

1504

EUREKA ROAD
Roseville, California

AVAILABLE FOR LEASE



PROPERTY HIGHLIGHTS



PRESTIGIOUS EUREKA CORPORATE



ON-SITE OUTDOOR COURTYARD



EXTREMELY WELL-MAINTAINED



TWO COMMON AREA CONFERENCE ROOMS



FITNESS STUDIO WITH SHOWERS



RECENTLY REMODELED COMMON AREAS



FIBER SERVICES AVAILABLE FROM BOTH CONSOLIDATED COMMUNICATIONS AND COMCAST BUSINESS



ADJACENT TO ALL OF ROSEVILLE'S MOST POPULAR RESTAURANTS:

- MIKUNI
- PAUL MARTIN'S
- FAT'S
- UNIVERSITY OF BEER



LOCAL TO BOUTIQUE AND REGIONAL SHOPPING & SERVICES:

- WESTFIELD GALLERIA
- CREEKSIDE CENTER
- THE FOUNTAINS
- STARBUCKS

CITY OF ROSEVILLE



ROSEVILLE'S 2022 POPULATION IS ESTIMATED TO BE 149,141, PER U.S. CENSUS, WITH MEDIAN AGE OF 37.7 YEARS OLD.



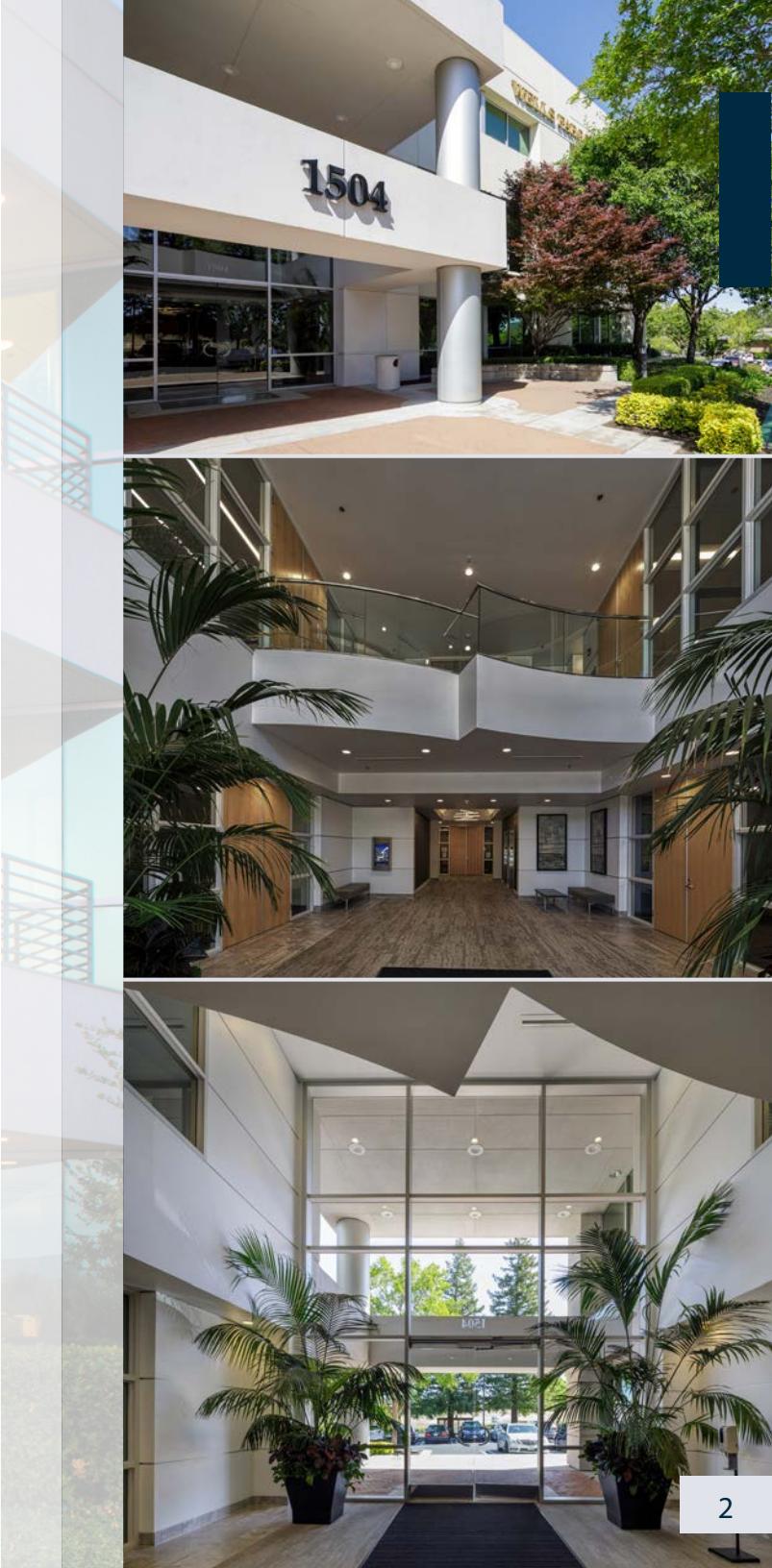
ROSEVILLE WAS NAMED THE 8TH BEST PLACE TO LIVE IN AMERICA BY LIVABILITY.COM IN 2021.



