

2110 PROFESSIONAL DRIVE, SUITE 115, ROSEVILLE, CA 95661



FORMER DENTAL SUITE FOR SUBLEASE



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PROPERTY DETAILS

One-story office building located in the highly desirable city of Roseville, along the Douglas Corridor. Rare medical-dental suite available for sublease. The subject property offers nice architectural design and extensive glass work.

- Available for Sublease: \pm 2,050 SF
- Sublease Expiration Date: 8/31/2024
- Opportunity for direct deal!

- Dental suite with all dental-specific specs in place, including necessary plumbing, exam room configuration
- Clean and efficient layout with extensive cabinetry and storage
- Layout includes five operatories, nurses station, private restroom, break room and reception area
- (Dental Equipment is available for purchase)
- High-end shared lobby area with seating areas
- Mature and pleasant landscaping surrounding the project
- Sublease Rate: \$2.27/SF* NNN (NNNs are estimated to be \$0.66/SF)

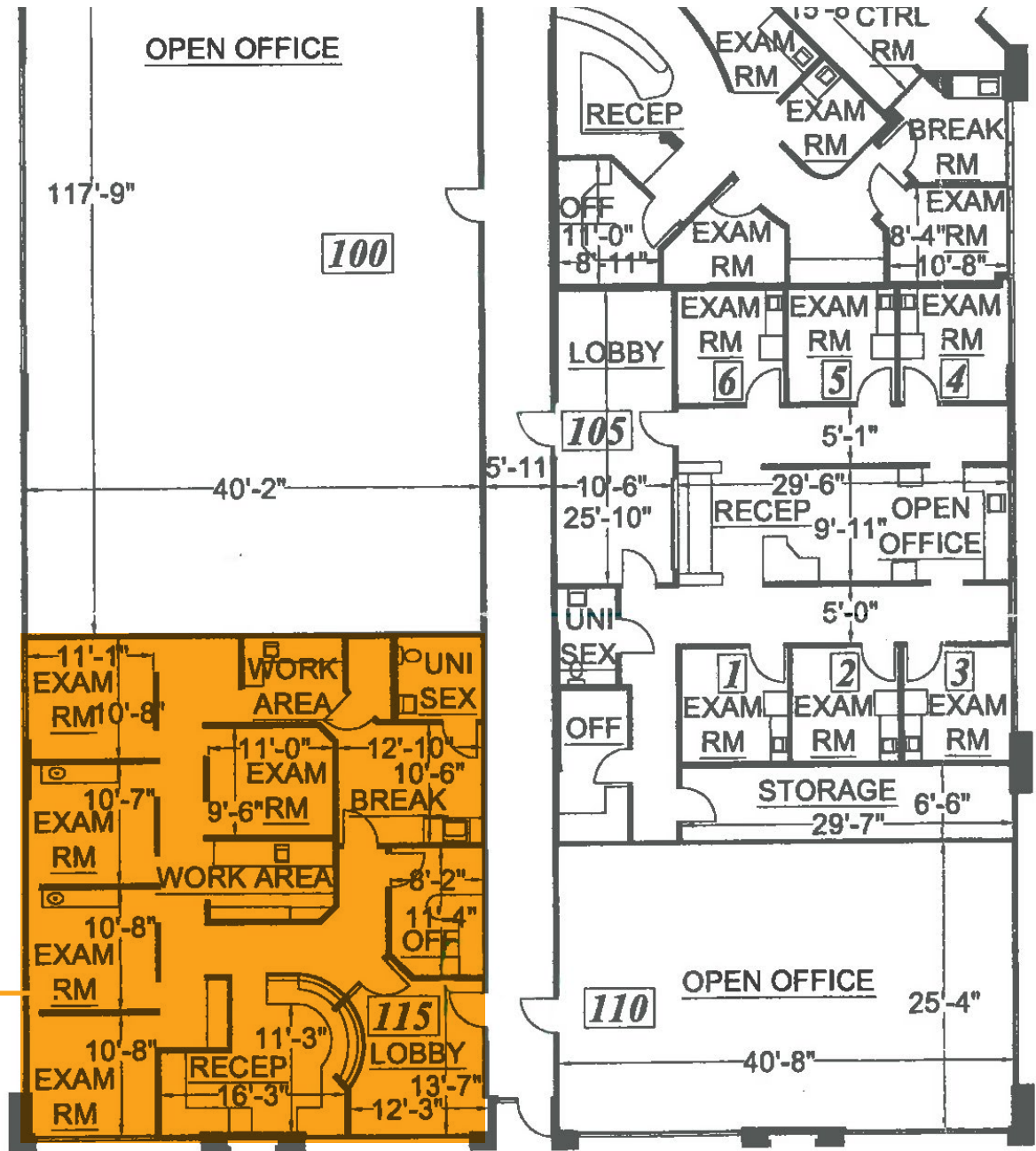
**SUBLEASE RATE:
\$2.27/SF* NNN**

*Introductory Sublease Rate



FLOOR PLAN

Suite 115: ± 2,050 SF



SUITE IMAGES



CLICK TO WATCH WALKTHROUGH



TRADE AREA



2110 Professional Dr

DEMOGRAPHICS

MARKET OVERVIEW

2110 Professional Drive,
Roseville, CA

3 MILE RADIUS

KEY FACTS

99,746

Population

40

Median Age



Average Household Size

\$88,686

Median Household Income

EDUCATION



18.39%

High School Graduate



26.78%

Some College



35.10%

Bachelor's Degree Plus

HOUSING STATS



\$423,063

Median Home Value



38,161

Households



39.59%

% Renter Occupied Housing Units

BUSINESS



68,383

Total Employees

COMMUTERS



1.12%

Used Public Transportation



87.93%

Drove Alone to Work

EMPLOYMENT



69.01%

White Collar



30.99%

Blue Collar

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AVAILABLE FOR SUBLEASE



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