

FOR SALE OR LEASE

2211

PLAZA DRIVE

ROCKLIN, CA

\$2,200,000 (\$300 PSF)



CBRE

OWNER USER OPPORTUNITY

PROPERTY HIGHLIGHTS

This beautifully designed office building is offered at **\$2,200,000.00**, presenting a fantastic opportunity for ownership in a thriving Rocklin location. Featuring **floor-to-ceiling glass** and **building signage availability**, the space is bright, modern, and highly visible. Located near a variety of restaurants and retail services, it's perfect for businesses seeking convenience and exposure. The property is part of an **Owner's Association with established CC&Rs**, and **seller financing is available**, making the path to ownership even more accessible. Whether you're ready to buy or prefer a **lease with option to purchase**, this flexible offering is ideal for professionals looking to establish a long-term presence.

 **±7,304 SF Freestanding Building** - Spacious single-story layout with flexible use potential

 **Class B, 2 Star Building** - Professional and well-maintained, ideal for growing business

 **Suite 100: ±5,160 RSF Available Now** - Ready for immediate occupancy!

 **Lease Rate: \$1.50 PSF Modified Gross** - Competitive pricing plus utilities and janitorial

 **Parking Ratio: 5.20/1000 SF** - Generous on-site/reciprocal parking and access agreement for staff and clients

 **Zoning: Office General** - Versatile use including possible medical/dental

 **Prime Location** - Situated near the intersection of Stanford Ranch Road and Sunset Boulevard with excellent access to Highway 65 and Interstate 80

2211

PLAZA DRIVE

±7,304 TOTAL SF

SUITE 100
±5,160 SF

Available for Occupancy

FLOOR PLAN





PROPERTY PHOTOS



BEL AIR

STANFORD RANCH ROAD

2211
PLAZA DRIVE

THE PLAZA AT
STANFORD RANCH

PLAZA DRIVE



2211

PLAZA DRIVE

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