GREAT QUALITY OF LIFE, SCHOOLS, HOUSING, BUSINESSES AND RETAIL.



ROSEVILLE OWNS AND OPERATES ITS UTILITIES, INCLUDING WATER, SEWER AND ELECTRIC. ROSEVILLE ELECTRIC PLAYS A BIG ROLE IN ATTRACTING BUSINESS WITH ITS COMPETITIVE RATES AND RELIABLE SERVICE.





FOR LEASE | 1504 EUREKA ROAD



Shared Fitness Center



Common Conference Room



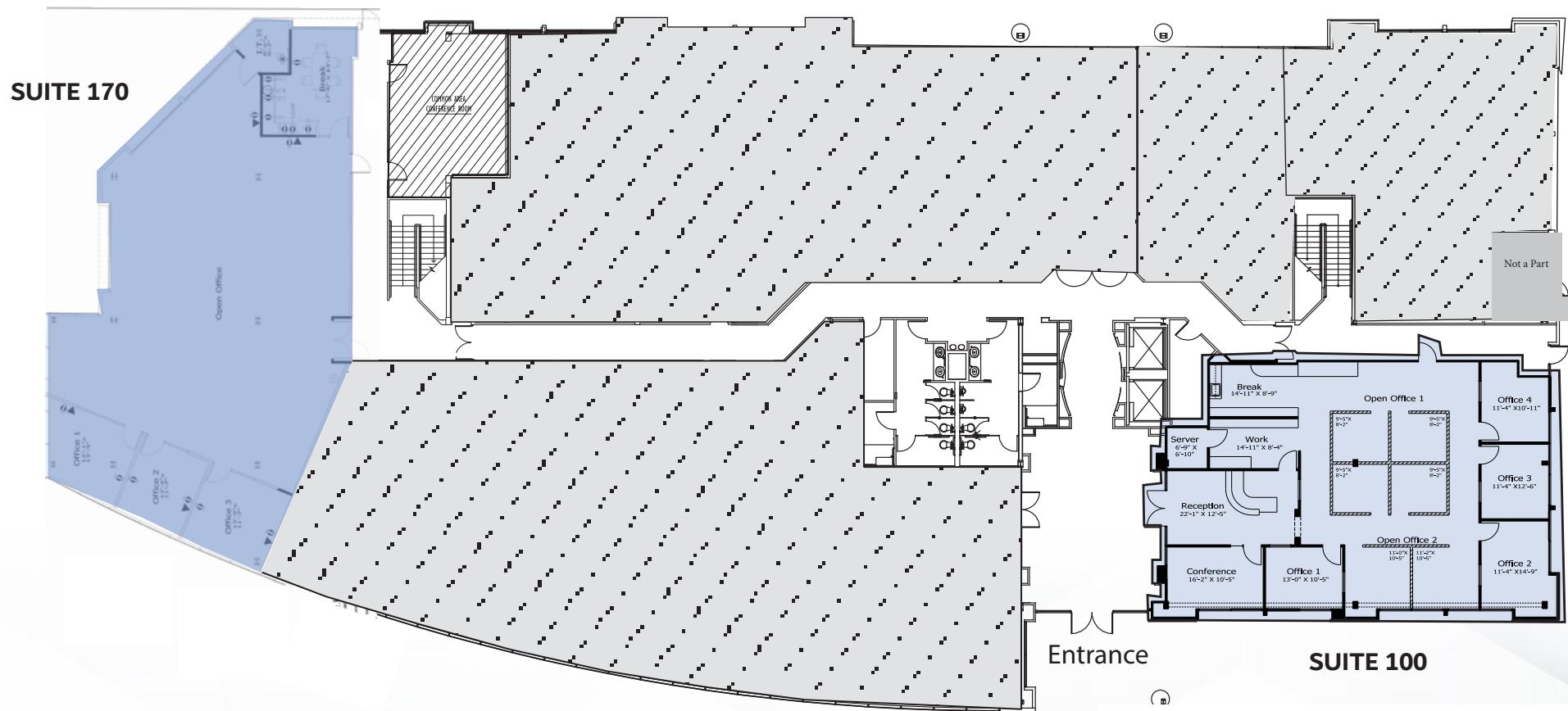
AVAILABLE SUITES FOR LEASE

FLOOR PLAN
1ST FLOOR

SUITE 170 - ±3,796 RSF
(DIVISIBLE TO ±1,886 RSF)

