

CLASS A OFFICE SPACE AVAILABLE

SUBLEASE / LEASETAKEOVER • 1,508 SF SUITE

8150 Sierra College Blvd, Suite 130, Roseville, CA 95661 — Available Immediately

PROPERTY OVERVIEW

Take advantage of this rare opportunity to occupy a beautifully appointed, turn-key 1,508 SF Class A office suite. Perfectly positioned for immediate occupancy, this professional workspace provides companies with an exceptionally efficient and flexible floor plan designed to foster productivity and modern collaboration.

The layout is highly functional, featuring 1–2 premium private executive offices, a dedicated glass-accented conference room, multiple structured workstations, a spacious open collaborative bullpen area, a high-end kitchenette/break area with sink, and a convenient dedicated storage closet.

The workspace is highlighted by expansive floor-to-ceiling windows throughout, bathing the entire suite in abundant natural light and producing an uplifting, high-end work environment for both clients and employees.

PREMIUM SUITE DISTINCTIONS

Private Dedicated Entrance: Notably, this is the *only suite in the entire building* to feature its own private, direct-access entryway, providing your business with maximum street-facing visibility, enhanced brand presence, total privacy, and optimal client accessibility.

Turn-key & Full-Service: The premises can be delivered completely furnished with modern high-quality chairs, desks, and collaborative layout fixtures, or fully unfurnished to facilitate a tailored transition. The monthly lease structure is entirely full-service, explicitly including comprehensive janitorial cleaning services to mitigate operational overhead.

\$2.02 / SF

MONTHLY RENTAL RATE

KEY FEATURES

- 1,508 SF Class A Office
- Turnkey Move-in Ready
- Floor-to-Ceiling Windows
- 1-2 Private Offices
- Dedicated Conference Room
- Kitchenette / Break Area
- Private Direct Entrance
- Full-Service (Cleaning Incl.)
- Furnished or Unfurnished

EXCLUSIVELY LISTED BY

Cameron Ripley

Vision Forward Realty

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IDEAL USER PROFILES

This versatile space is perfectly tailored for corporate or regional headquarters, professional services, technology firms, asset management or financial advisers, real estate brokerages, healthcare administration, legal groups, or any growing business seeking a sophisticated, turn-key footprint in a prime commercial corridor.

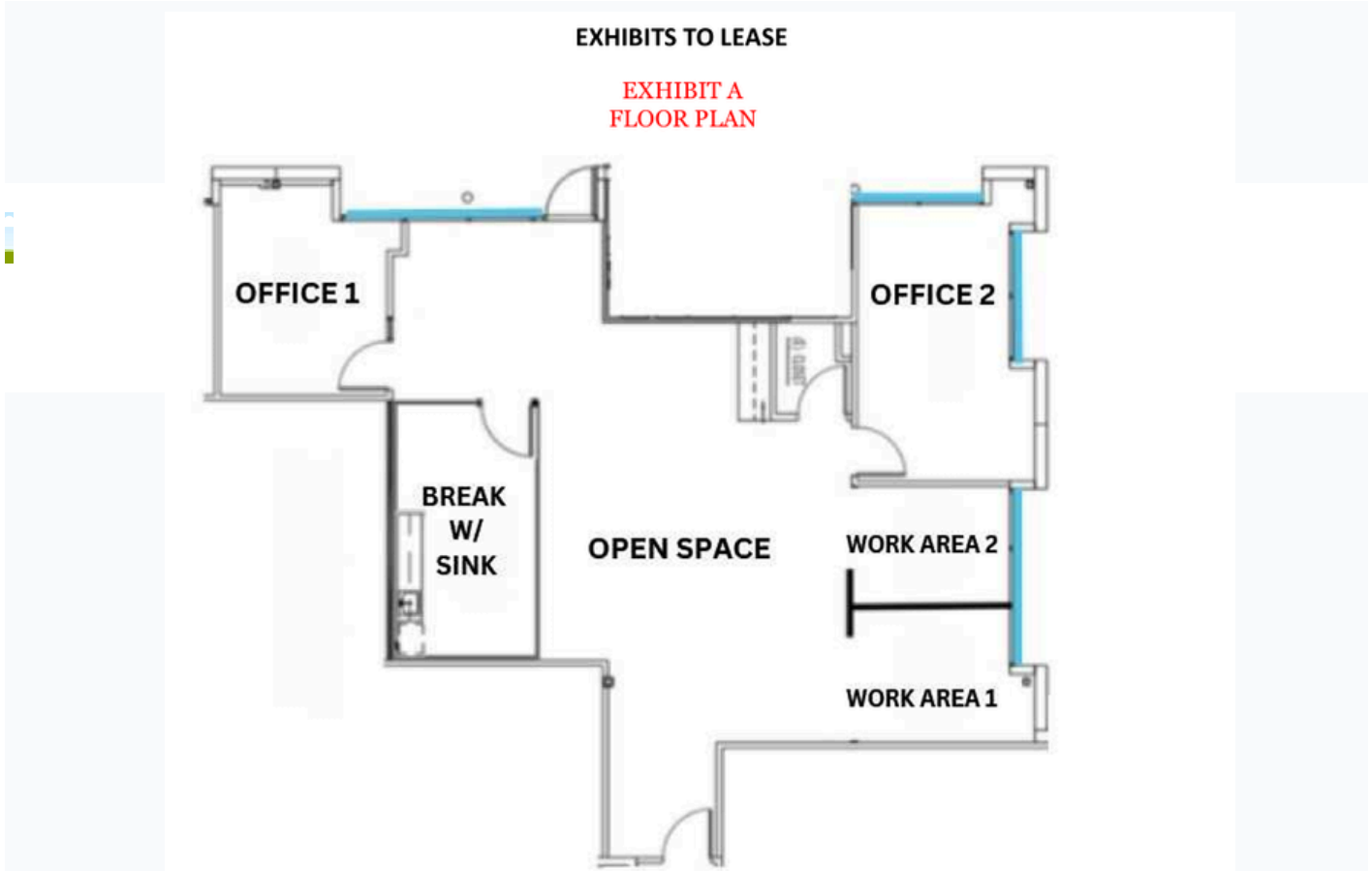


FLOOR PLAN & INTERIOR LAYOUT

8150 SIERRA COLLEGE BLVD • SUITE 130

EXHIBIT A — CONFIGURED LAYOUT & FLOW

The suite's footprint maximizes every square inch, establishing a natural separation between quiet administrative focus areas, structured client meeting spaces, and modern team-based open work zones.



Tour Availability: Private physical walkthroughs and digital video evaluations are available by appointment only. Please contact Cameron Ripley at 530-635-0283 to schedule.

ALL INFORMATION CONTAINED HEREIN IS DEEMED RELIABLE BUT NOT GUARANTEED. PROSPECTIVE TENANTS SHOULD INDEPENDENTLY VERIFY ALL LAYOUT METRICS.