

# 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.  
Douglas Blvd. (43,306 AADT)

Eureka Rd. (21,071 AADT)

# LOCATION AERIAL



## 2220/2240 DOUGLAS BOULEVARD

# PROPERTY HIGHLIGHTS

### 2220 DOUGLAS

Suite 280: ±3,932 RSF

### 2240 DOUGLAS

Suite 210: ±4,988 RSF (Divisible)

Suite 250: ±2,554 RSF (Plug & Play)

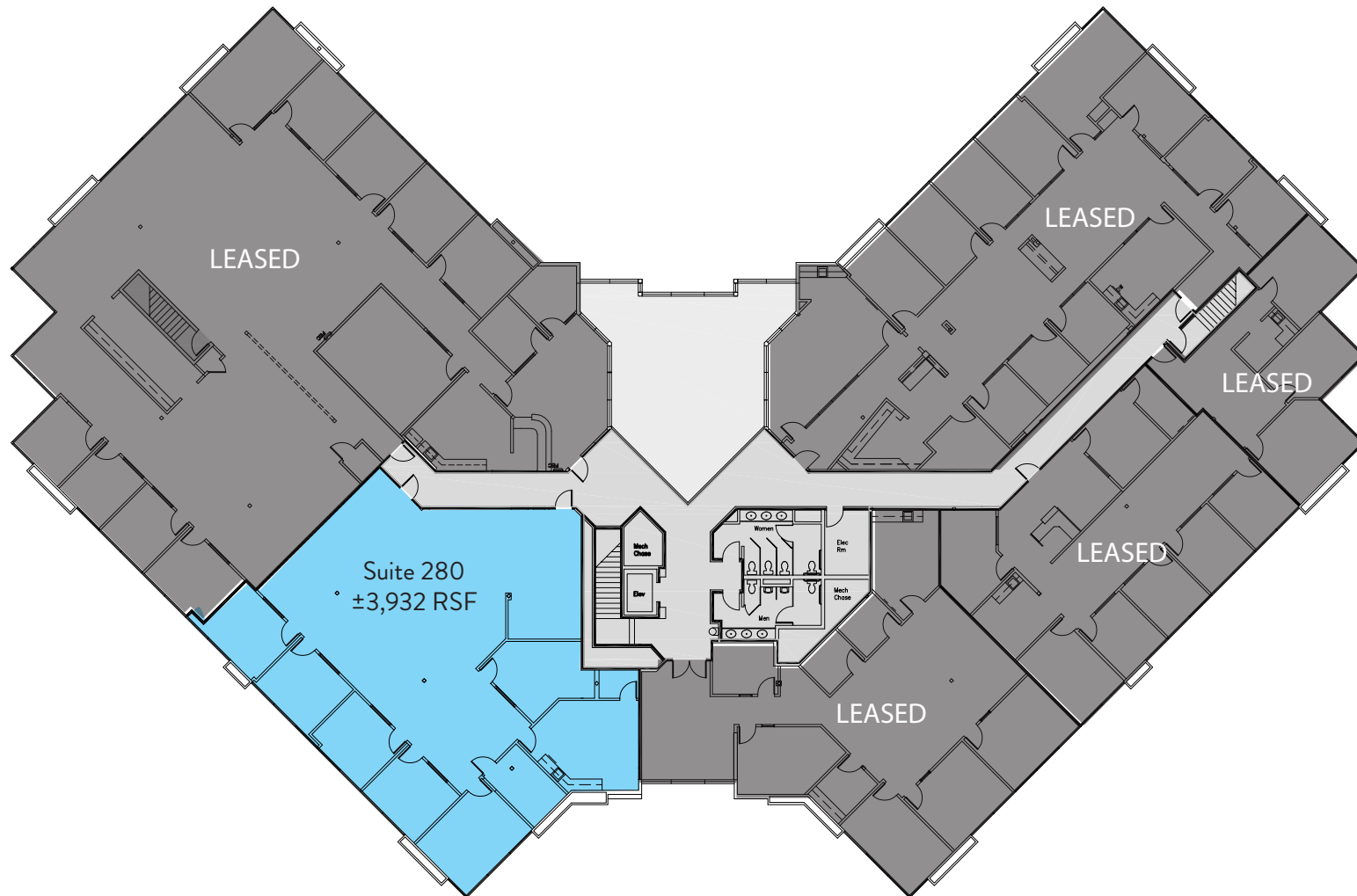
Suite 290: ±3,552 RSF

- 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 planned in 2025
- 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 280: ±3,932 RSF  
Second Floor

