

Highland Pointe Fact Sheet

Location

925 Highland Pointe Drive
Roseville, California 95678

Project Size

Four-story Building;
118,924 Rentable Square Feet

Construction

Type III, 1 hour, fully sprinklered, steel frame structure with site cast concrete panel exterior walls and high performance dual pane window system set in clear anodized aluminum mullions.

Floor Sizes

First Floor: 27,279
Second Floor: 29,284
Third Floor: 30,399
Fourth Floor: 31,962

Building Dimensions

Building: 277' long x 102' wide, 116' wide at curved wall.
Structural Bay: 30' x 30'

Parking

472 spaces available (4.56 / 1,000 Usable Square Feet).

Design Loads

80 lbs. per square foot floor live load + 20 lbs. per square foot partition load for total 100 lbs. per square foot floor load.

Floors

Ground Floor: 6" concrete slab on grade
Second/Third/Fourth Floors: 3½" concrete over metal structural decking and steel beams.

Elevators

Two hydraulic elevators, 3,500 lb. capacity at 150 feet per minute.

HVAC

One 230 ton roof mounted, evaporative cooled, dual duct, HVAC unit provides effective and efficient cooling. Heating provided by a gas fired boiler. Pressure independent Variable Air Volume boxes allow for flexible temperature zone control. The HVAC system features a computer controlled and monitored AutomatedLogic Direct Digital Control energy management system for greater tenant comfort and after-hours usage.

Electrical

Electrical utility service supplied by Roseville Electric. Total external capacity to the building is 3,000 amps, 480 volt, 3-phase main electrical service. 13 watts per square foot available for tenant use exclusive of lighting and HVAC.

Lobbies

First Floor: Limestone, granite and carpeted floors; medium cherry wood finish, accent limestone walls and decorative ceiling.
Second Floor: Limestone, granite and carpeted floors; medium cherry wood finish, accent limestone walls and decorative ceiling.
Third and Fourth Floors: carpeted floors and painted sheetrock walls.

Ceilings

10' design height, suspended acoustical surface.

Communications

Telephone: SureWest Communications
Fiber Optic: Available to building

Security System

After hours building security system at all building entry doors, elevators and center stairwell provided by an electronic card reader system.

Fire Sprinklers

Building is fully sprinklered throughout with monitored fire alarm system, smoke detectors and manual audible system.

Showers and Lockers

Located within the ground floor fitness center.

Utility Service

Water: City of Roseville
Sewer: City of Roseville
Electrical: Roseville Electric
Gas: Pacific Gas and Electric Co.
Refuse: City of Roseville

Building Hours of Operation

7:00 am – 6:00 pm, Monday to Friday
8:00 am – 1:00 pm, Saturday

Owner

Mourier Land Investment Corporation

Architect

Vitae Architecture Planning Interiors

General Contractor

Panattoni Construction, Inc.