

2220/2240

DOUGLAS BOULEVARD

ROSEVILLE | CALIFORNIA

YOUR NAME HERE



QUALITY OFFICE SPACE - PRIME LOCATION

NEWMARK



Pappas Investments

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2220/2240 DOUGLAS BOULEVARD



2220
Douglas Blvd.

2240
Douglas Blvd.
(43,306 AADT)

Eureka Rd. (21,071 AADT)

LOCATION AERIAL

2220/2240 DOUGLAS BOULEVARD

PROPERTY HIGHLIGHTS

2220 DOUGLAS

Suite 150: ±2,549 RSF

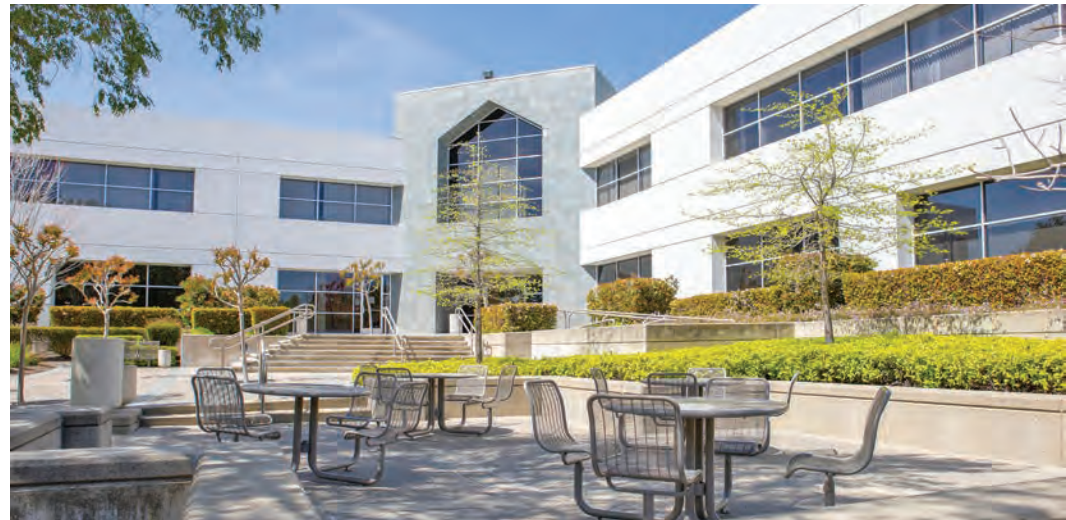
Suite 260: ±3,932 RSF

2240 DOUGLAS

Suite 210: ±4,988 RSF (Divisible)

Suite 290: ±3,552 RSF

- Achieved LEED EB Gold Certification in 2010
- Energy efficient solar panels on the rooftop
- Energy Star rated building
- Building & monument signage is available
- Existing shared conference room, with a new, larger conference facility coming 4th quarter 2024
- Full service deli & outdoor dining area at 2240 Douglas Boulevard
- Full-time staffed property management office on-site
- Strong locally based building ownership
- Attentive building engineers and daily porter services
- Convenient access to an abundance of retail establishments – restaurants, QSR, shopping & lodging
- Fiber ready building
- Abundant free parking

