

INTRODUCING 935 HIGHLAND POINTE DRIVE • ROSEVILLE | CALIFORNIA

# HIGHLAND POINTE



Award-Winning  
office project  
Sacramento Business Journal

♦ [highlandpointeroseville.com](http://highlandpointeroseville.com) ♦

 Newmark  
Knight Frank



HIGHLAND  POINTE

Now  
Leasing

Highland Pointe is a master-planned, freeway-visible, ±354,000-square-foot business park consisting of three four-story Class "A" office buildings. Highland Pointe's prominent location sets this business park apart from other office buildings along Roseville's rapidly expanding Highway 65 corridor.

The elegant four-story building with a two-story lobby entrance at 935 Highland Pointe Drive will be highlighted by a presentation of art and natural elements and scenery, enhancing the innovative presence of this state-of-the-art building.



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# Project Highlights



- ◆ 935 Highland Pointe Drive will be Energy Star rated.
- ◆ Three, four-story, ±118,000 SF, elegantly designed office buildings constructed in phases. 915 built in 2005; 925 built in 2008; 935 is future planned construction
- ◆ Excellent accessibility from Highway 65 with a signalized intersection at the entrance to the office park.
- ◆ Abundant, well-known retailers, restaurants, and service facilities within walking distance of the park.
- ◆ Panoramic scenic views of the surrounding region.
- ◆ Timeless, upscale and efficient award-winning architectural design featuring innovative blending of colors, textures and elevations, along with extensive window lines.

- ◆ State-of-the-art energy systems and controls.
- ◆ Conference Center with user-friendly audio/visual system.
- ◆ Fitness Center with showers and lockers.
- ◆ Fiber-Ready Business Park.
- ◆ Prominent, freeway-visible building signage and professional monument signage.
- ◆ Eye-catching water feature enhances the outdoor seating plaza.
- ◆ Bicycle racks conveniently situated throughout with direct access to the Roseville Bike Path.

190,000 AVERAGE DAILY TRAFFIC







## HIGHLAND POINTE

Highland Pointe offers convenient access via Highway 65 to Interstate 80 and is twenty minutes from Downtown Sacramento and thirty minutes from the Sacramento International Airport.

Award-winning schools, an educated workforce, varied housing choices, extensive retail, and a multitude of recreational and leisure activities create a unique lifestyle opportunity in Roseville and South Placer County.

The nearby regional mall and lifestyle center offer everything from fine dining and designer boutiques to casual dining and bargain shopping. The area is also home to a vibrant arts community featuring galleries, concerts, theater, and festivals.

With a rich and diverse array of resources, services, and amenities, Highland Pointe Corporate Center is an exceptional business location.







# Aerial View





935 HIGHLAND POINTE DRIVE

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