

# FOR SALE OR LEASE

110 Harding Blvd, Roseville, CA 95678

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## Office Space in Prime Roseville Location

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## Offering Price: \$3,200,000

- \$333/per sqft
- 9,624sqft of office space
- 78 Parking Spots
- 2.10 Acre lot
- APN: 013-212-041-000

## Lease Rate: \$1.99/per sqft

- Tenant pays utilities





# PROPERTY HIGHLIGHTS

110 Harding Blvd, Roseville, CA 95678

## Property Highlights

- Zoning (City of Roseville)
  - CC (Community Commercial)
  - SA-DH (Special Area – Douglas Harding Corridor.)
- Prime Location: Situated in a high-traffic area of Roseville, near major retail centers and residential neighborhoods.
- Strong Visibility: Excellent street frontage and signage opportunities.
- Nearby Amenities: Close to Westfield Galleria, The Fountains, and major highways, providing convenience and accessibility.





# PHOTOS

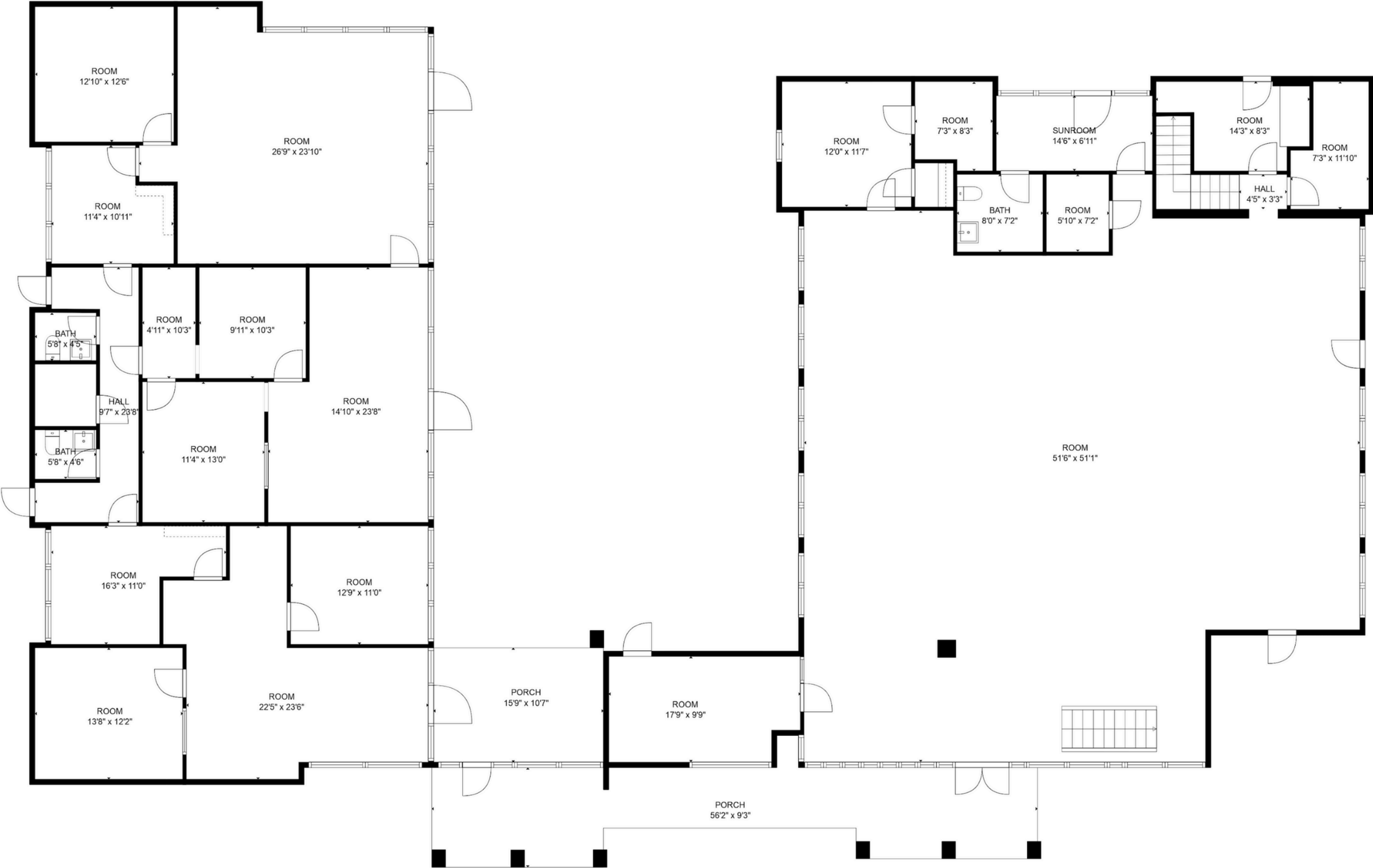
110 Harding Blvd, Roseville, CA 95678





# FLOOR PLAN - FIRST FLOOR

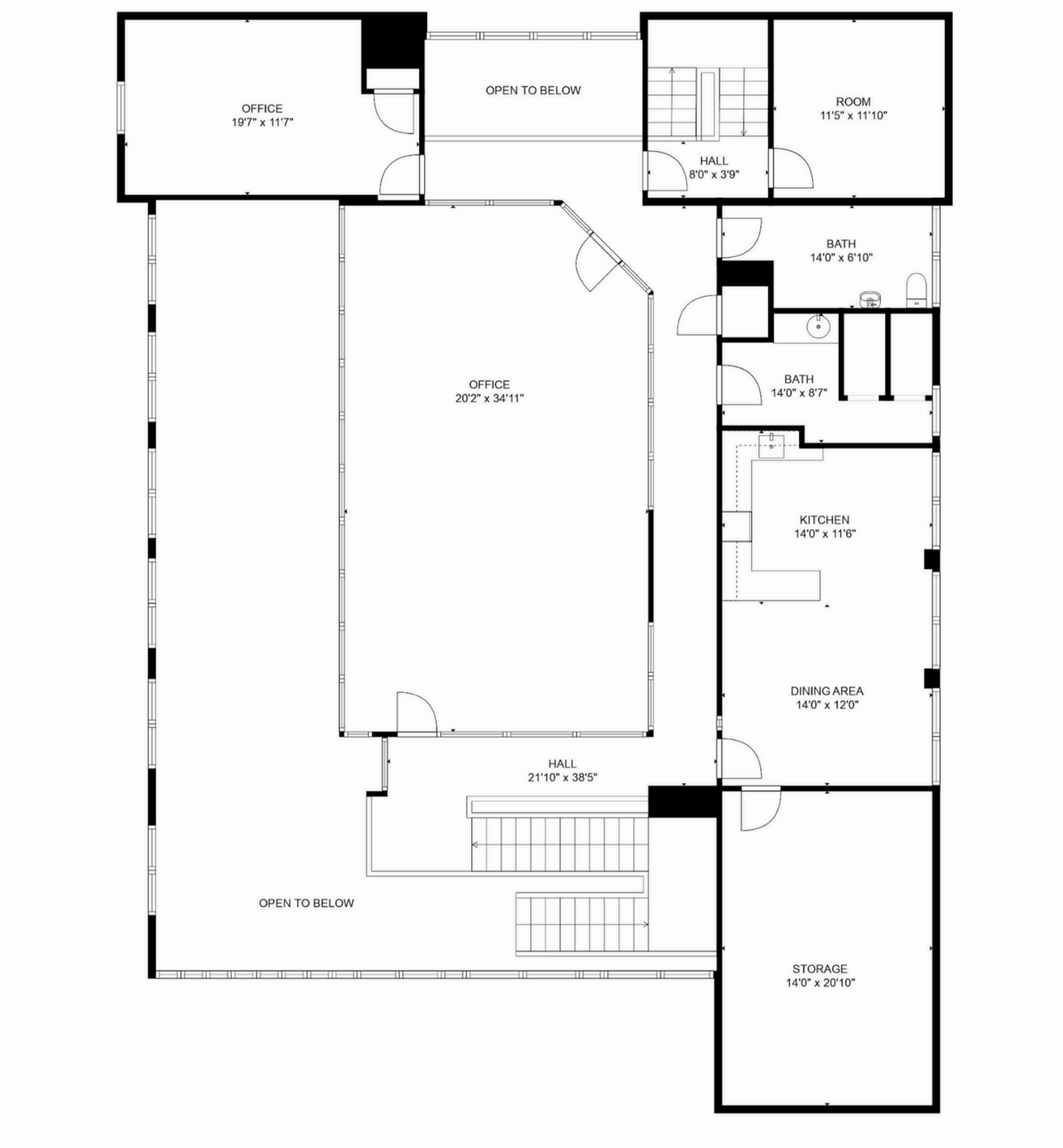
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# FLOOR PLAN - SECOND FLOOR

110 Harding Blvd, Roseville, CA 95678





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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.

PLEASE CONSULT LISTING BROKERS FOR MORE DETAILS.



## EXCLUSIVELY LISTED BY

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