SUITE 100 - ±3,044 RSF
AVAILABLE 4/1/2026

LEASE RATE: \$2.45 PSF, FULL SERVICE



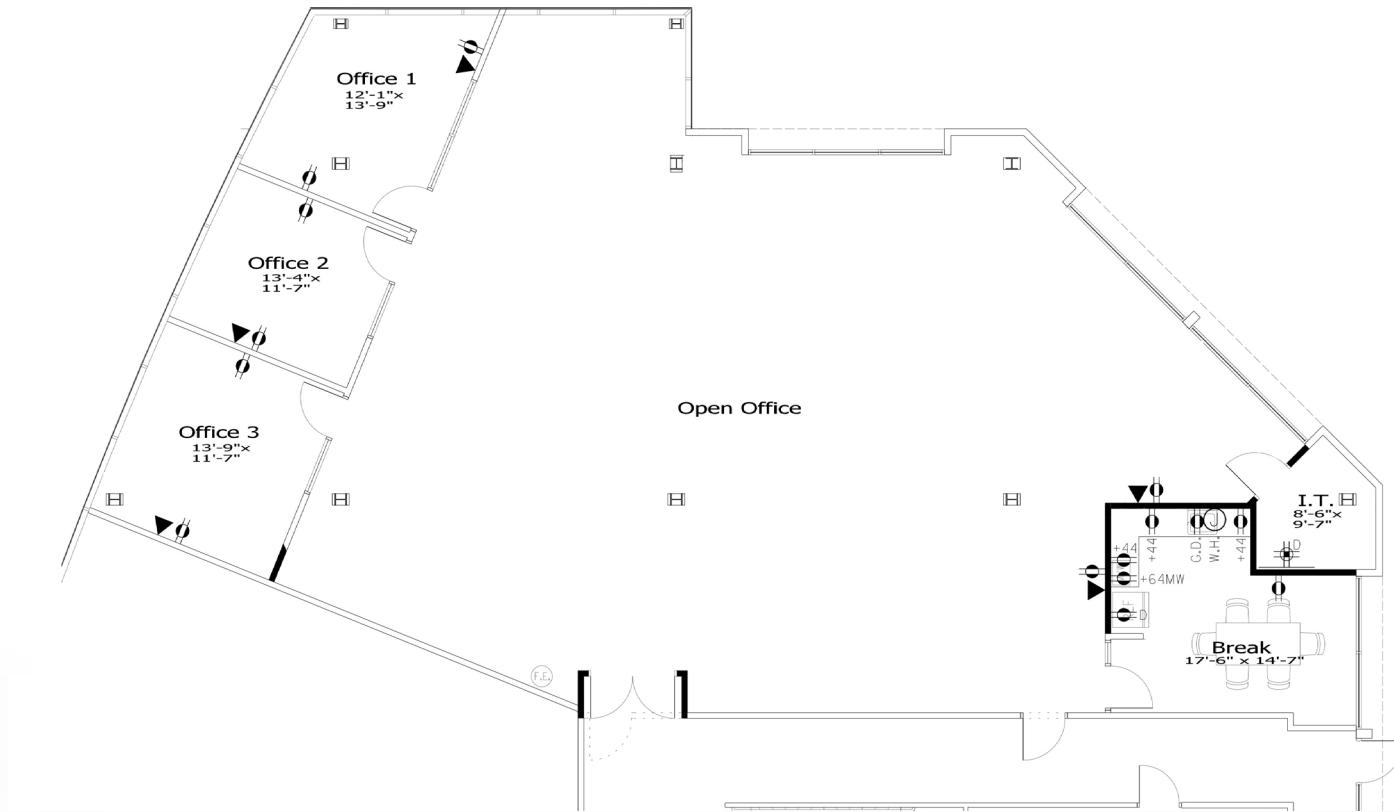
FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE

AVAILABLE SUITES FOR LEASE

FLOOR PLAN
SUITE 170

SUITE 170 - ±3,796 RSF
(DIVISIBLE TO ±1,886 RSF)

