

CLASS A OFFICES FOR LEASE

300

HARDING BOULEVARD



ROSEVILLE, CA

CBRE

Lease Rate \$1.85 PSF, Modified Gross

*Tenant pays Utilites, Janitorial, and Phone/Data Service to Provider

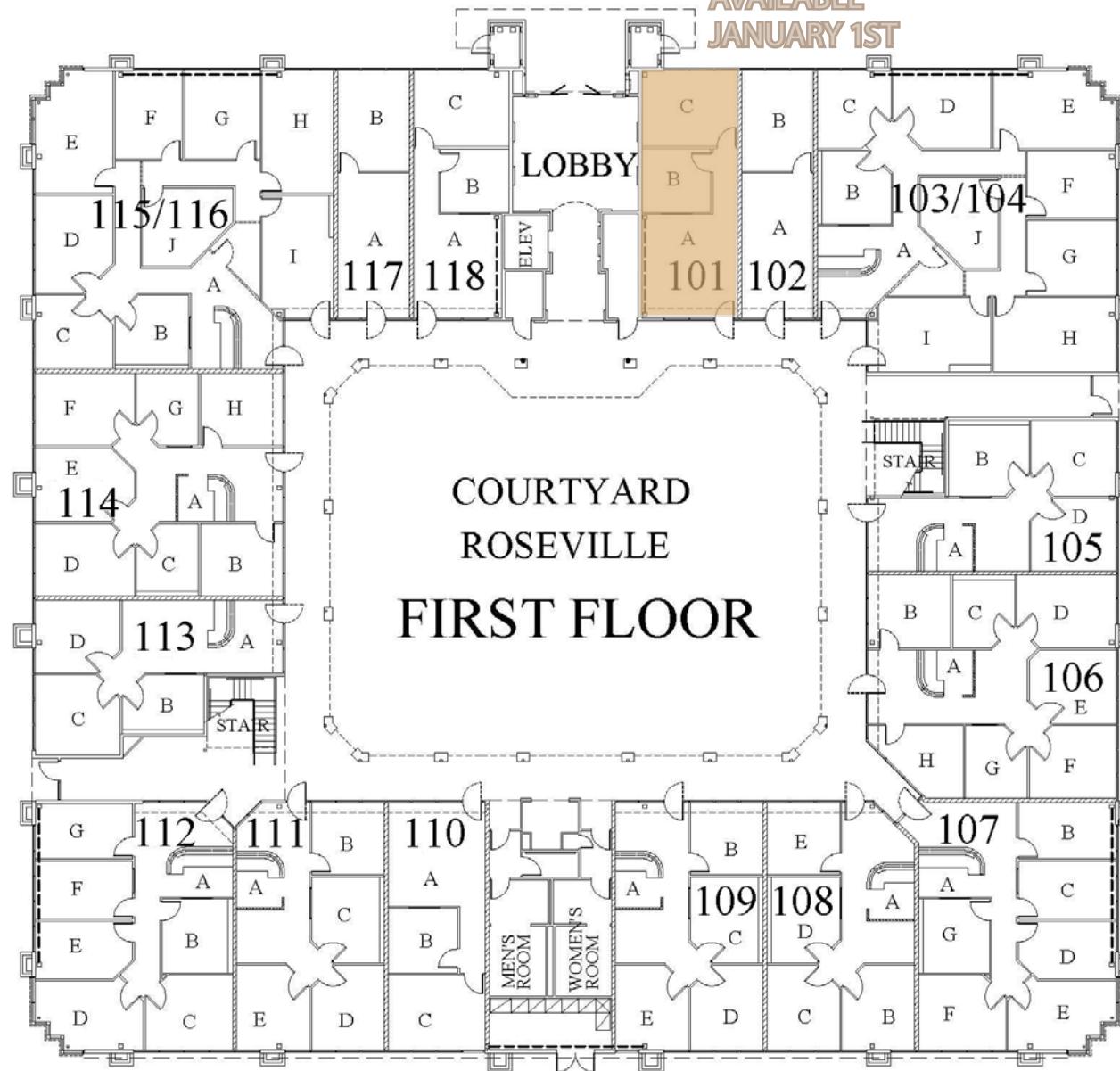
300 Harding is centrally located in Roseville at the signalized intersection of Harding Boulevard and Lead Hill Boulevard. Harding Boulevard is a main thoroughfare connecting Stanford Ranch Road/Galleria Boulevard to the Douglas corridor. Access to I-80 via Douglas Boulevard or Eureka Road interchanges and access to Highway 65 is less than two miles North on Harding Boulevard/Galleria Boulevard.