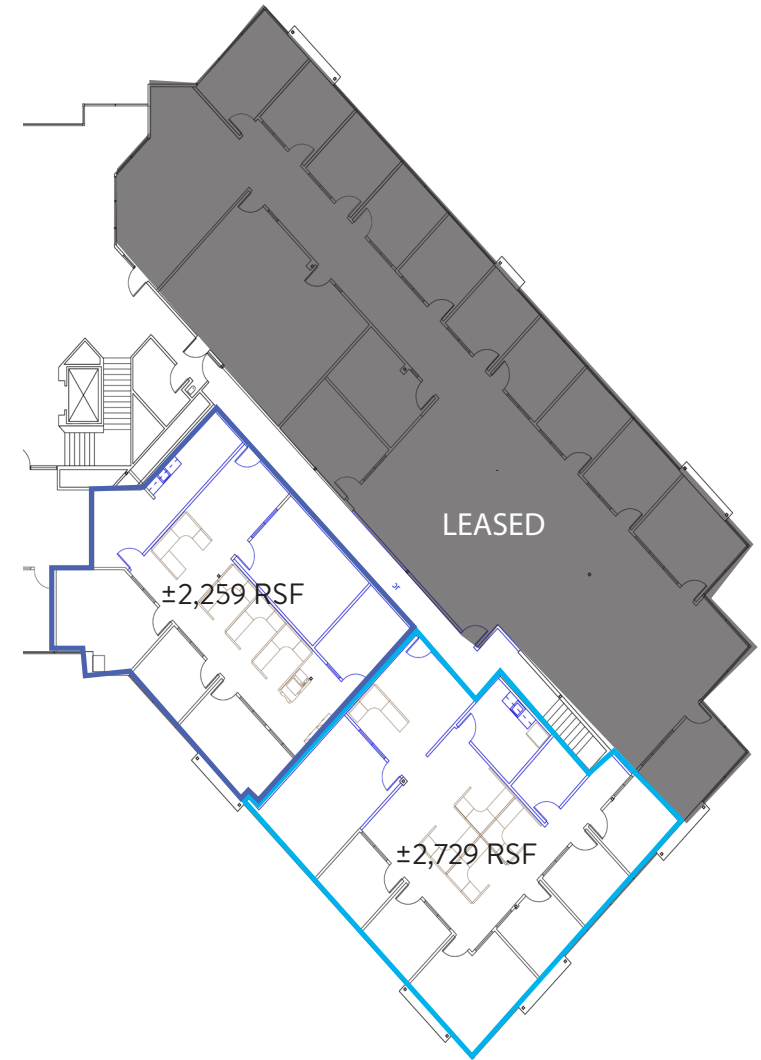
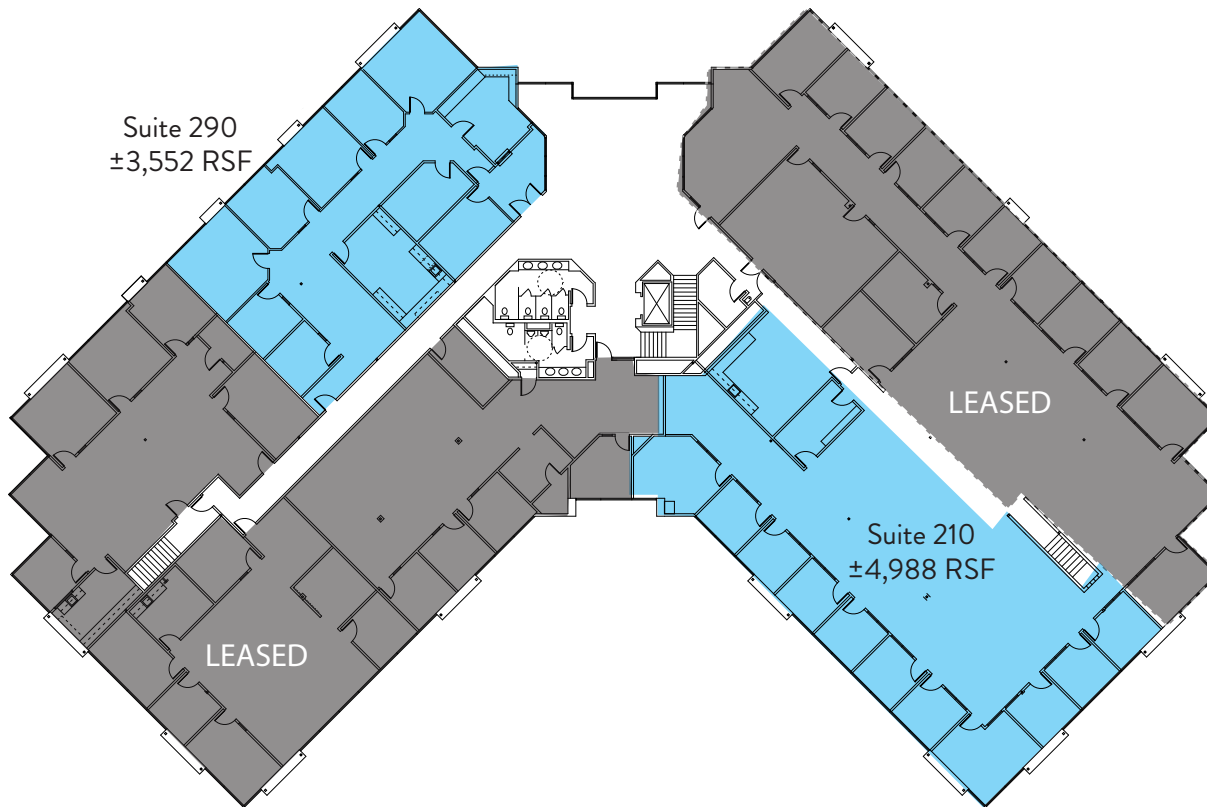




