



HIGHLAND



POINTE

915 & 925 & 935 HIGHLAND POINTE DRIVE • ROSEVILLE, CALIFORNIA



Award Winning Office Project
Sacramento Business Journal



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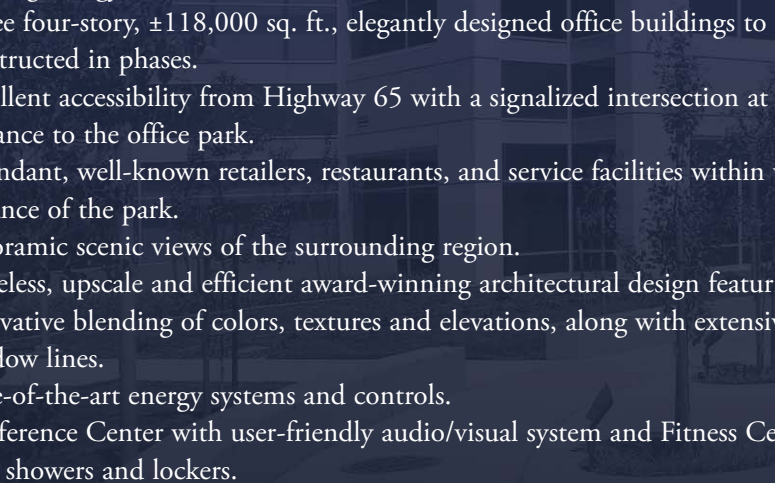


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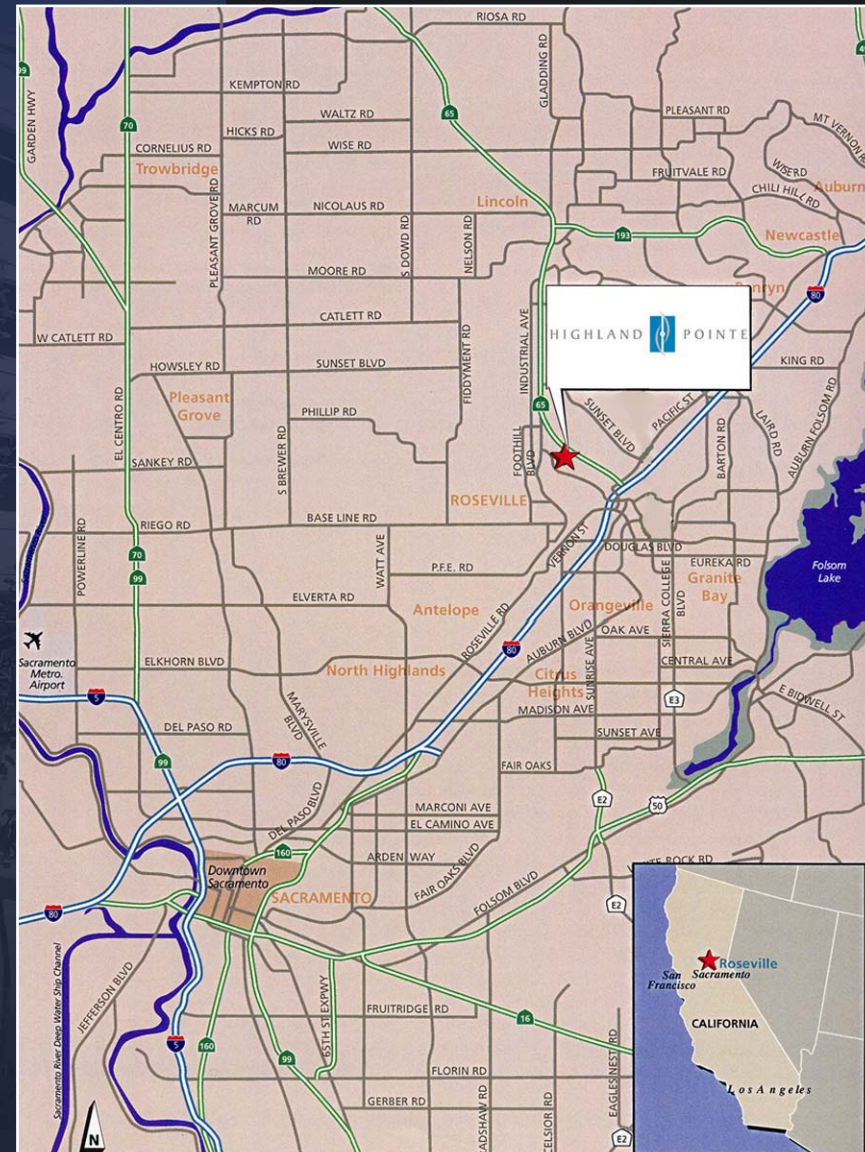
Highland Pointe is a master-planned, freeway-visible, ±354,000-square-foot business park consisting of three four-story Class “A” office buildings. Highland Pointe’s prominent location sets this business park apart from other office buildings along Roseville’s rapidly expanding Highway 65 corridor.

The elegant lobby at 925 Highland Pointe Drive is highlighted by a cutting-edge, integrated, multimedia video wall. This dynamic presentation of art and information features a display of shifting natural elements and scenery, as well as business news and information, enhancing the innovative presence of this state-of-the-art building.

N O W L E A S I N G

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- 915 Highland Pointe Drive is *Energy Star* rated; 925 Highland Pointe Drive is pending *Energy Star* Certification.
 - Three four-story, ±118,000 sq. ft., elegantly designed office buildings to be constructed in phases.
 - 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 and 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.

Wi-Fi Hotspots in the Building Lobbies and Central Plaza





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.



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Contact Exclusive Agents:

Elaine Hartin	Tom Heacox	Chris Lemmon	Nastasia Lumenta
ehartin@ccarey.com	theacox@ccarey.com	clemmon@ccarey.com	nlumenta@ccarey.com
916.367.6344	916.569.2315	916.367.6349	916.367.6355
Lic # 01047857	Lic # 00913198	Lic # 01506816	Lic # 01824984



COMMERCIAL
ONCOR INTERNATIONAL

1601 Response Road,
Suite 160
Sacramento, CA 95815
Tel: 916.920.4400
Fax: 916.920.0854
www.ccarey.com

1420 Rocky Ridge Drive,
Suite 150
Roseville, CA 95661
Tel: 916.367.7000
Fax: 916.367.6362
www.ccarey.com



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