

Bldg 401

1098 Melody Ln, Roseville, CA 95678

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REALTY eXp Commercial



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Property Details

Prime Roseville Office Condo – 2,125± SF

Welcome to 1098 Melody Lane, a professional office condo located in the well-established Melody Hills Office Park in Roseville. Built in 1981, this property offers 2,125± square feet of flexible office space on a 2,769± SF lot

With a commercial office (general) zoning designation, this condo is ideal for a wide range of professional users, including medical, financial, real estate, and other service-oriented businesses. The property's efficient footprint provides the perfect balance of private offices, open work areas, and meeting space options.

Highlights:

2,125± SF professional office condo

Part of Melody Hills Office Park subdivision

Convenient Roseville location with strong surrounding demographics

Close to major roadways, retail centers, and community amenities

Nearby public and private schools, parks, and residential neighborhoods

Recent comparable sales in the immediate area show strong demand for office properties, making this an excellent opportunity for both owner-users and investors seeking a foothold in the Roseville market

Don't miss this chance to secure a professional office location in one of the Sacramento region's most sought-after suburban submarkets

Price: \$10.16 /SF/YR

- Great location, plenty of parking

View the full listing here: <https://www.loopnet.com/Listing/1098-Melody-Ln-Roseville-CA/37794189/>

Rental Rate:	\$10.16 /SF/YR
Property Type:	Office
Building Class:	C
Rentable Building Area	2,125 SF
:	
Year Built:	1981
Walk Score ®:	62 (Somewhat Walkable)
Transit Score ®:	39 (Some Transit)
Rental Rate Mo:	\$0.85 /SF/MO

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Listing space

1st Floor Ste #401	Space Available:	2,125 SF
	Rental Rate:	\$10.16 /SF/YR
	Date Available:	Now
	Service Type:	Negotiable
	Space Type:	Relet
	Space Use:	Office
	Lease Term:	Negotiable

Open floor plan with one private office a restroom and a built in book shelf

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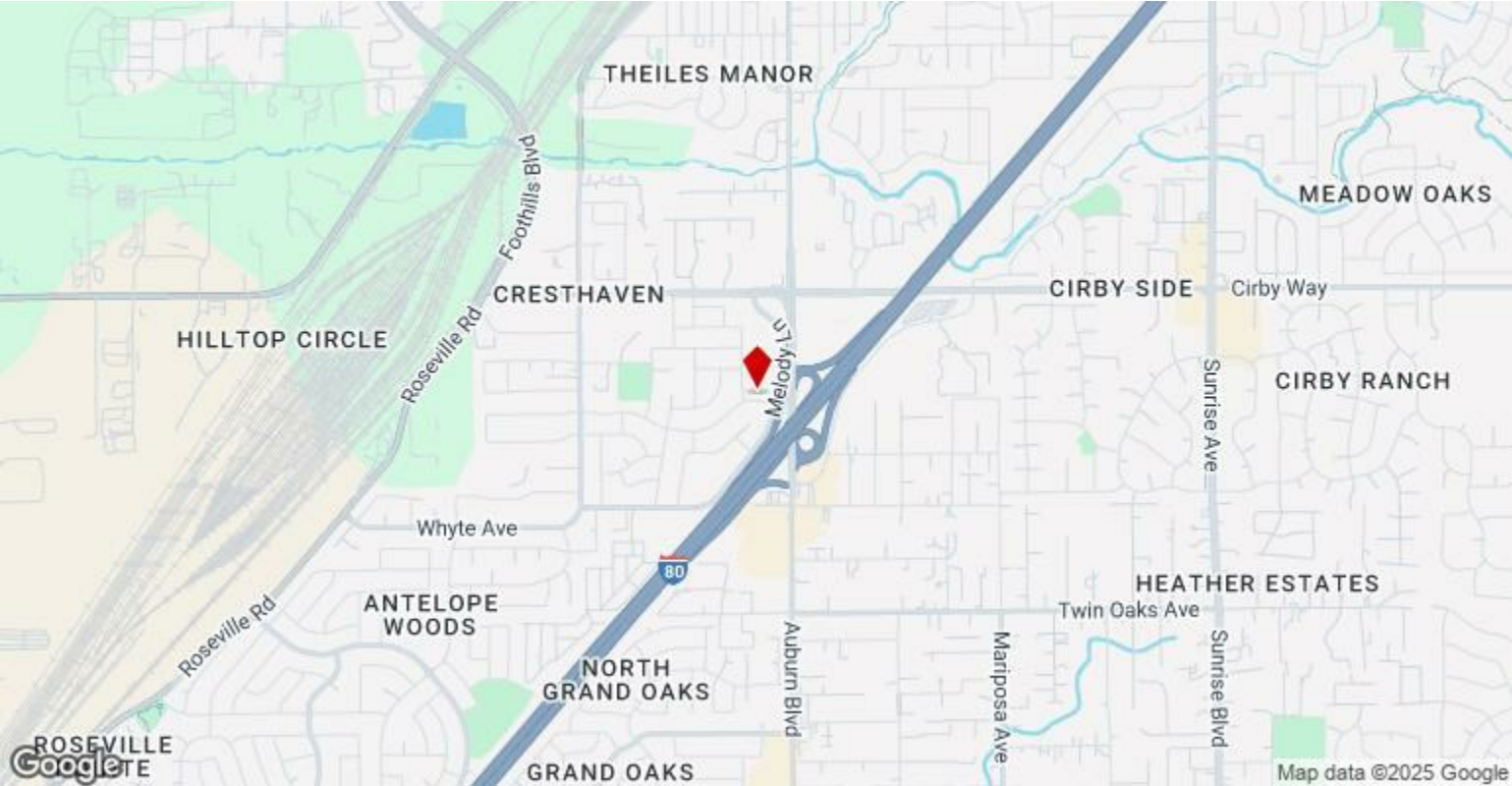
Major Tenant Information

