

# 1082, 1090, 1098

SUNRISE AVENUE



ROSEVILLE, CA

OFFICE/MEDICAL SPACE  
FOR LEASE

CBRE

# PROPERTY HIGHLIGHTS

## 1082 Sunrise Avenue

» Suite 100: ±7,114 RSF | Available October 1, 2026

## 1090 Sunrise Avenue

» Suite 100: ±902 RSF | Available Now

## 1098 Sunrise Avenue

» Suite 150: ±2,138 RSF | Available Now

» Suite 190: ±2,049 SF | Available with 30 Day Notice

**Modern Lease Opportunity:** \$1.65 PSF (Modified Gross) – utilities and janitorial services are extra, giving you flexibility and control.

**Striking Floor-to-Ceiling Glass:** Enjoy abundant natural light and a sleek, contemporary aesthetic.

**Inviting Central Courtyard:** A perfect spot to relax, collaborate, or take a break in a refreshing outdoor setting.

**Prime Location:** Surrounded by a wide variety of restaurants, fast food options, and retail services – everything you need is just steps away.

**Prestigious Neighborhood:** Nestled amid upscale residential communities, offering a professional and polished environment.

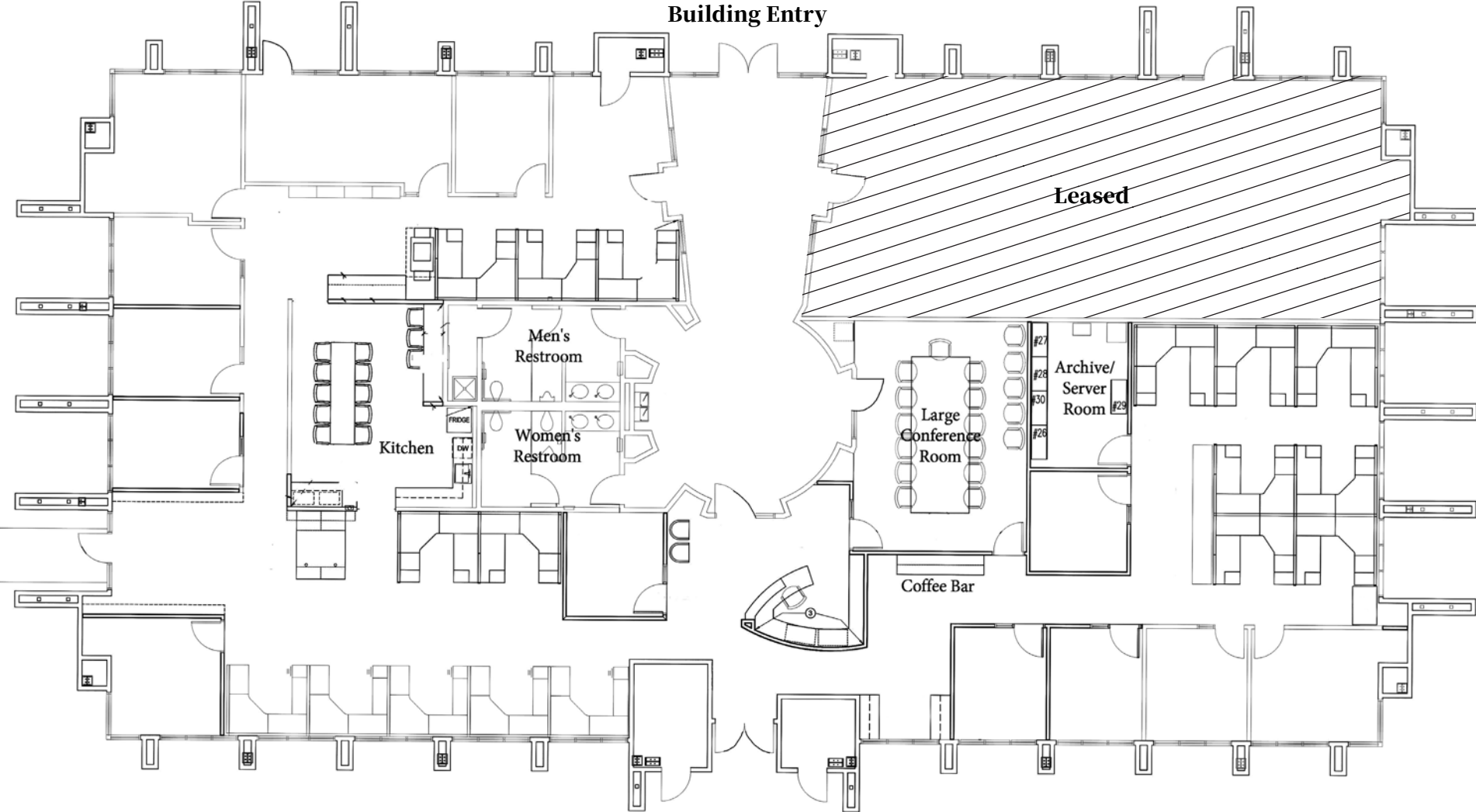
**Effortless Commute:** Excellent access to Interstate 80 makes getting here a breeze for clients and employees alike.

