

2130 PROFESSIONAL DRIVE

ROSEVILLE, CALIFORNIA

FOR LEASE

MEDICAL /OFFICE BUILDING



CBRE



2130

WILLIAMS HORWEL, INC.	170
SMART INVESTOR	190
WELLS FARGO	210
CLAY MANAGEMENT GROUP, INC.	220
PROSEMAN INSURANCE SERVICES	225
REAL PROPERTY MANAGEMENT SERVICES	230
ADVANTAGE HEALTHCARE RETIREMENT PLANS	235
THE ADVANTAGE GROUP	240
THE BANK OF AMERICA	250
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PROPERTY HIGHLIGHTS:

- ◆ **Office Lease Rate: \$2.10-\$2.20 PSF, Full Service Gross**
- ◆ **Medical Lease Rate: \$2.50 PSF, Full Service Gross***
- ◆ **±25,623 rentable sq. ft. single-story office building situated on approximately 2.3 acres**
- ◆ **Newly renovated suites with high-end tenant finishes**
- ◆ **Lobby and restrooms recently remodeled**
- ◆ **Common area restrooms**
- ◆ **Parking Ratio: 4/1,000 for General Office and 6.7/1,000 for Medical**
- ◆ **Zoning: BP - Business Professional**
- ◆ **Close to many amenities including medical, dental, restaurants, shopping and banking (including a Starbucks within walking distance)**
- ◆ **Excellent location just off of Douglas Boulevard on Professional Drive with good access to I-80**
- ◆ **Strong demographic area with close proximity to executive housing**

*Landlord to provide standard office janitorial. Any medical waste or specialized cleaning shall be at Tenant's sole cost and expense.



AVAILABLE SUITES:

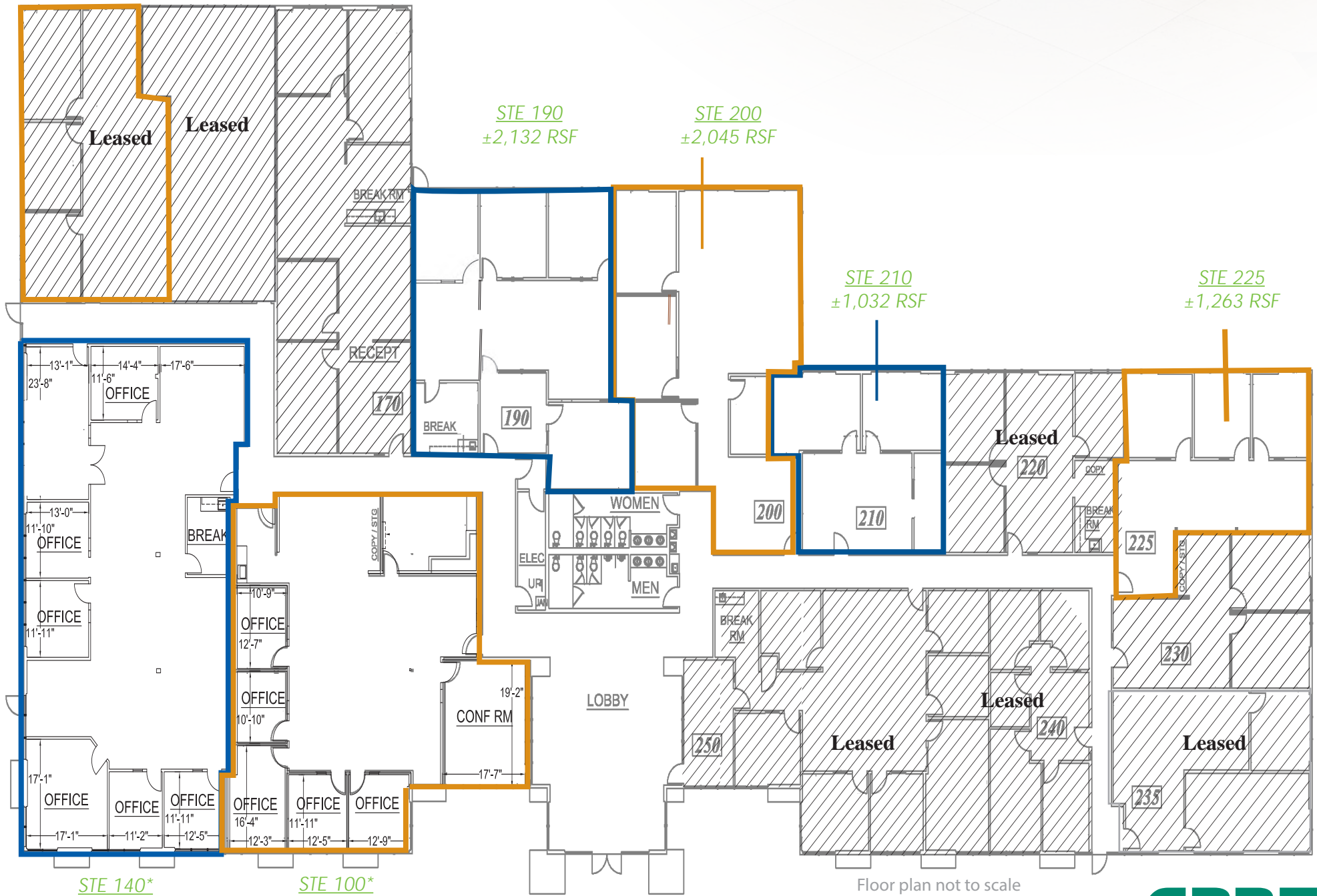
- ◆ Suite 100: ±3,331 RSF - Available Now*
- ◆ Suite 140: ±3,990 RSF - Available Now*
- ◆ Suite 190: ±2,132 RSF - Available Now**
- ◆ Suite 200: ±2,045 RSF - Available Now
- ◆ Suite 210: ±1,032 RSF - Available with 30 Day Notice
- ◆ Suite 225: ±1,263 RSF - Available December 1, 2025



*Suites can be combined for ±7,321 RSF

**Suite 190 can be delivered furnished

FLOOR PLAN



STE 140*
±3,990 RSF

STE 100*
±3,331 RSF

STE 190
±2,132 RSF

STE 200
±2,045 RSF

STE 210
±1,032 RSF

STE 225
±1,263 RSF

Floor plan not to scale

*Suites can be combined for ±7,321 RSF



ROSEVILLE / AREA HIGHLIGHTS

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 19 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.



SUITE 190 - FURNISHED



LOCATION AERIAL



2130 PROFESSIONAL DRIVE

ROSEVILLE, CALIFORNIA

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The CBRE logo is displayed in a bold, green, sans-serif font. It is positioned in the bottom right corner of the image, partially overlapping the building's facade and the parking area.

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