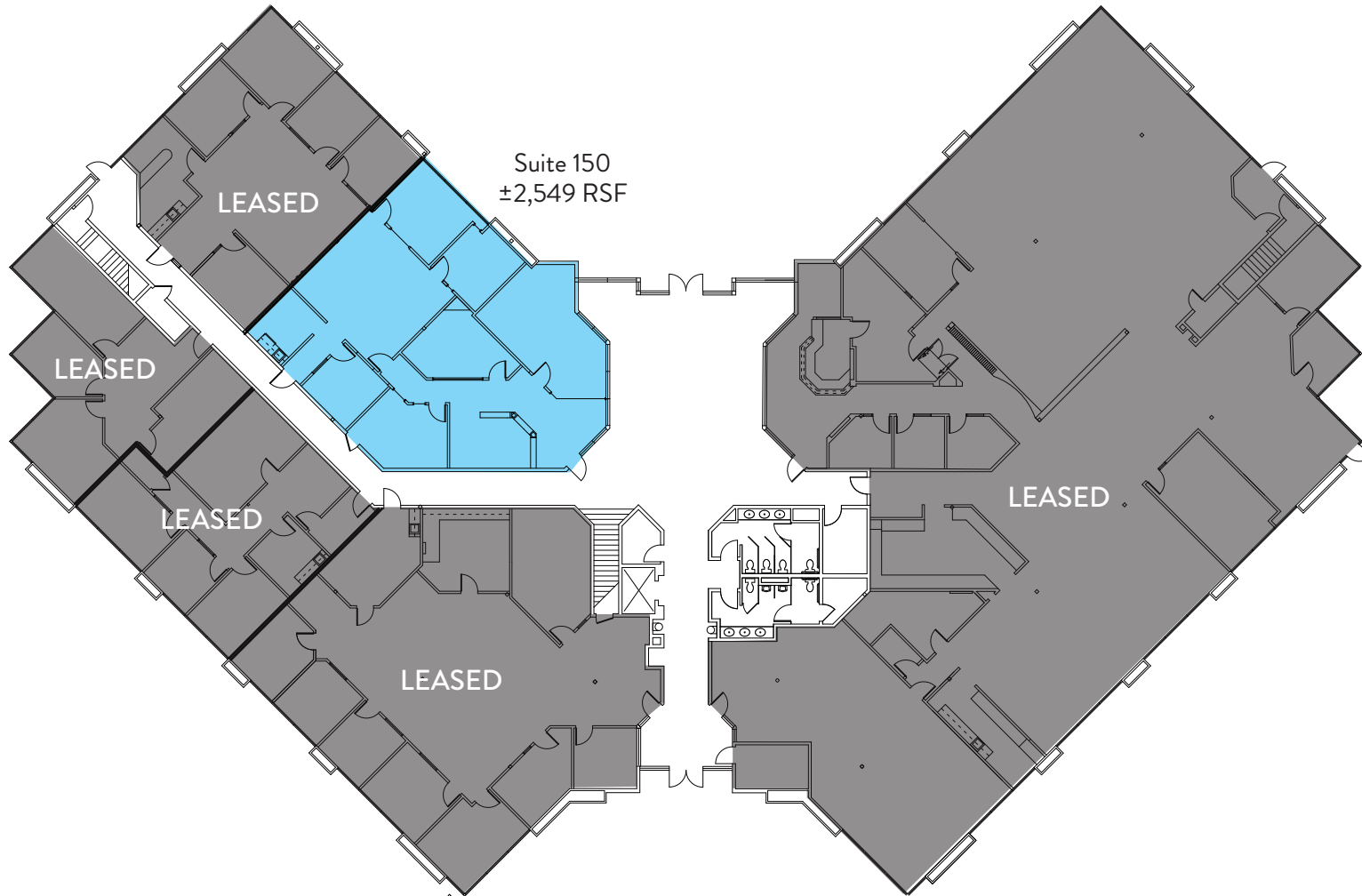


FLOORPLAN

Suite 150: ±2,549 RSF

First Floor

Available 9/1/2024



FLOORPLAN

Suite 260: ±3,932 RSF
Second Floor

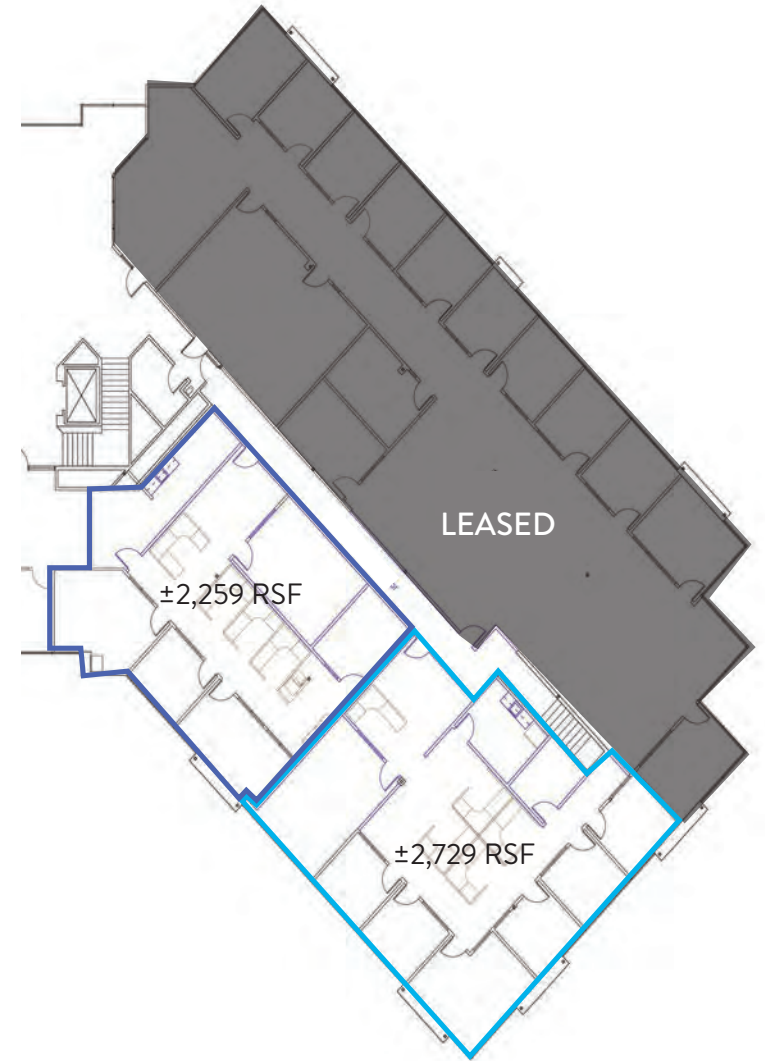


2240 DOUGLAS BOULEVARD

FLOORPLAN

Suite 210: ±4,988 RSF

Suite 290: ±3,552 RSF



Suite 210
Conceptual Demising Plan

WESTFIELD GALLERIA
±1.3 Million SF

NORDSTROM
★ macy's
Crate&Barrel
The Cheesecake Factory
POTTERY BARN

COURTYARD BY HARRIOTT
JCPenney
RUTH'S CHRIS STEAK HOUSE
HOMewood SUITES by Hilton
HYATT PLACE

Il Fornaio

STANFORD RANCH CROSSING
±368,493 SF

DICK'S SPORTING GOODS
H Holiday Inn
COSTCO WHOLESALE
STAPLES
SPROUTS FARMED MARKET
ROSS DRESS FOR LESS

CREEKSIDE CENTER
±360,000 SF

ULTA BEAUTY
Marshall's
P.F. CHANG'S CHINA BISTRO
STARBUCKS COFFEE
OLD NAVY
FAMOUS footwear
MICHAEL'S Where Creativity Happens
BEST BUY
Jamba Juice
BARNES & NOBLE
Red Robin GOURMET BURGERS & BEERS

THE FOUNTAINS
±330,000SF

west elm ORVIS
DSW DESIGNER SHOE WAREHOUSE
WHITE HOUSE BLACK MARKET

WHOLE FOODS MARKET
MIKUNI
DAVE & BUSTERS

ROSEVILLE Auto Mall
rosevilleautomall.com

MIKUNI
KIKI'S ROSEVILLE
BENNETT'S KITCHEN-BAR-MARKET
LOLA'S
THE CHEESE STEAK SHOP

TARGET
HOBBY LOBBY
Office DEPOT

WAL*MART SUPERCENTER
Raley's
Chevys FRESH MEX
PANDA EXPRESS CHINESE KITCHEN
Jack In the box

KAISER PERMANENTE

2220/2240 DOUGLAS BLVD.

NEARBY RETAIL & LODGING

2220/2240

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