

FOR SUBLEASE

# 1390

## LEAD HILL BLVD

ROSEVILLE, CA 95661

### PROPERTY FEATURES

- Office Space For Sublease
- Term through 2/28/2025
- ±11,224 RSF Available
- Lease Rate: \$1.00 PSF, NNN
- Fifteen Private Offices
- Large Divisible Training Room
- Two Conference Rooms
- Break Room
- Mail Room
- Open Area
- 41 Cubicles
- Men's and Women's Restrooms
- 16' Ft Clear Height



### CONTACT US

**NATE CYPHERS**  
Vice President  
+1 916 446 8712  
nate.cyphers@cbre.com  
Lic. 01334993

**ROMAN VASSEL**  
Sales Associate  
+1 916 446 8286  
roman.vassel@cbre.com  
Lic. 02054952

**KEVIN LARSCHEID**  
Executive Vice President  
+1 916 781 4818  
kevin.larscheid@cbre.com  
Lic. 00816790

**SCOTT RUSH**  
First Vice President  
+1 916 781 4802  
scott.rush@cbre.com  
Lic. 01228479

[www.cbre.com/nate.cyphers](http://www.cbre.com/nate.cyphers)

[www.cbre.com/roman.vassel](http://www.cbre.com/roman.vassel)

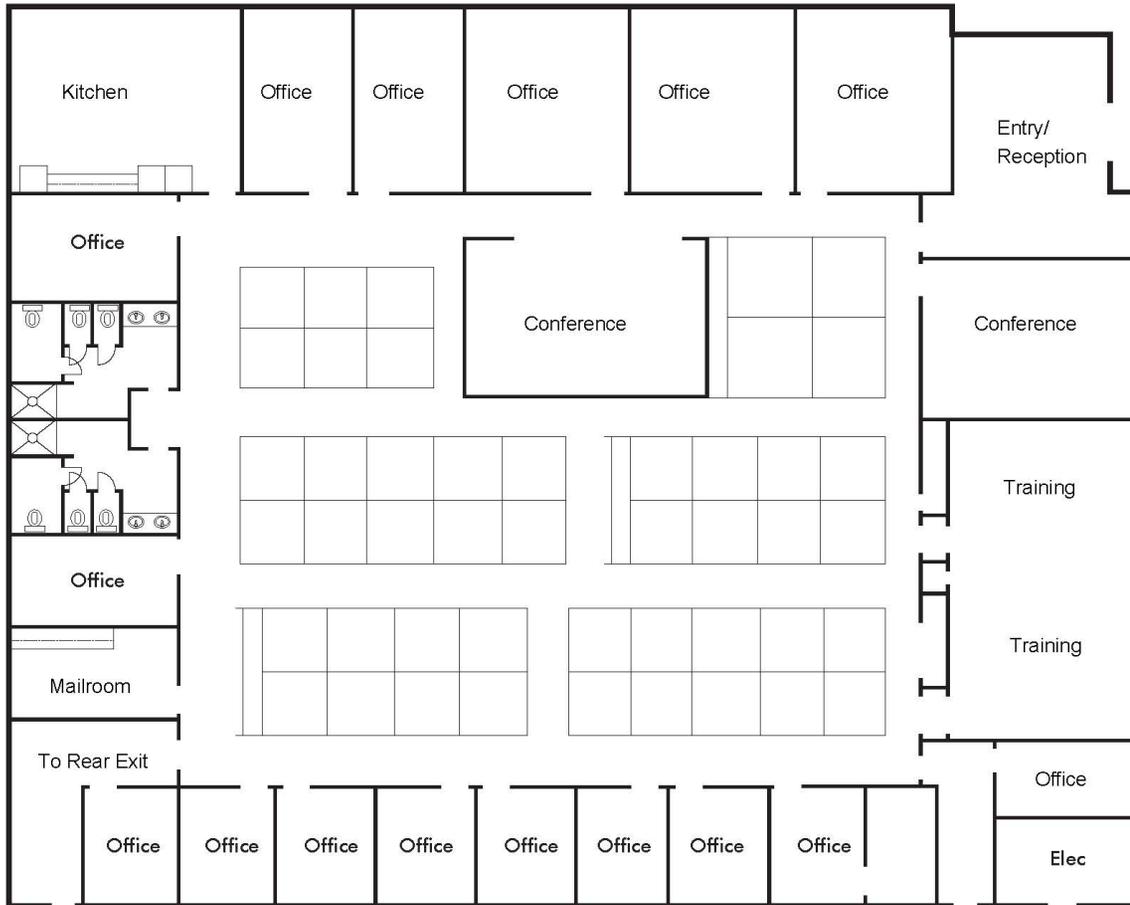
**CBRE**

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## FLOOR PLAN



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

