



4780 Rocklin Rd. Rocklin, CA

±3,725 SF OFFICE BUILDING LOCATED IN THE ROCKLIN SIERRA PLAZA

FOR SUB-LEASE



JON R. WALKER
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**Kidder
Mathews**

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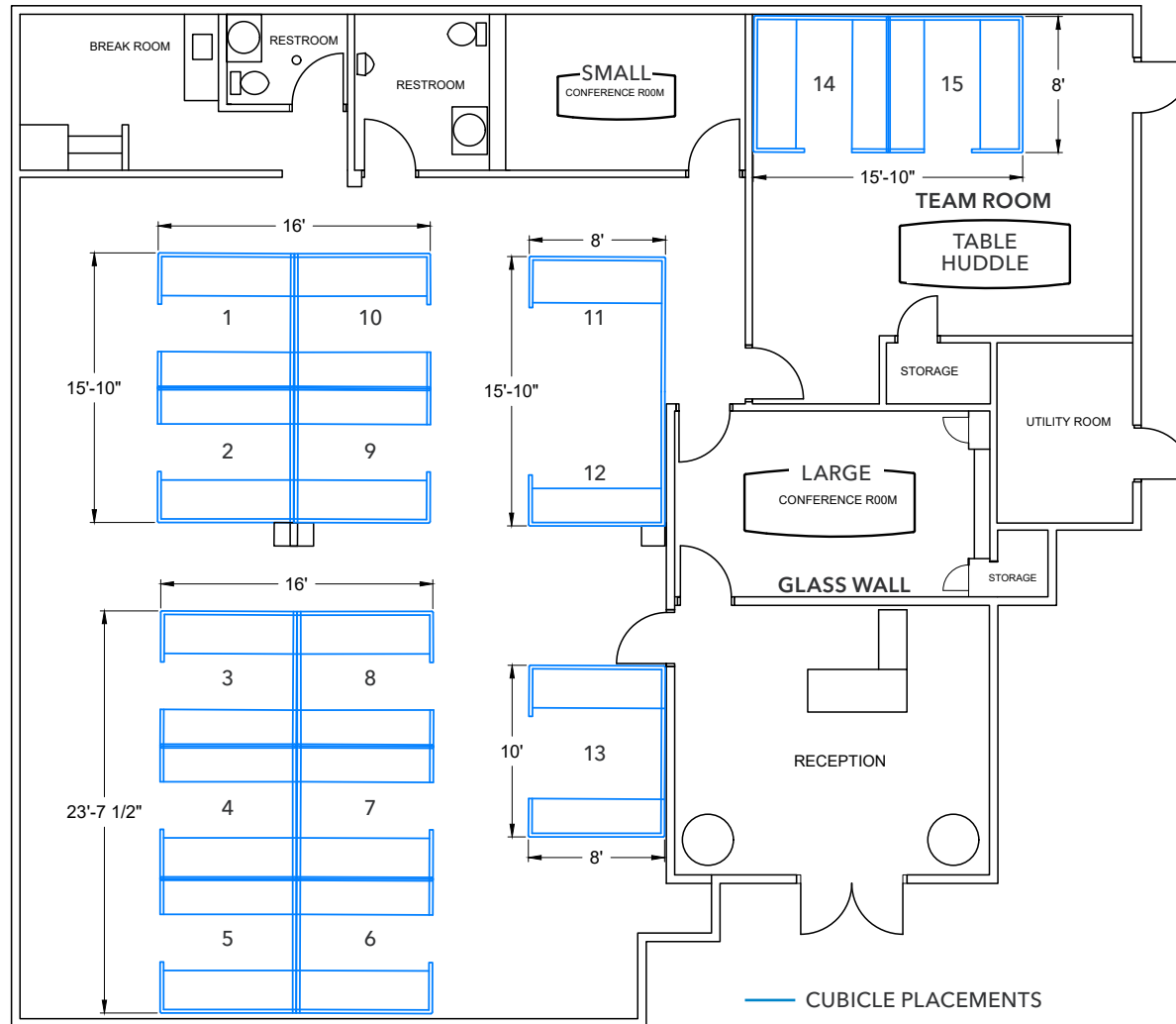
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Floor Plan



MASTER LEASE EXPIRATION of
8/31/2023

MOVE IN READY & Fully Furnished
\$1.90/ SF FS

CAN BE DELIVERED VACANT
For \$1.65/SF FS

ZONING PD-C: allowed uses
include office, dental, medical
clinic, financial, salon, etc.

PARKING 5/1,000

POWER/DATA
-208/120V, 3 phase, 4 wire
-Medium Pressure (5 psi) Natural
Gas with 250 CFH meter
-Data: Configurable, ATT U-verse,
2 Voice over IP phone lines and
one analog phone line (all can be
increased)

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CUBICLES



CONFERENCE ROOM



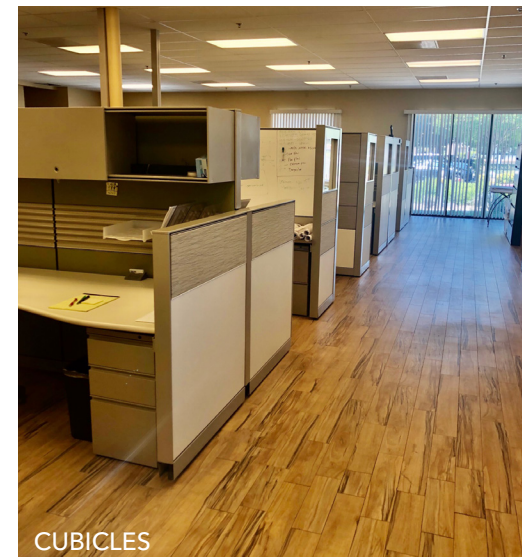
OPEN WORK AREA



RECEPTION AREA



RESTROOM



CUBICLES

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