



# 1011 Sunset Boulevard

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Rocklin, CA

±14,211 - ±33,784 RSF

CLASS A Office Space Available

## Overview

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The building consists of an 118,000 square foot, 2-story Class A, multi-tenant office building. The property is situated at the corner of West Stanford Ranch and Sunset Boulevard in Rocklin, California. It is located just off Highway 65, which allows for easy access to Roseville and Interstate 80.

The two wings of the building are off-set with a striking curved glass curtain wall which provides for a dramatic 2-story lobby upon entry. The building sits among mature and lush landscaping with an expansive open space to the south, and undeveloped lush wetlands to the north. The building currently has two fiber providers in SBC and Surewest and additionally a T3 service has been provided to the main point of entry.

The building is equipped with a 30 KW generator which can provide a source of back-up power.

## Property Amenities

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- Grande and spacious lobby with double-door access
- Above Standard Parking Available
- Open layout with abundant glass line
- Easy Access to Highway 65 via I-80
- Corporate Campus environment with extensive landscaping, greenbelt and outdoor seating areas



# Floorplan - First Floor

±14,211 - ±33,784 RSF Available



# Area Amenities







## Contact Info:

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