## SUMMARY

CBRE, Inc. is pleased to present for sublease the administrative offices of XO Communications at 1390 Lead Hill Blvd. The available space is  $\pm 11,224$  sq. ft. and is a portion of a larger  $\pm 29,952$  sq. ft. office/flex building within the South Placer Business Park. Currently XO Communications leases 100% of the subject building. The available premises is "plug and play" with perimeter offices, cubicles, conference room, training room, break room, restrooms, reception area, and has fiber to the building. Furniture may be included in the offering.

Nearby amenities include retailers Walmart, Raley's, TJ Maxx, PetSmart, and Target. Just a few of the local eateries include Erik's Deli Café, Panda Express, Chevy's, Macaroni Grill, Starbucks, Subway, Mikuni Sushi, Costa Vida, and Panera. Additionally the subject is close to doctors/dentists, banking, and entertainment. Within 10 minutes' drive from the subject property are Westfield's Roseville Galleria and The Fountains.

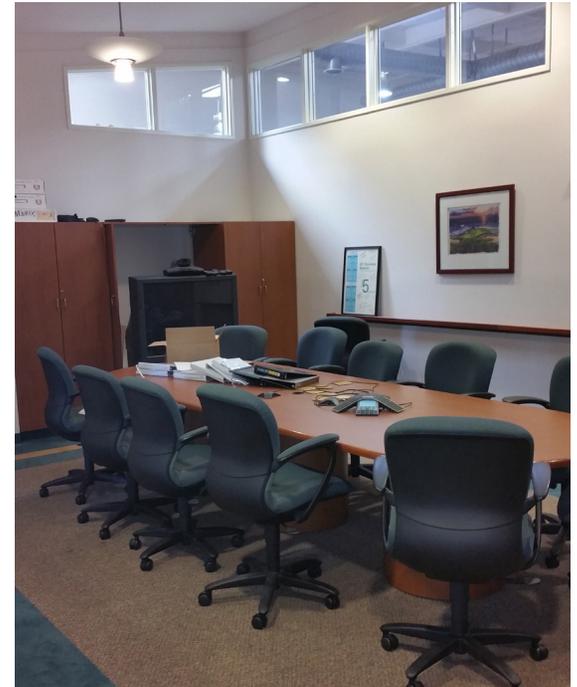
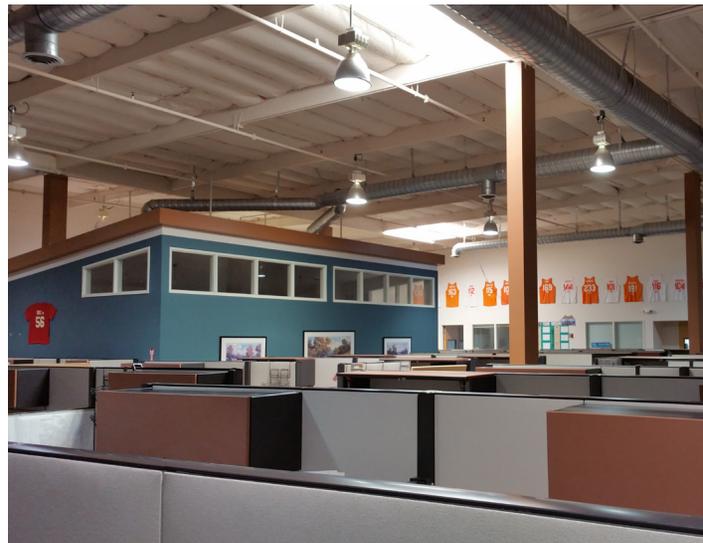
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## SUITE PHOTOS



# 1390 LEAD HILL BLVD

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## AMENITIES MAP

