

FOR LEASE
**SHEA CENTER
ROSEVILLE**

516 & 548 GIBSON DRIVE,
ROSEVILLE, CA



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PROPERTY DESCRIPTION

Located along a one-half mile stretch of Highway 65, Shea Center Roseville offers Class A office space. Its contemporary design expertly mixes natural stone with glass and metal, and its circular central lobbies and warm interior colors provide a welcoming environment to tenants and visitors alike. Large, efficient floor plates lay out well for a variety of business types while ample surface parking at 4.5 cars per 1,000 SF is provided.

Shea Center Roseville is a 37-acre, multi-phased office campus with building sizes ranging from 32,000 to 90,000 SF in two-story and three-story configurations. Currently, five of the ten entitled buildings are completed. The center is within walking distance of the Galleria Mall, and close to the Fountains and adjacent to the Hyatt Place hotel. Amenities include outdoor plazas for campus users and an integrated, multi-use trail system.

BUILDING FEATURES & AMENITIES



**CONNECTED
TO REGIONAL
MULTI-USE
TRAILS**



**IDEAL FOR DATA,
HIGH-TECH OR
OFFICE USE**



**4.5/1,000 SF
PARKING
RATIO**



**EASY
ACCESS TO
HIGHWAY 65**



**NEAR GALLERIA
MALL & OTHER
RETAIL**



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516 548 GIBSON DRIVE;
ROSEVILLE, CA

548 GIBSON DR.

516 GIBSON DR.



FUTURE SITE FOR VILLA SPORT

AERIAL

INTERSTATE
80

f
OUNTAINS
SO UNEXPECTED.

ROSEVILLE PKWY.

Westfield
GALLERIA

THE RIDGE AT
CREEKSIDE

GALLERIA BLVD.

HYATT
PLACE

FUTURE VILLA
SPORT

516, 548 GIBSON DR.

GIBSON DR.

HIGHWAY
65

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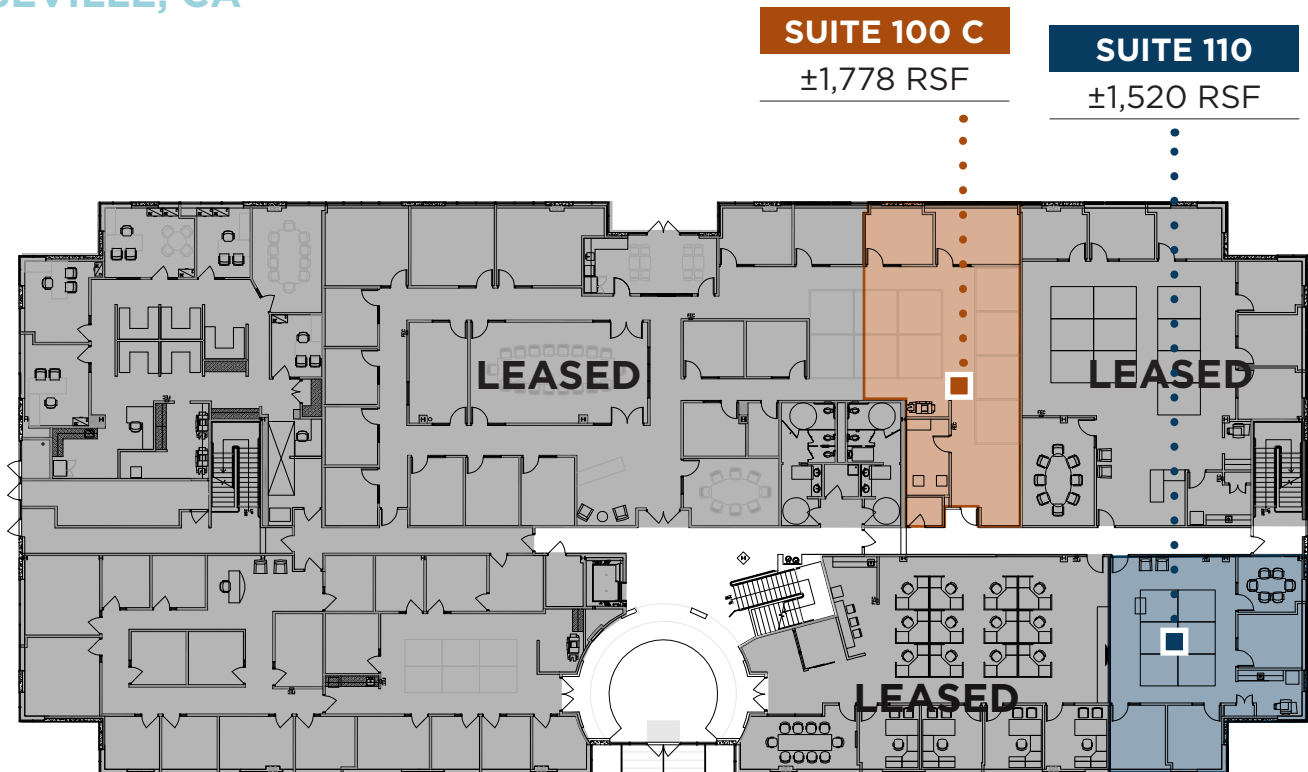
1ST FLOOR PLAN