**High-Visibility Corner:** Located near the bustling intersection of Cirby Way and Sunrise Avenue – ideal for exposure and convenience.



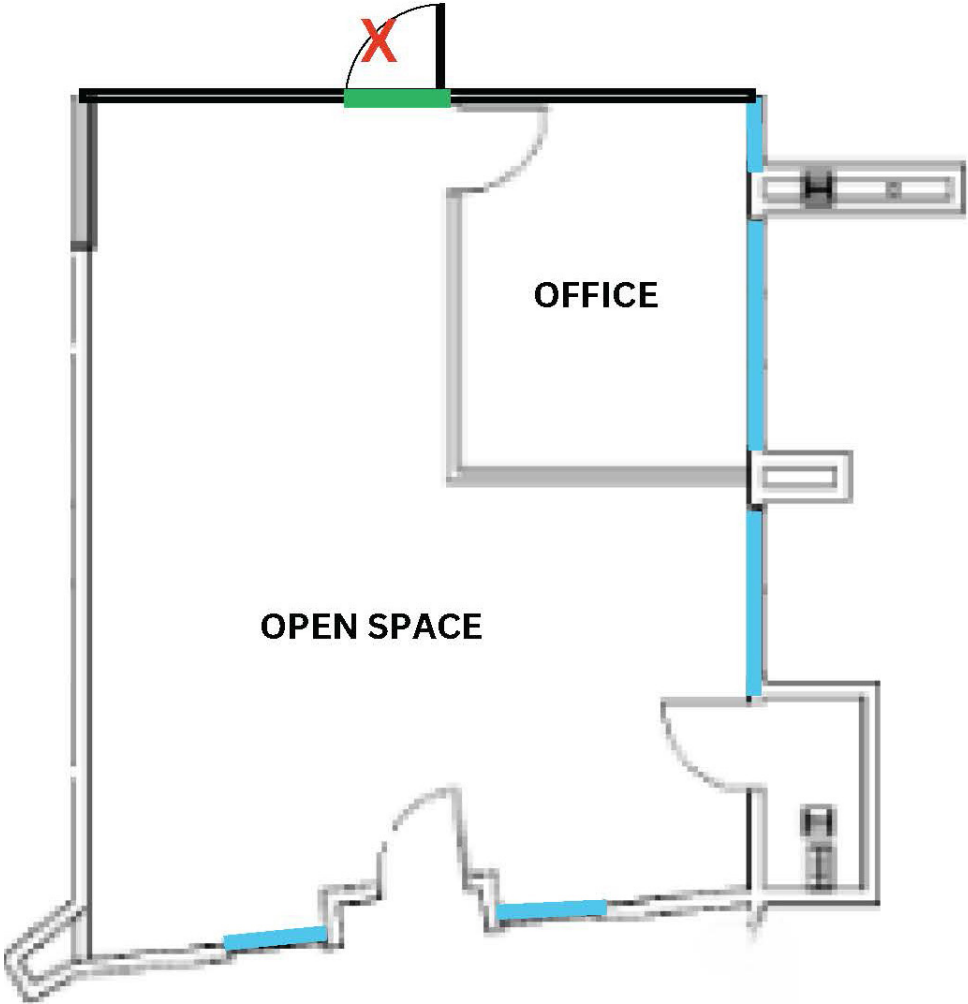
# FLOOR PLAN

1082 SUNRISE AVENUE,  
SUITE 100: ± 7,114 SF  
AVAILABLE OCTOBER 1, 2026



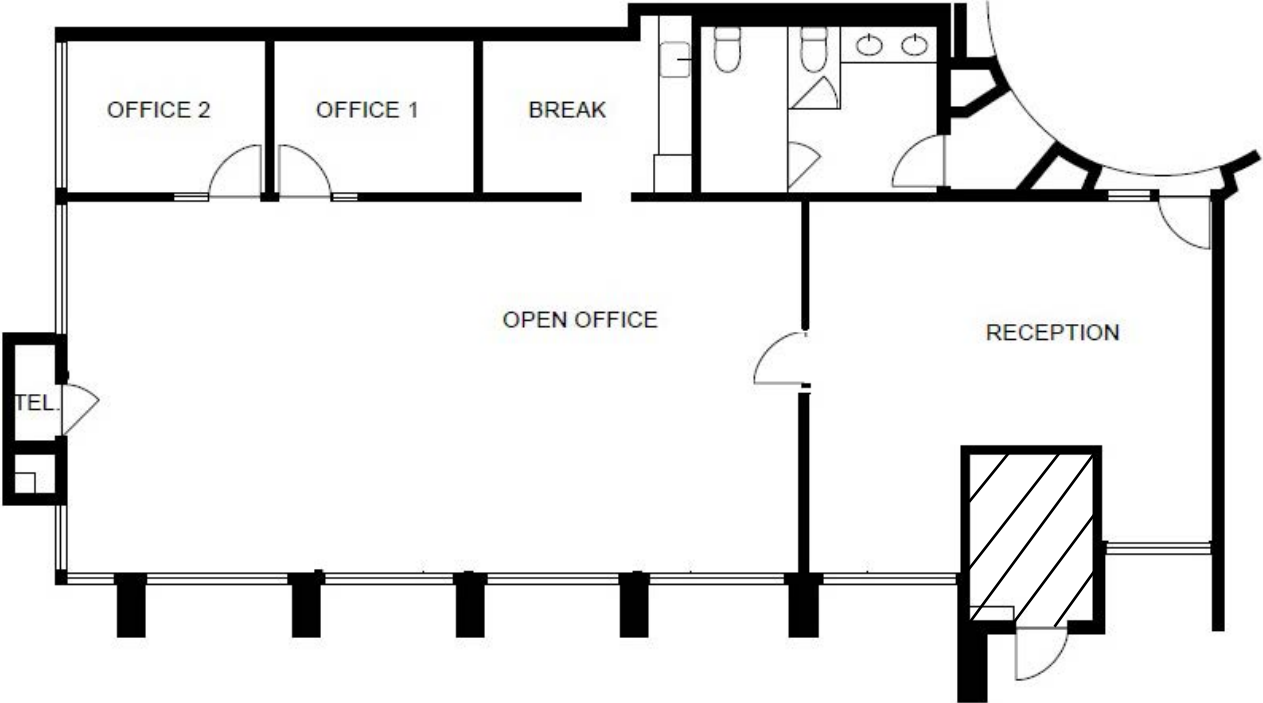
# FLOOR PLAN

1090 SUNRISE AVENUE,  
SUITE 100: ±902 SF  
AVAILABLE NOW



