

3200 DOUGLAS BOULEVARD

ROSEVILLE, CALIFORNIA

CLASS A BUILDING
FOR LEASE



CBRE



AVAILABLE SUITES:

- ◆ Suite 350: ±5,699 RSF (Divisible)

PROPERTY HIGHLIGHTS:

- ◆ Asking Lease Rate: **\$2.40 PSF, Fully Serviced**
- ◆ ±57,960 sq. ft. three-story Class A building
- ◆ Double doors off lobby with amazing glass line
- ◆ Amazing views of the valley
- ◆ Common area 1st floor restrooms have lockers and showers
- ◆ Close to many amenities including restaurants, shopping and banking
- ◆ Prestigious Douglas Boulevard address with good access to I-80
- ◆ Strong demographic area with close proximity to executive housing
- ◆ Prominent water feature and seating areas in courtyard
- ◆ Fiber providers in the building: Comcast, Consolidated Communications and WAVE.

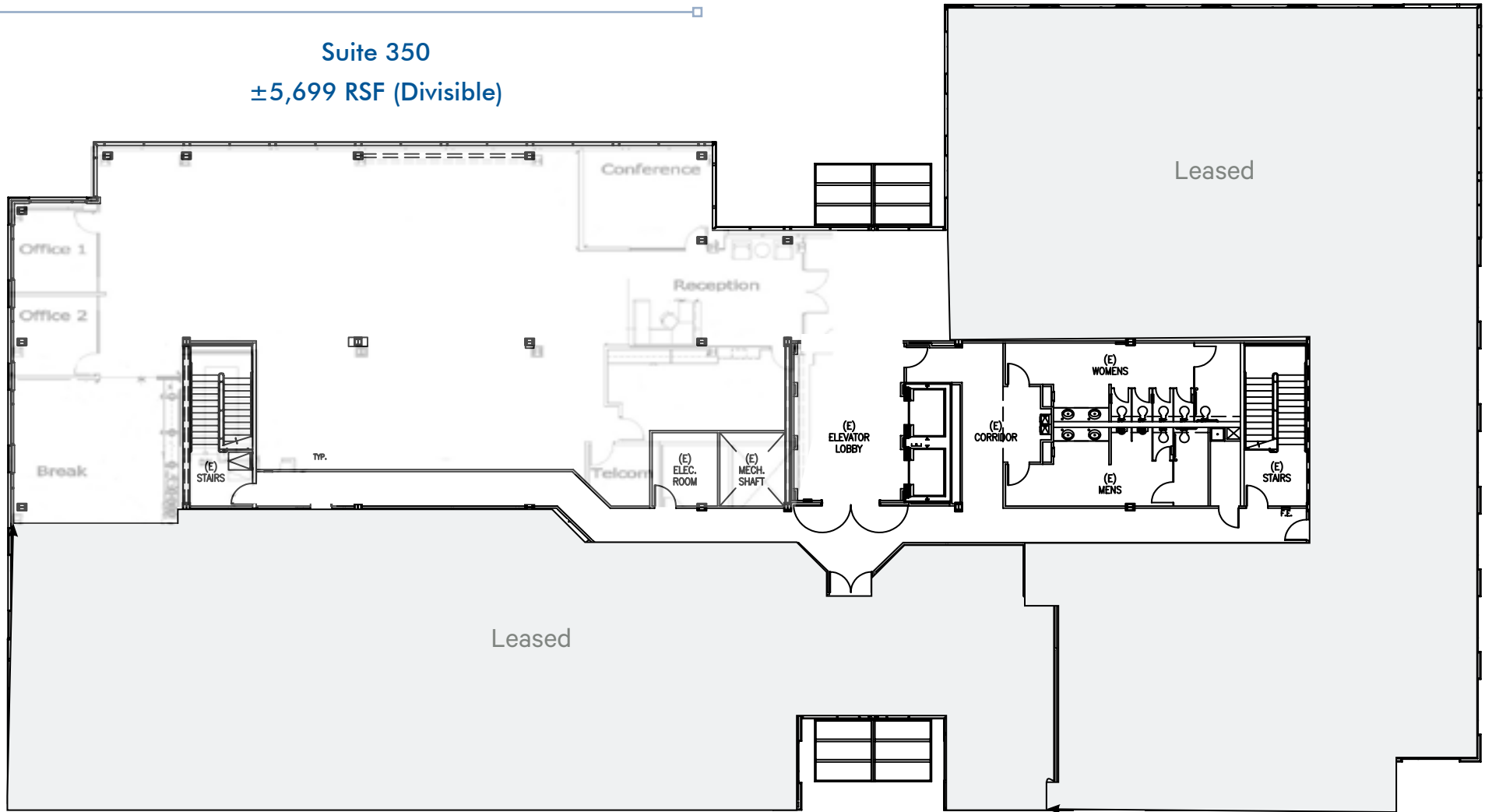


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FLOOR PLAN

Suite 350
±5,699 RSF (Divisible)



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

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LOCATION AERIAL



The City of Roseville is located in Placer County, about 15 miles northeast of downtown Sacramento. The Roseville/Rocklin submarket represents a developing community comprised of retail and office applications with single-family and multi-family neighborhoods.

The property benefits from being located in one of the most desirable suburban submarkets in greater Sacramento, in Roseville, and just 23 miles from Downtown Sacramento. The location has great access to I-80 via Eureka Road and/or Douglas Boulevard. Executives prefer the Roseville location as it offers proximity to some of the most desirable executive housing in greater Sacramento with proximity to nearby Folsom Lake and only 90 minutes to Lake Tahoe.

Douglas Boulevard has historically been an area of lively commercial and residential growth. Retail continues to play a vital role in the economy of Roseville. Located just three miles northwest is the Westfield Galleria at Roseville, premier regional shopping destination; and the Fountains of Roseville which is an upscale lifestyle center with a mixed-use commercial development that combines the traditional functions of a shopping center but with leisure amenities geared towards upscale consumers. Retailers such as Nordstrom, Macy's, JC Penney's, Coach, Gap, Louis Vuitton, Tiffany and Company, Whole Foods, Chico's, Sur La Table, DSW Shoes, Mikuni and the Apple store are located here. The Roseville Auto Mall is part of this active submarket and is the largest auto mall in California with 17 dealerships. Kaiser Permanente Medical campus and Sutter Roseville Medical campus are also located within the heart of this vibrant market.

The property is ideally located in the heart of Roseville's Douglas Boulevard office corridor. Abundant housing, shopping, restaurants, and business services are nearby. Access is excellent, with Interstate 80 only five minutes away via Douglas Boulevard or Eureka Road. Rich, mature landscaping surrounds the building helping to create a serene and pleasant working environment.

FOR MORE INFORMATION PLEASE CONTACT:

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