SUITE 100 C

±1,778 RSF

SUITE 110

±1,520 RSF

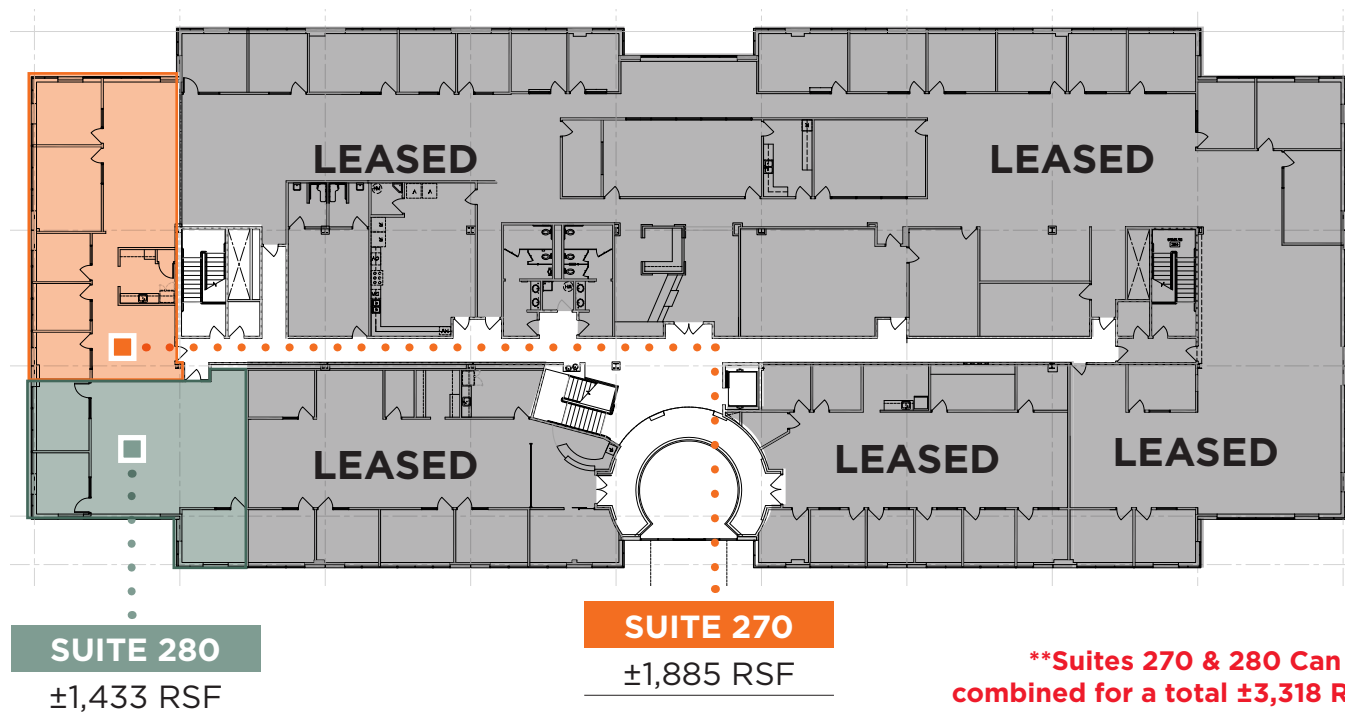


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SHEA CENTER ROSEVILLE

516 GIBSON DRIVE,
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2ND FLOOR PLAN



FOR LEASE

SHEA CENTER ROSEVILLE

516 GIBSON DRIVE,
ROSEVILLE, CA

1ST FLOOR PLAN

SUITE 100

±1,368 RSF

currently in warm
shell condition