# FLOORPLAN

Suite 210:  $\pm 4,988$  RSF

Suite 290:  $\pm 3,552$  RSF

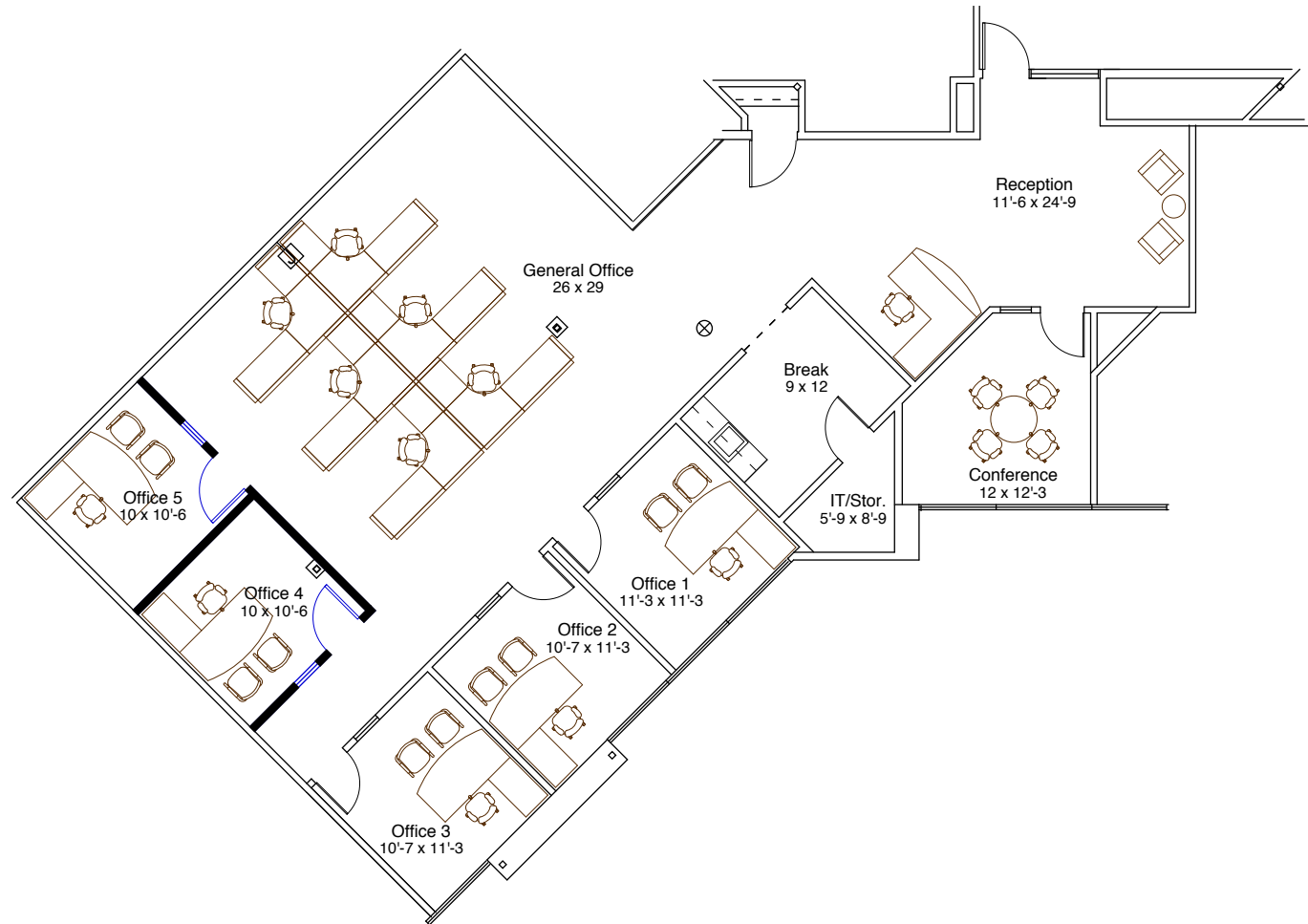


Suite 210  
Conceptual Demising Plan



# FLOORPLAN

Suite 250: ±2,554 RSF  
*PLUG & PLAY*







# NEARBY RETAIL & LODGING



# 2220/2240

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