ROSEVILLE CIVIC PLAZA

FOUR STORY CLASS A OFFICE BUILDING
IN DOWNTOWN ROSEVILLE
116 S. Grant Street

4th Floor Executive Offices (secured/private)

4th Floor Balcony

Parking Garage 360 Spaces

116

Parking Garage

Freedom Courtyard Private
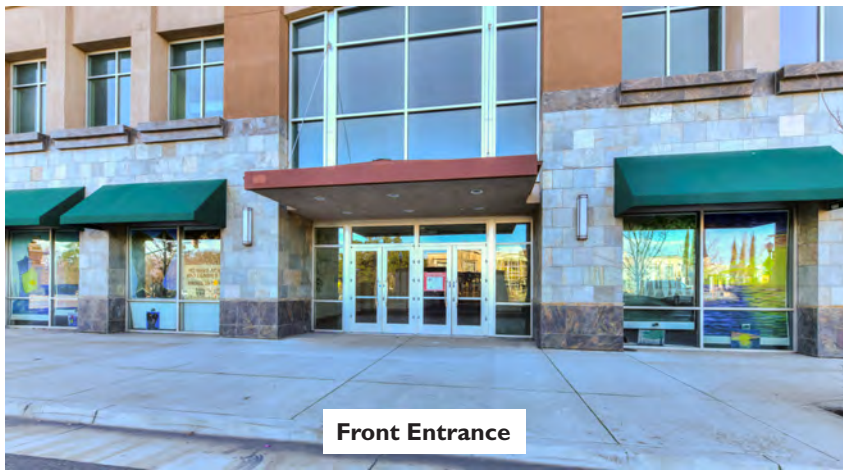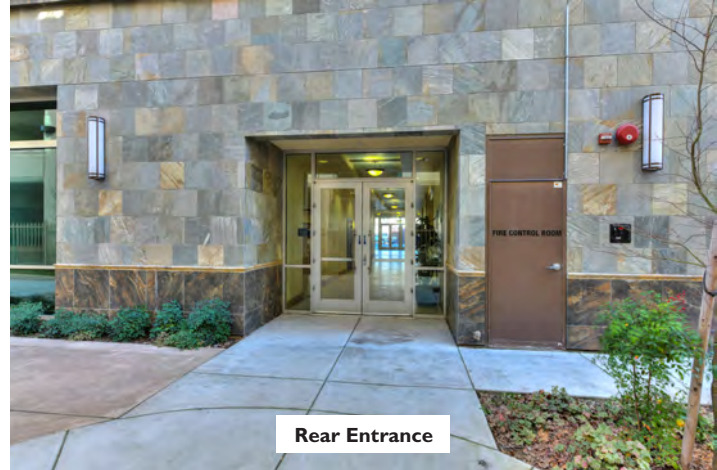
Roseville Civic Plaza

HIGHLIGHTS:

- Approximately 52,000 square feet of rentable building space w/ 15% load; Lobby, Courtyard, Hallways, Restrooms, etc.

- Currently divided into 8 suites of similar size ranging from 5,216 - 5769 square feet (2 on each floor)

- Each suite has its own independently thermostat to measure BTU usage and electric meter.

- Secured/private access to 4th floor with balcony overlooking Roseville Civic Center and Park

- Wet columns for snack bars, etc. - Water, Drain & Electric

- Panoramic views on all floors are ideally suited for modular furniture throughout

- Walk to shops, parks, restaurants, movies and more. Minutes from Interstate 80 / Hwy 65.

