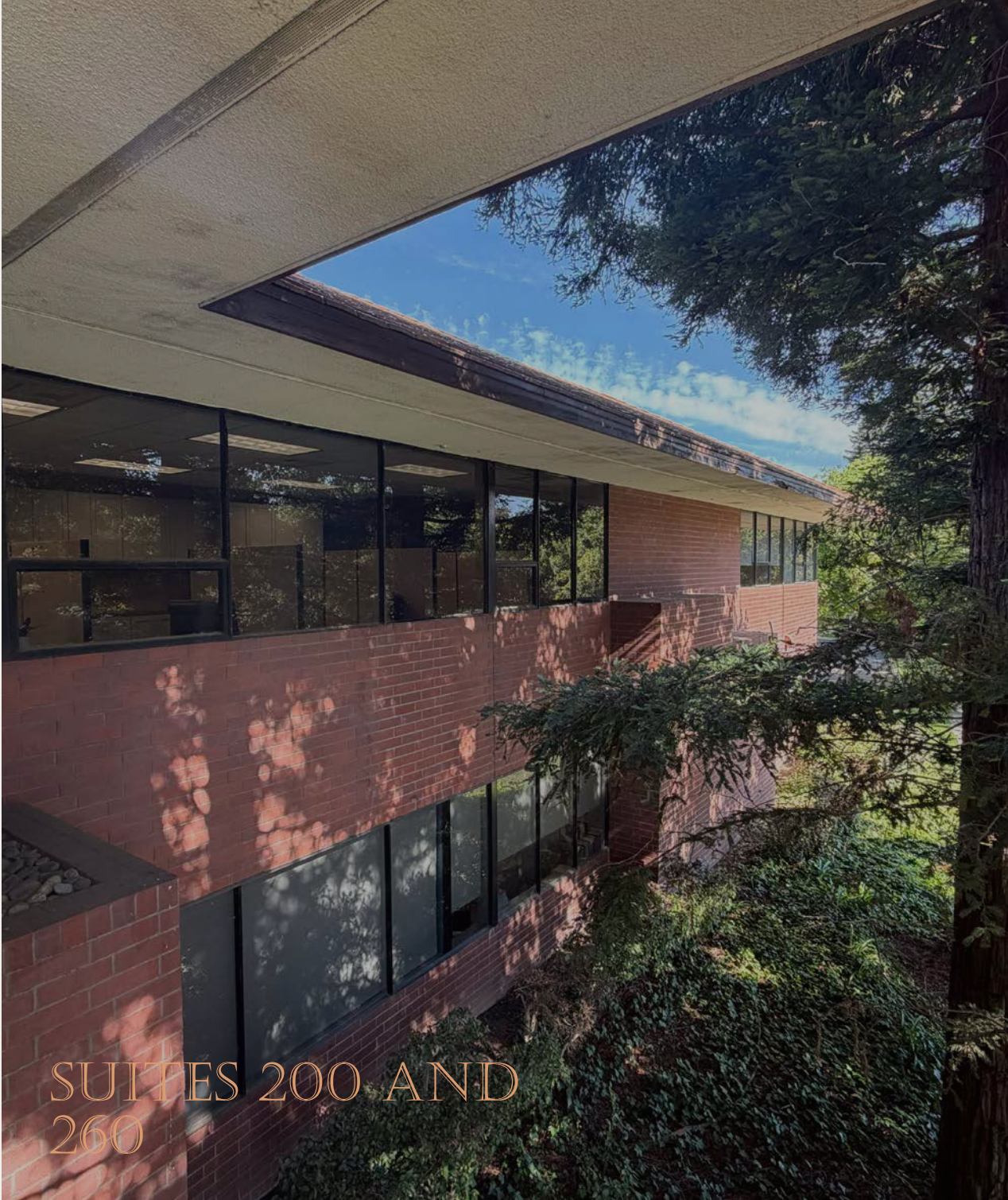


2151 PROFESSIONAL
DRIVE

CBRE

SUITES 200 AND 260
ROSEVILLE, CALIFORNIA 95661

±6,841 SF
FOR LEASE



PROPERTY OVERVIEW

2151 PROFESSIONAL DRIVE

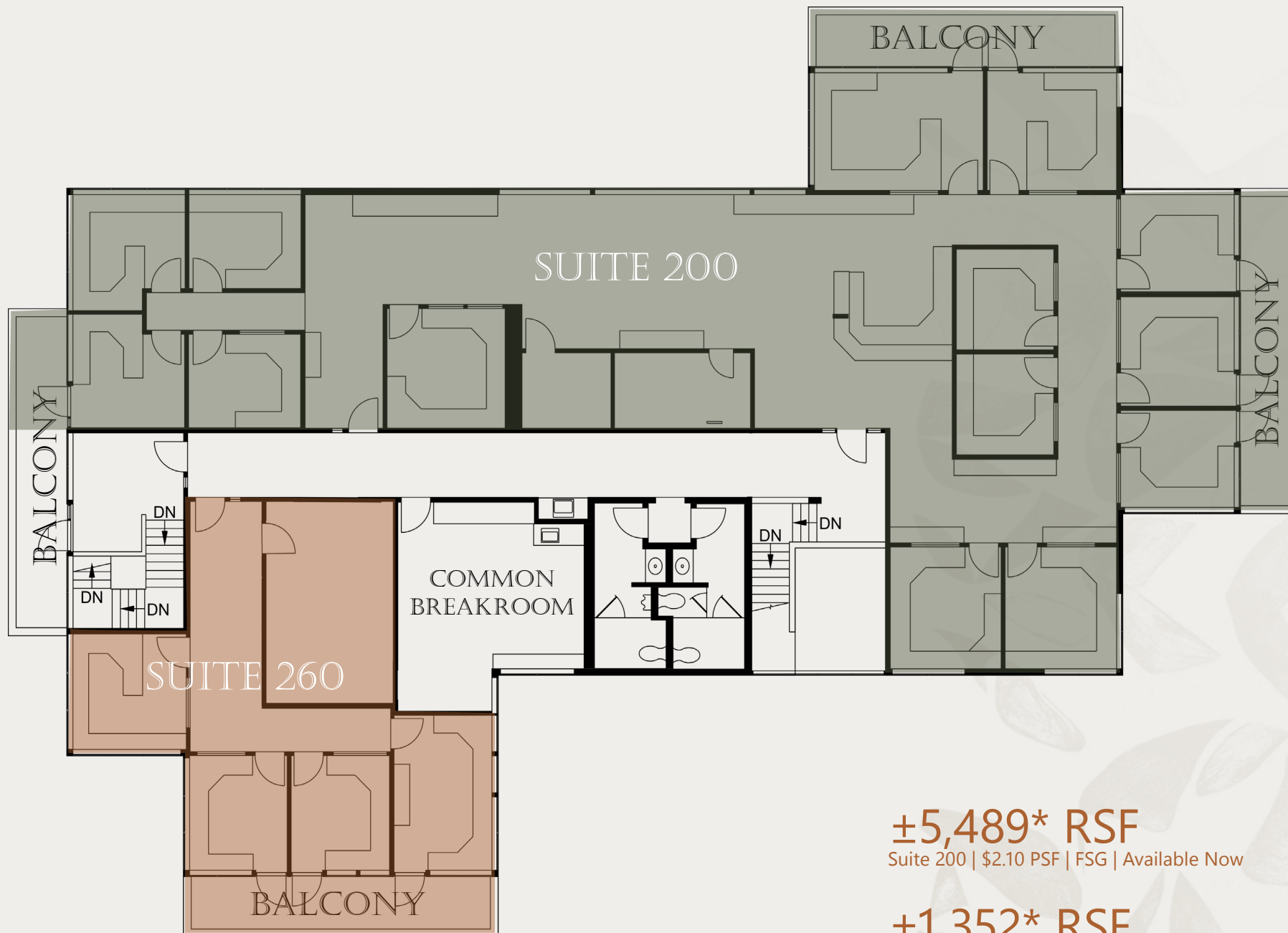
Discover a fantastic leasing opportunity in the heart of Johnson Ranch, one of Roseville's most desirable business districts. This well-maintained two-story office building (built in 1986) offers two versatile suites ideal for professional users seeking excellent access, abundant parking, and proximity to retail, dining, and services—all just minutes from Interstate 80 and Highway 65.