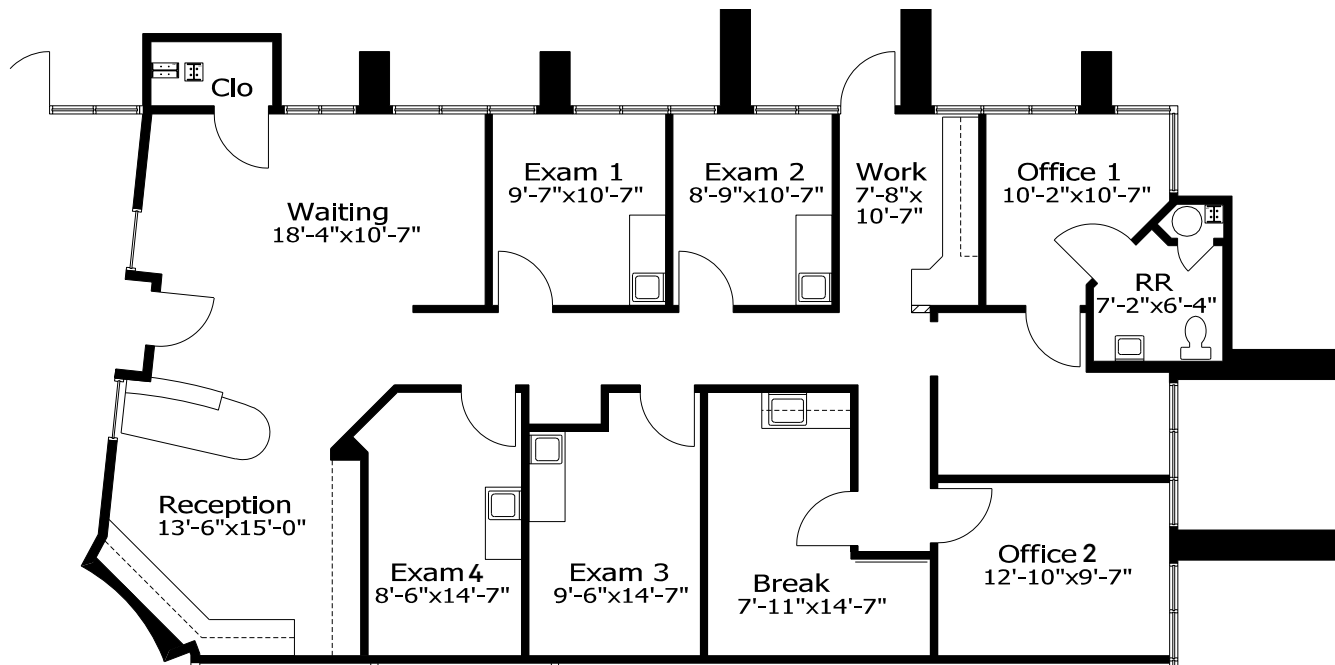
# FLOOR PLAN

1098 SUNRISE AVENUE,  
SUITE 150: ± 2,183 SF  
AVAILABLE NOW



# FLOOR PLAN

1098 SUNRISE AVENUE,  
SUITE 190: ± 2,049 SF  
AVAILABLE WITH 30 DAY NOTICE





SAFeway

MCDONALD'S

BEL AIR

KIRBY WAY

1082  
SUNRISE AVENUE

1090  
SUNRISE AVENUE

1098  
SUNRISE AVENUE

SUNRISE AVENUE

KENSINGTON DRIVE



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