- 360 permanently dedicated parking spaces in the garage for this building

Archway Over Old Republican Alley

Freedom Courtyard

Old Republican Alley

1st Floor Commercial/Retail

Front Entrance

Rear Entrance

View of City Hall and Town Square from the 4th Floor Balcony

Electrical Room

View from Above

DOWNTOWN ROSEVILLE LOCATION

1. Roseville Civic Plaza
2. Civic Center City Hall
7. Fire Station
10. Dry Creek

3. Town Square
4. Vernon Street
8. Post Office

5. Oak Street
6. S. Grant Street
9. Parking Garage
11. Lincoln St.

Retail / Commercial
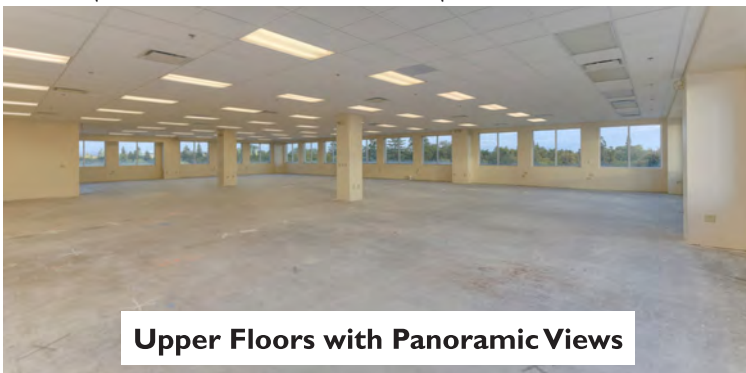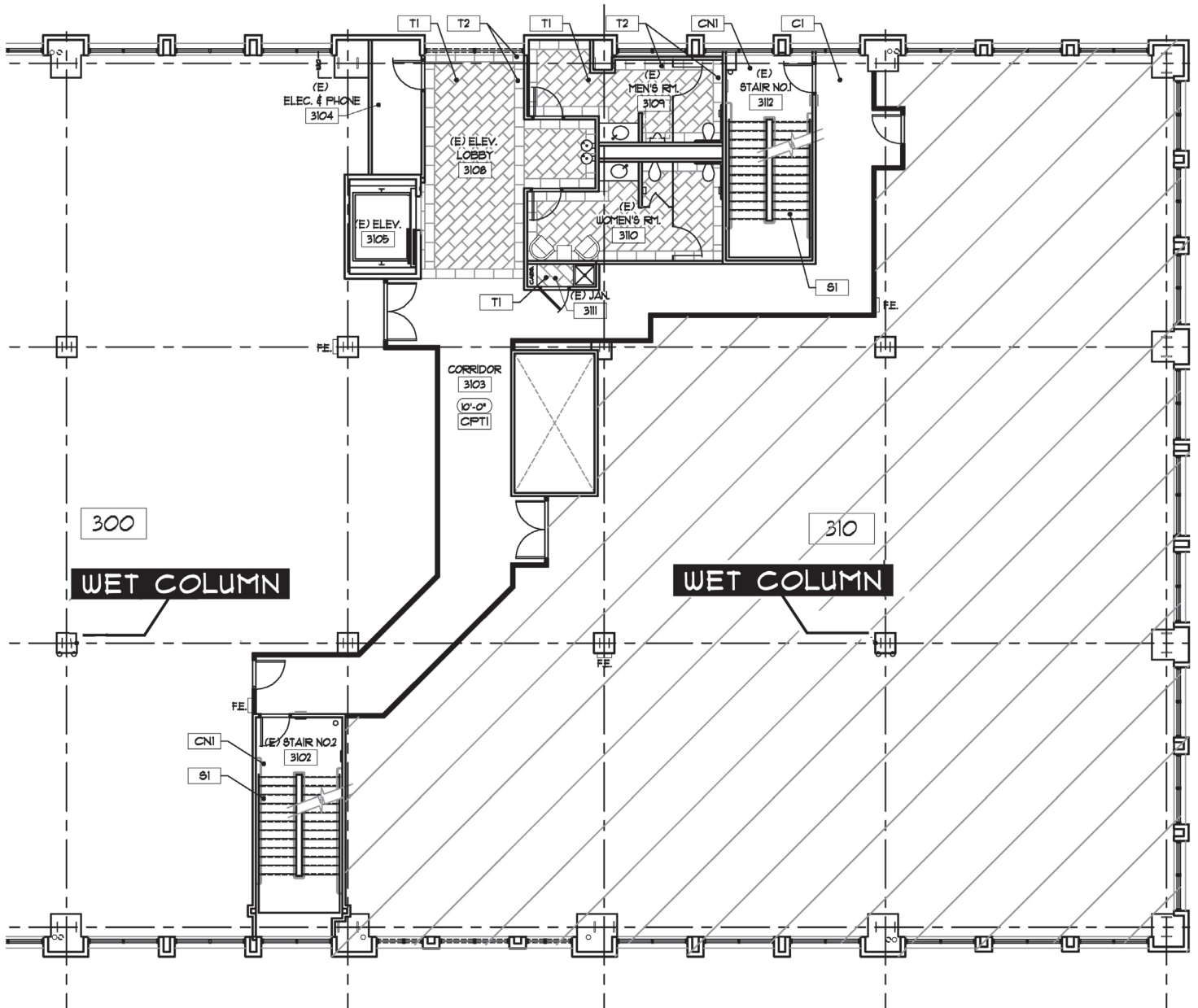
Approx. 5,261 square feet of tenant space • +15% Load

Suite 100 - 1st Floor

Main Entrance - 1st Floor

Office Professional

Approx. 5,632 to 5,769 square feet of tenant space • +15% Load

WET COLUMN

300

WET COLUMN

310

Upper Floors with Panoramic Views

4th Floor Balcony

Old Town Charm Meets Modern Design

In the heart of Downtown Roseville, The *Roseville Civic Plaza* is a brand new office building situated directly across from the Roseville Civic Center and Town Square. A short walk to shops, restaurants, and entertainment this building offers spectacular views, superb location, and breathtaking architecture. Designed to accommodate today's sophisticated businesses, it features state-of-the-art technology, abundant power and data supply to each suite, and covered parking directly adjacent to the building

Vernon Street, Downtown Roseville

Corner of Lincoln and Main, Downtown Roseville