LEASE RATE: \$2.45 PSF, FULL SERVICE



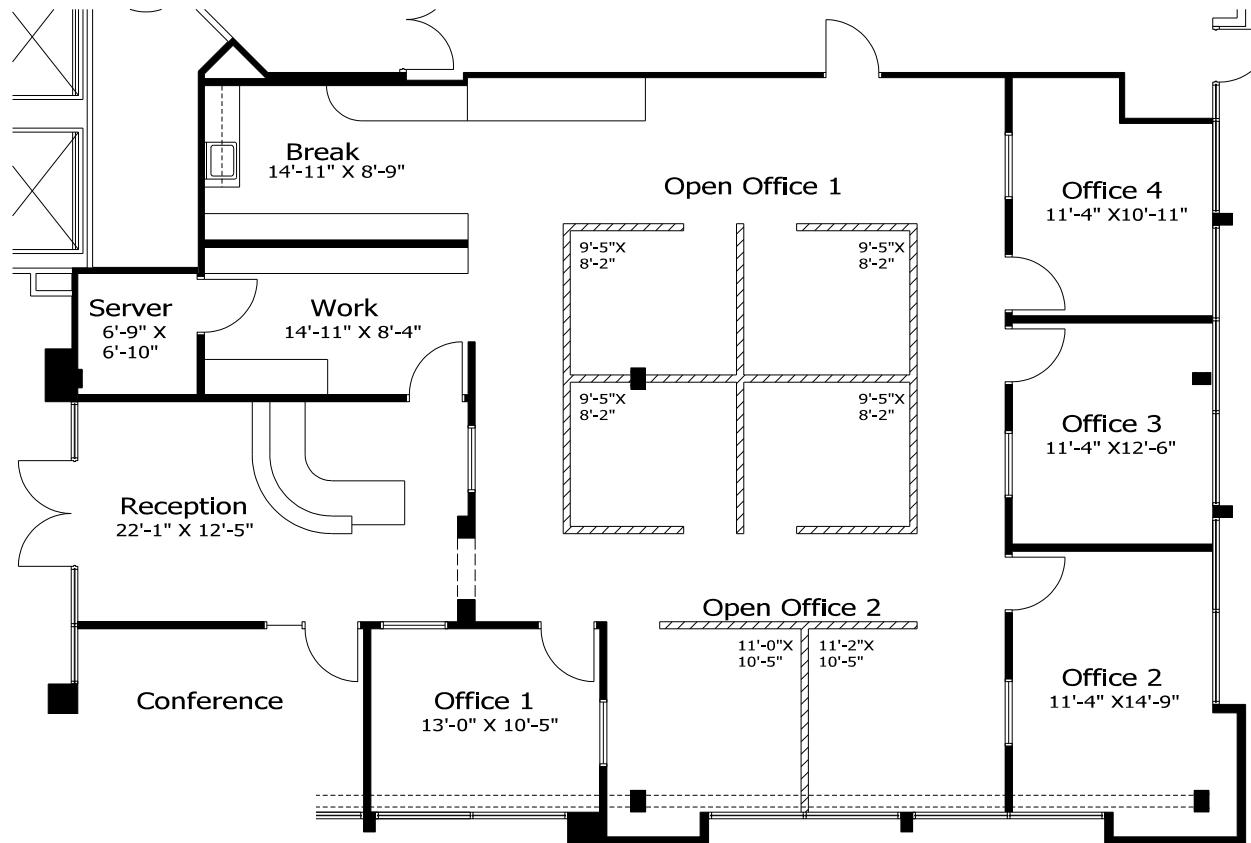
FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

AVAILABLE SUITES FOR LEASE

FLOOR PLAN
SUITE 100

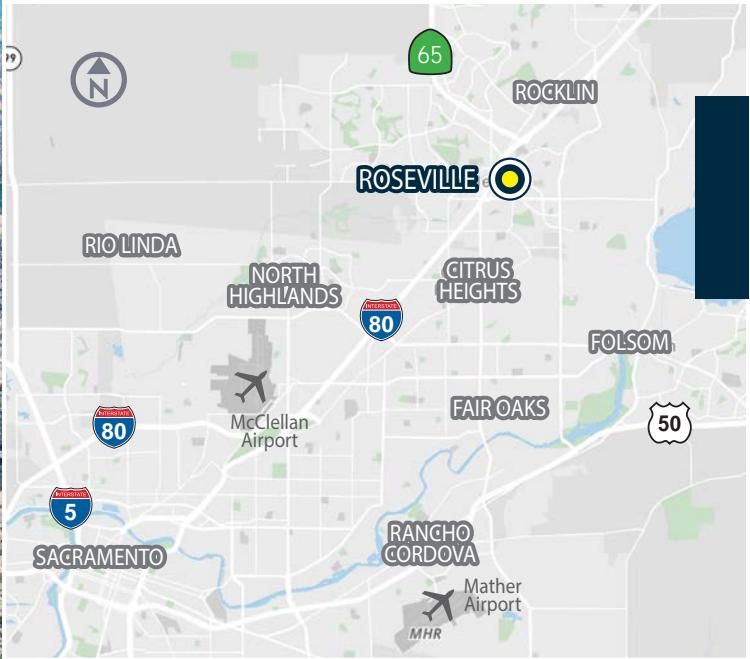
SUITE 100 - ±3,044 RSF
AVAILABLE 4/1/2026

LEASE RATE: \$2.45 PSF, FULL SERVICE



FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

AREA AMENITIES



1504

EUREKA ROAD, ROSEVILLE, CA

EXCLUSIVELY LISTED BY:

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