

OFFICE FOR LEASE

ROCKLIN PROFESSIONAL BUILDING

Voit

REAL ESTATE SERVICES



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ROCKLIN PROFESSIONAL BUILDING

5701 LONETREE BLVD, ROCKLIN, CA

Number of Rooms	Square Footage	Asking Rate Per SF
Single - Window	213 - 275	\$1.85 FS
Single - Center Office	163 - 213	\$1.85 FS
Single - No Window Center Off	300 - 362	\$1.85 FS
Single - Reception	281 - 384	\$1.85 FS
2-Room	600	\$1.80 MG
3A- Room	800	\$1.80 MG
3B-Room	821	\$1.75 MG
5A-Room	1200	\$1.55 MG
5B-Room	1171	\$1.55 MG
6A-Room	1481	\$1.55 MG
6B-Room	1514	\$1.55 MG
7-Room	1600	\$1.55 MG
8A-Room	1800	\$1.45 MG
8B-Room	1790	\$1.45 MG
8C-Room	1933	\$1.45 MG
10A-Room	2400	\$1.45 MG
10B-Room	2341	\$1.45 MG

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

PROJECT FEATURES:

- Office/Medical Uses permitted!
- ± 94,500 square foot, "Class A" office building
- Improved office suites with upgraded finishes
- ±269 SF to ±46,000 SF available; suites can be combined to accommodate larger users
- Onsite property management five days a week
- Located near intersection of Lonetree and Sunset
- Minutes from Placer County Justice Campus
- Unique and attractive environment including nine-hole putting green!



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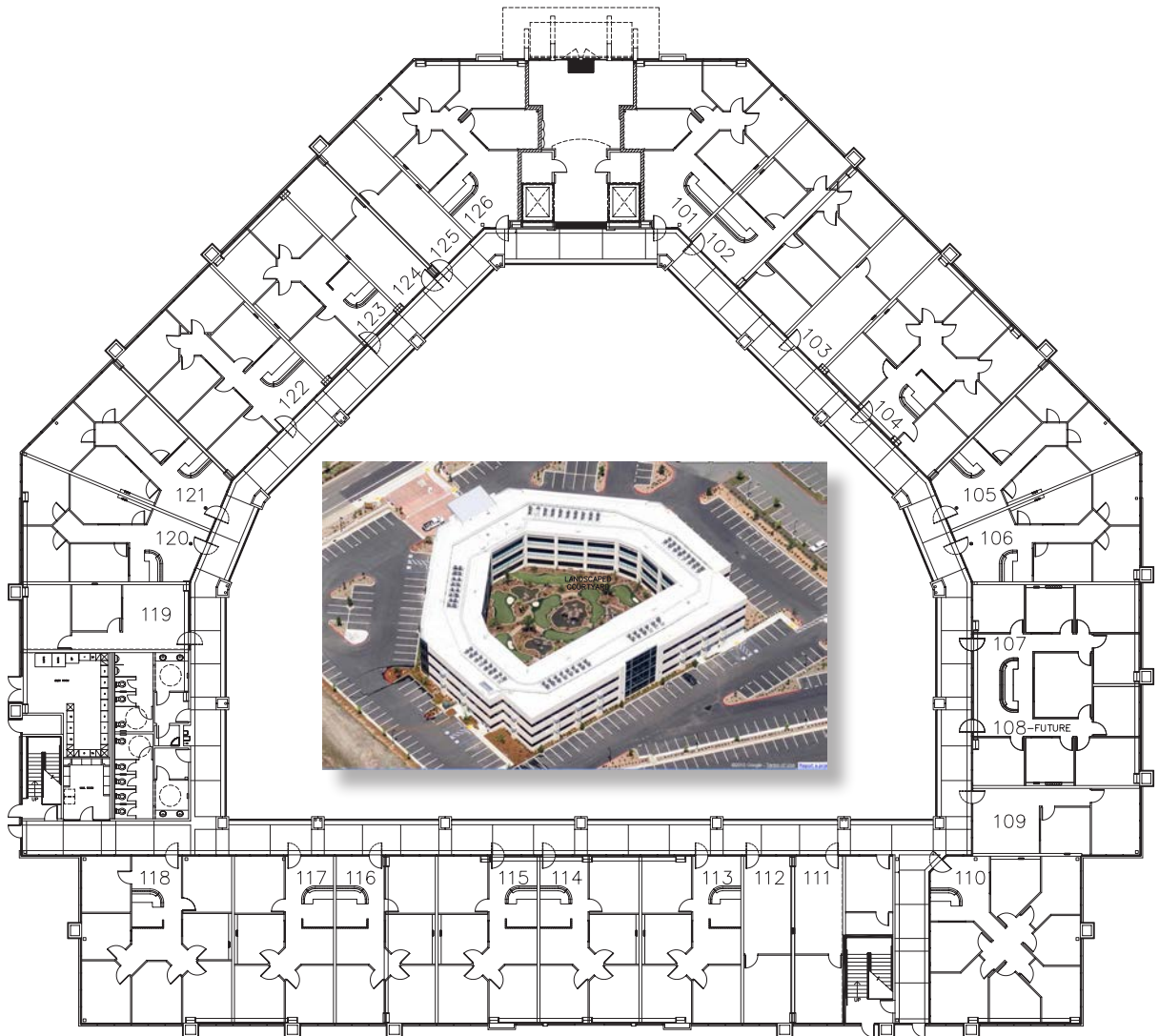
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FIRST FLOOR