Tenant	SF Occupied	Lease Expired
Brian Torrence	-	

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Location



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Property Photos



Primary Photo



Interior Photo

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Property Photos



Interior Photo



Interior Photo

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Interior Photo



Interior Photo

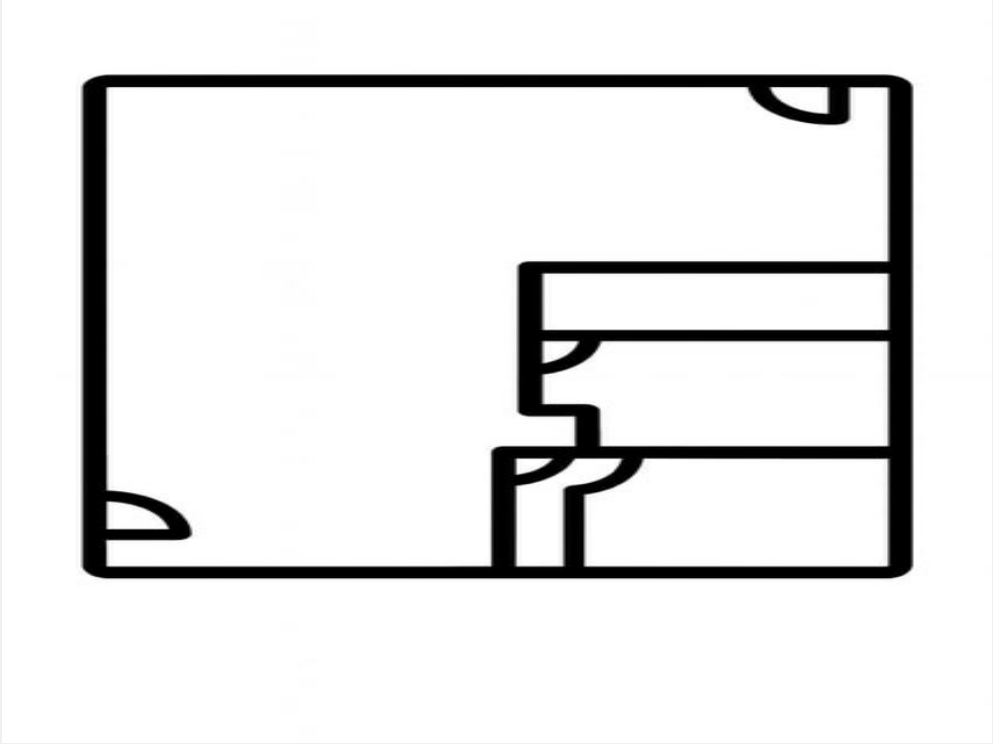
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Property Photos



Interior Photo



Floor Plan

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