

OWNER/USER OPPORTUNITY
FOR LEASE OR SALE



2260 Lava Ridge Court

ROSEVILLE, CA 95661

CBRE

Property Details

Owner/User Opportunity - $\pm 6,654$ SF

Available for Lease

- » Lease Rate: \$1.95 PSF/Mo, Full Service Gross
- » Suite 100: $\pm 1,774$ RSF Available for Lease Now
- » Suite 102: $\pm 3,408$ RSF
- » Suites can be combined for a total of $\pm 5,182$ RSF
- » Sale Price: \$2,295,630 (\$345 PSF)
- » In-Place Income
- » $\pm 6,654$ RSF, Single Story, Professional Office Building
- » Up to $\pm 5,182$ Available for Occupancy
- » Contact Broker for more Information on Current Income and Expenses





Offering Details

Building Address: 2260 Lava Ridge Court, Roseville, CA 95661

Sale Price: \$2,295,630 (\$345 PSF)

Lease Rate: \$1.95 PSF, Full Service Gross

In-Place Income: Contact Broker for Current Income & Expenses

APN: 459-040-005

County: Placer

Property Type: Professional Office

Building Size: $\pm 6,654$ RSF

Available SF: $\pm 1,774$ RSF Immediate availability to occupy $\pm 5,182$ RSF

Parcel Size: ± 0.18 Acre Parcel

Common Area Fees: \$583.33 per Month

Year Built: 1998

Number of Stories: One

Zoning: BP/SA-NE, Business Professional/Special Area

Use: General Office, Attorneys, Accounting Firm, Engineering, Architects, etc.

Utility Providers

Electricity: Roseville

Sewer: South Placer Municipal Utility District

Water: Placer County Water Agency

FLOOR PLAN

Available for Lease



Not to Scale. All Dimensions are Approximate.

1

Suite 100

±1,774 RSF*

Lease Rate \$1.95 PSF/Month, Full Service Gross

Vacant

New Carpet and Paint

2

Suite 102

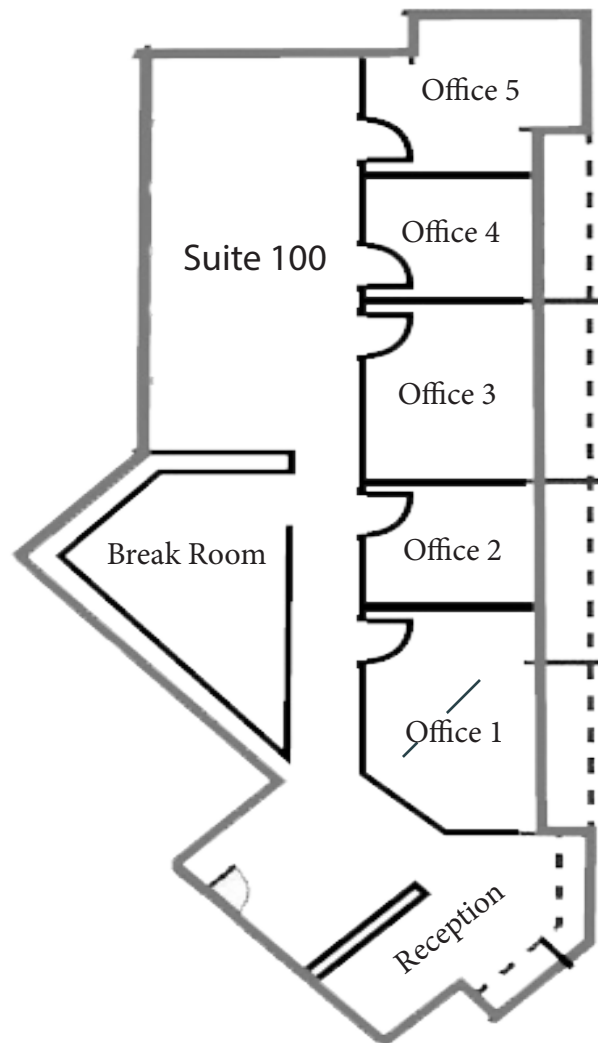
±3,408 RSF*

Lease Rate: \$1.95 PSF/Month, Full Service Gross

Vacant

SUITE PLAN

Available for Lease



Suite 100

±1,774 RSF

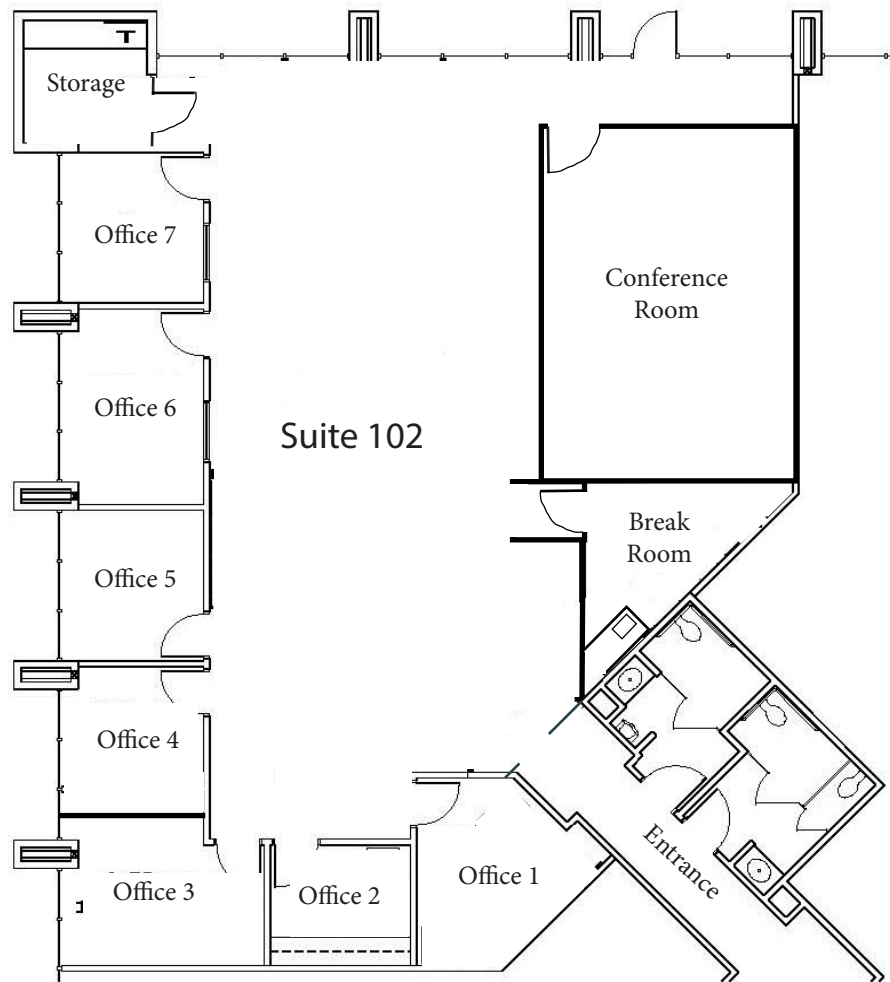
Lease Rate \$1.95 PSF/Month, Full Service Gross

Vacant

New Carpet and Paint

SUITE PLAN

Available for Lease



Suite 102

±3,408 RSF

Lease Rate: \$1.95 PSF/Month, Full Service Gross

Vacant

Aerial Map





2260 Lava Ridge Court

ROSEVILLE, CA 95661

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