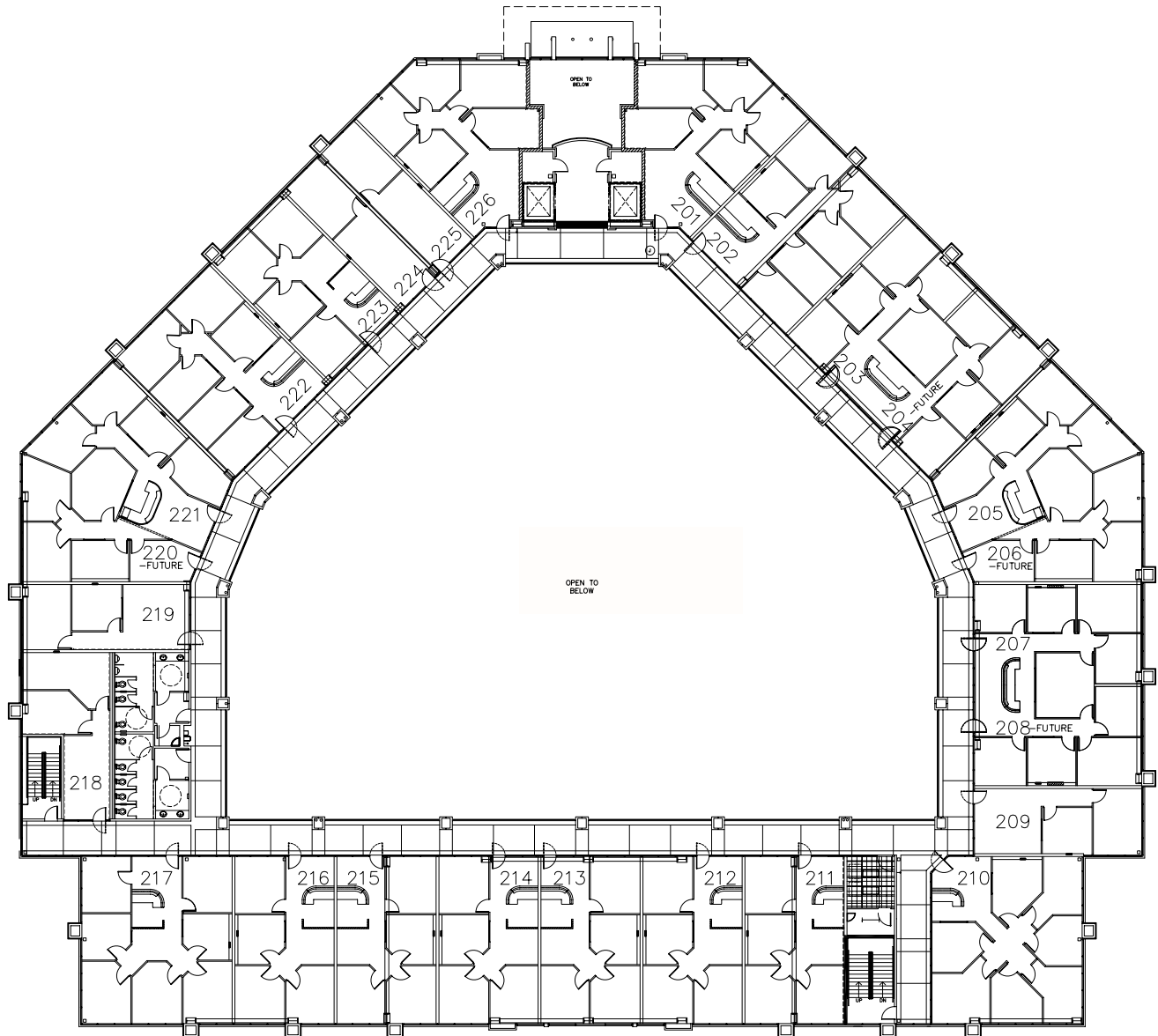
First Floor Availability			
Suite	SF	Name	Room
101		Leased	
102		Leased	
103		Leased	
104	1800	8A-Room	8
105	1171	5B-Room	5
106		Leased	
107-108*	± 281	10A-Room	10
109		Leased	
110		Leased	
111		Tenants Conference Room	
112		Leased	
113	1200	5A-Room	5
114		Leased	
115		Leased	
116		Leased	
117	1200	5A-Room	5
118	1800	8A-Room	8
119		Leased	
120	1171	5B-Room	5
121	1171	5B-Room	5
122		Leased	
123		Leased	
124		Leased	
125		Leased	
126	1514	6B-Room	6

* Executive suites available.



SECOND FLOOR

Second Floor Availability			
Suite	SF	Name	Rooms
201	Leased		
202	Leased		
203-204	2400	10A-Room	10
205-206	Leased		
207-208 A	± 281, 213	Exe Suite	1
209	Leased		
210	1790	8B-Room	8
211	Leased		
212	1200	5A-Room	5
213	Leased		
214	1200	5A-Room	5
215	Leased		
216	1200	5A-Room	5
217	1800	8A-Room	8
218	Leased		
219	Leased		
220-221A	384	Exe Suite	1
222	1600	7-Room	7
223	Leased		
224	Leased		
225	Leased		
226	Leased		



THIRD FLOOR

Third Floor Availability			
Suite	SF	Name	Room
301		Leased	
302		Leased	
303 - 304		Leased	
305 - 306		Leased	
307 - 308		Leased	
309		Leased	
310	1790	8B-Room	8
311		Leased	
312	1200	5A-Room	5
313		Leased	
314		Leased	
315		Leased	
316		Leased	
317		Leased	
318	821	3B-Room	3
319		Leased	
320 - 321		Leased	
322		Leased	
323		Leased	
324		Leased	
325		Leased	
326	1,933	8C-Room	8

