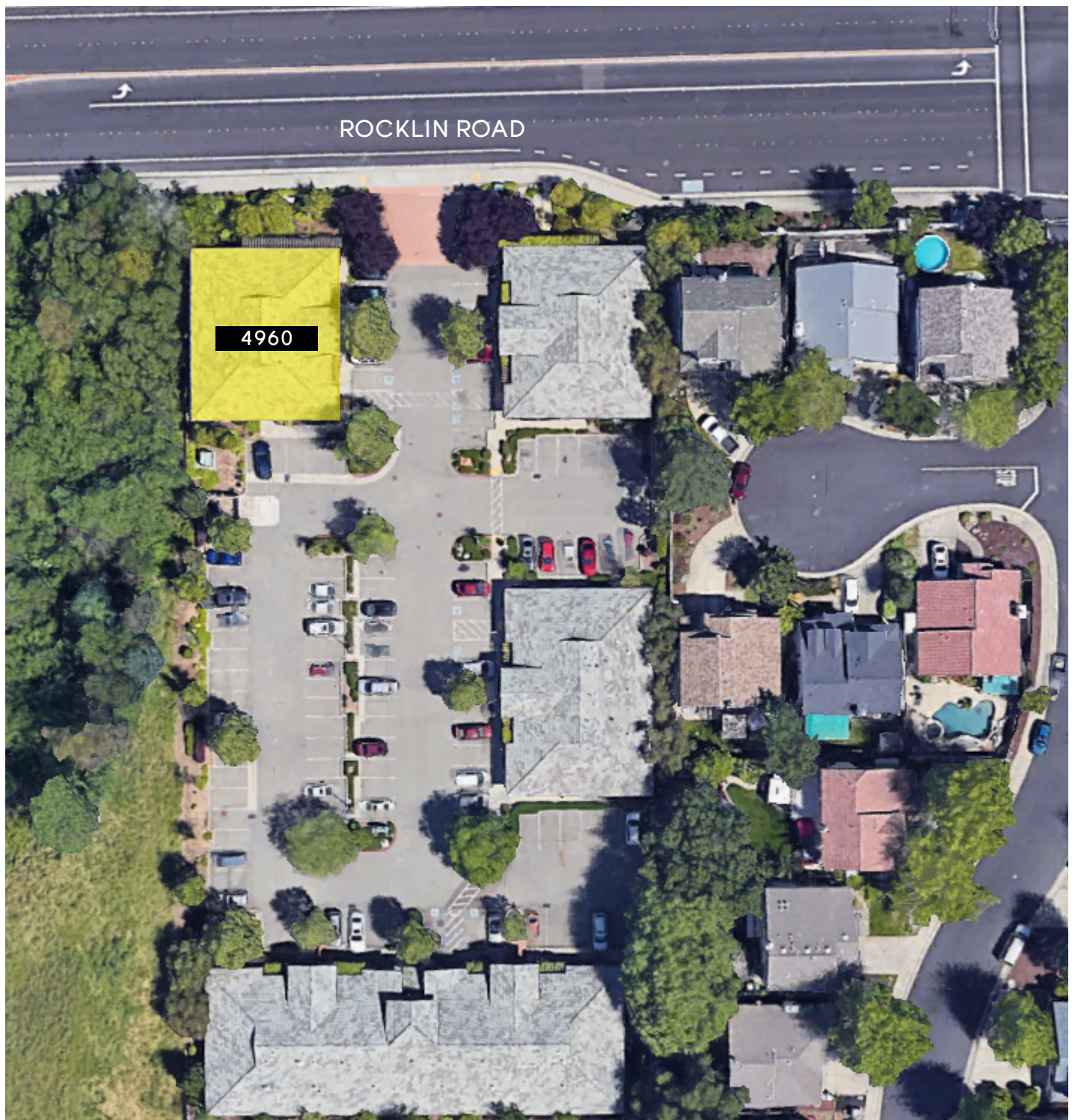


Floor Plan

+/- 1,510 Square Feet

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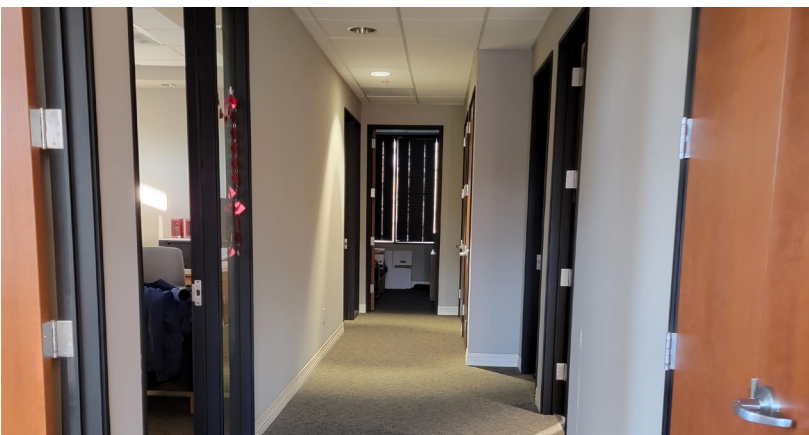


Site Plan

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Pictures

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The Company

The focus of Crossroad Ventures Group is to provide unparalleled service to clients that require assistance with development, project management, construction management, commercial brokerage, residential brokerage and commercial property management. We are a full service real estate company.

Crossroad Ventures Group combines over 100 years experience with a unique platform of specialized services. If you need to build a new project, manage a home or commercial building, or need a competent professional to assist in buying/leasing a building or home, Crossroad Ventures Group can provide the creative solutions to your critical decisions in commercial and residential real estate.

Broker makes no warranty or representation as to the accuracy or completeness of information provided by or to either party. Such data is submitted subject to errors, omissions, changing price, rental terms, withdrawal without notice, and any special listing conditions imposed by the principals.

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