AVAILABLE SUITE HIGHLIGHTS:

- **Suite 200:** ±5,489* SF – ideal for larger professional offices or growing teams
- **Suite 260:** ±1,352* SF – perfect for boutique firms or satellite offices
- *Entire floor available for ±6,841 SF
- Square Footages are subject to change as Landlord is having Suites measured
- **Lease Rate:** \$2.10 PSF, Full Service Gross
- **Zoning:** Business Professional
- **Parking Ratio:** Excellent 4.96/1,000 SF
- **Building:** 2-story office building, built in 1986
- **Location:** Prime Roseville location in Johnson Ranch, close to abundant amenities
- **Accessibility:** Convenient access to I-80 and Hwy 65 for easy commuting
- **Common Area Conference Room** available on the first floor

This is a rare opportunity to secure space in a highly visible, well-connected submarket that supports productivity and long-term success.

SUITES 200 AND
260



FLOOR PLAN

2151 PROFESSIONAL DRIVE, SUITES 200 AND 260

±5,489* RSF

Suite 200 | \$2.10 PSF | FSG | Available Now

±1,352* RSF

Suite 260 | \$2.10 PSF | FSG | Available Sept. 1, 2026

*Entire Suite Available for ±6,841 RSF

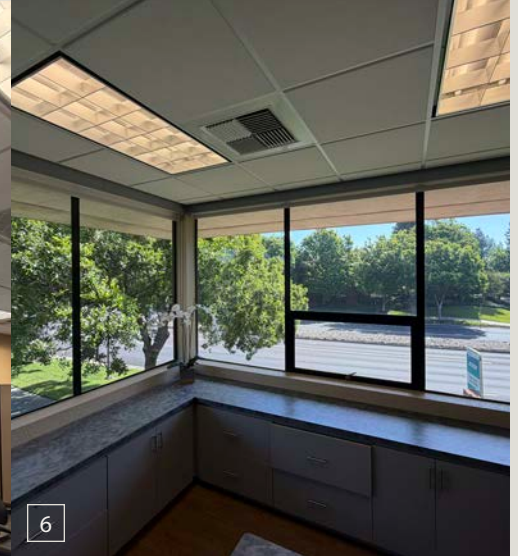
Square Footages subject to change as Landlord is having Suites measured

AREA OVERVIEW

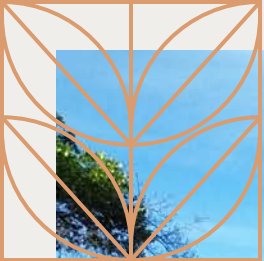
2151 PROFESSIONAL DRIVE, SUITE 200 AND 260

- + **Strategic Regional Hub:** Roseville is one of the Sacramento region's most dynamic business communities, centrally positioned with immediate access to Interstate 80 and Highway 65, enabling efficient regional connectivity for clients, employees, and vendors. Robust
- + **Economic Environment:** Home to a diverse mix of professional services, healthcare, technology, and corporate users, Roseville offers a stable and business-friendly climate that supports long-term growth.
- + **Exceptional Amenities:** The area features an extensive selection of retail, dining, fitness, and hospitality options—including Westfield Galleria, The Fountains at Roseville, and numerous neighborhood services—ideal for workday convenience and client meetings.
- + **Highly Educated Workforce:** Roseville benefits from access to a skilled labor pool drawn from the greater Sacramento region, supported by nearby colleges, universities, and professional institutions.
- + **Strong Residential Base:** A thriving residential population and high quality of life help attract and retain talent, with excellent schools, parks, and recreational opportunities nearby.
- + **Continued Growth & Investment:** Ongoing development, public investment, and private capital continue to enhance Roseville's reputation as one of the most sought-after office markets in Placer County.





1 & 2 Lobby
3 & 4 Suite 200
4, 5, & 6 Suite 200



2151 PROFESSIONAL DRIVE



KEVIN LARSCHEID
Executive Vice President
+1 916 781 4818
kevin.larscheid@cbre.com
Lic. 00816790

SCOTT RUSH
First Vice President
+1 916 781 4802
scott.rush@cbre.com
Lic. 01228497

PHILLIP LARSCHEID
Sales Associate
+1 916 781 4848
phillip.larscheid@cbre.com
Lic. 02434984

CBRE, INC.
1512 Eureka Road, Suite 100
Roseville, CA 95661
+1 916 781 2400

CBRE

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