PROPERTY HIGHLIGHTS

- ◆ Two Story, ±44,575 SF Office Building
- ◆ Lovely Open Air Courtyard with Lush Landscaping
- ◆ Professional Lobby Entrance
- ◆ Elevator off Lobby
- ◆ Tenant Directory Listing
- ◆ Suite Signage
- ◆ Neary Amenities include Trader Joes, Starbucks, McDonalds, Bloom Coffee, Blue Nami Sushi, Paul Martin's, and just minutes from the shopping at the Roseville Galleria and The Fountains

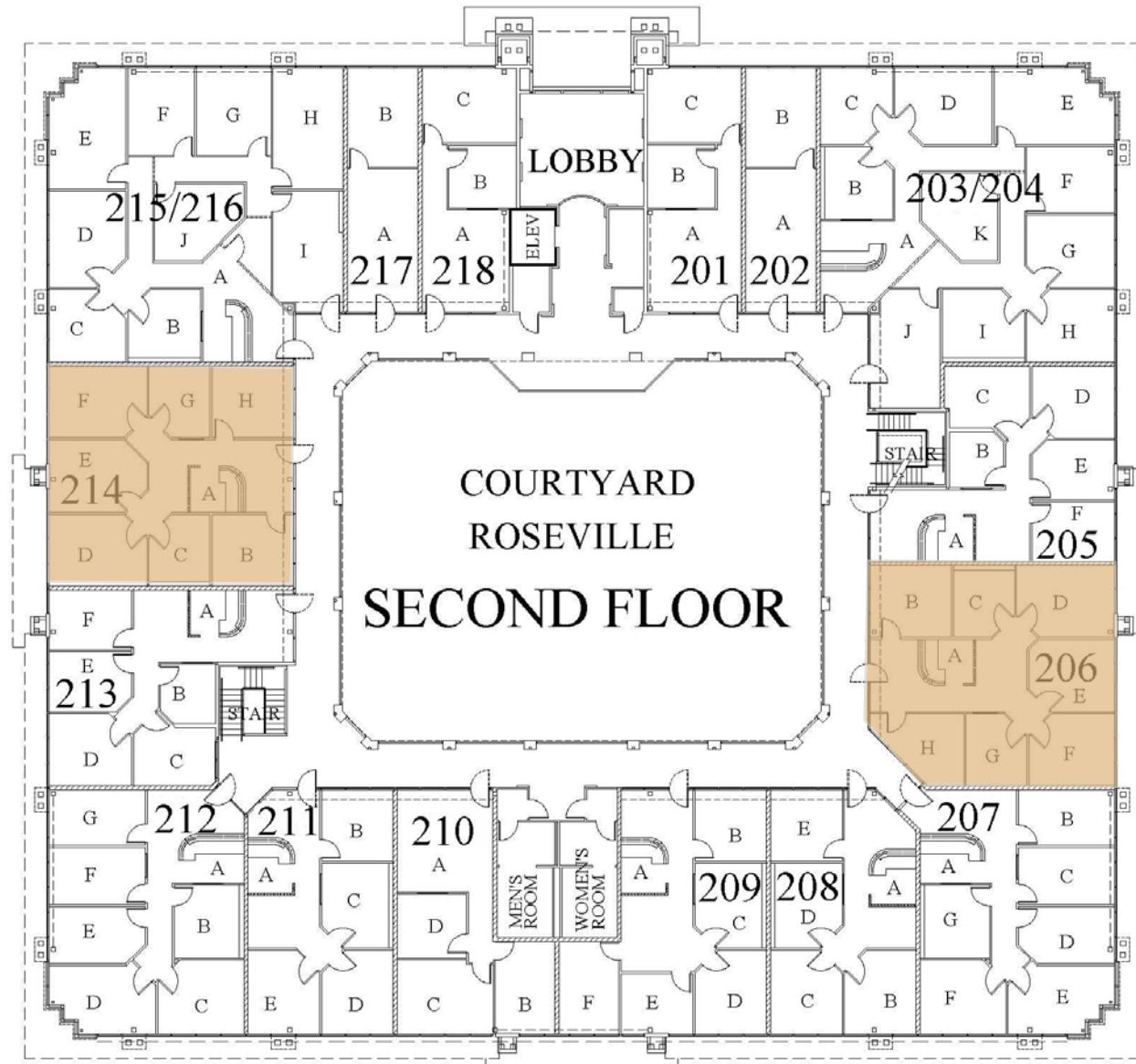


**SUITE 101
±800 RSF
AVAILABLE
JANUARY 1ST**



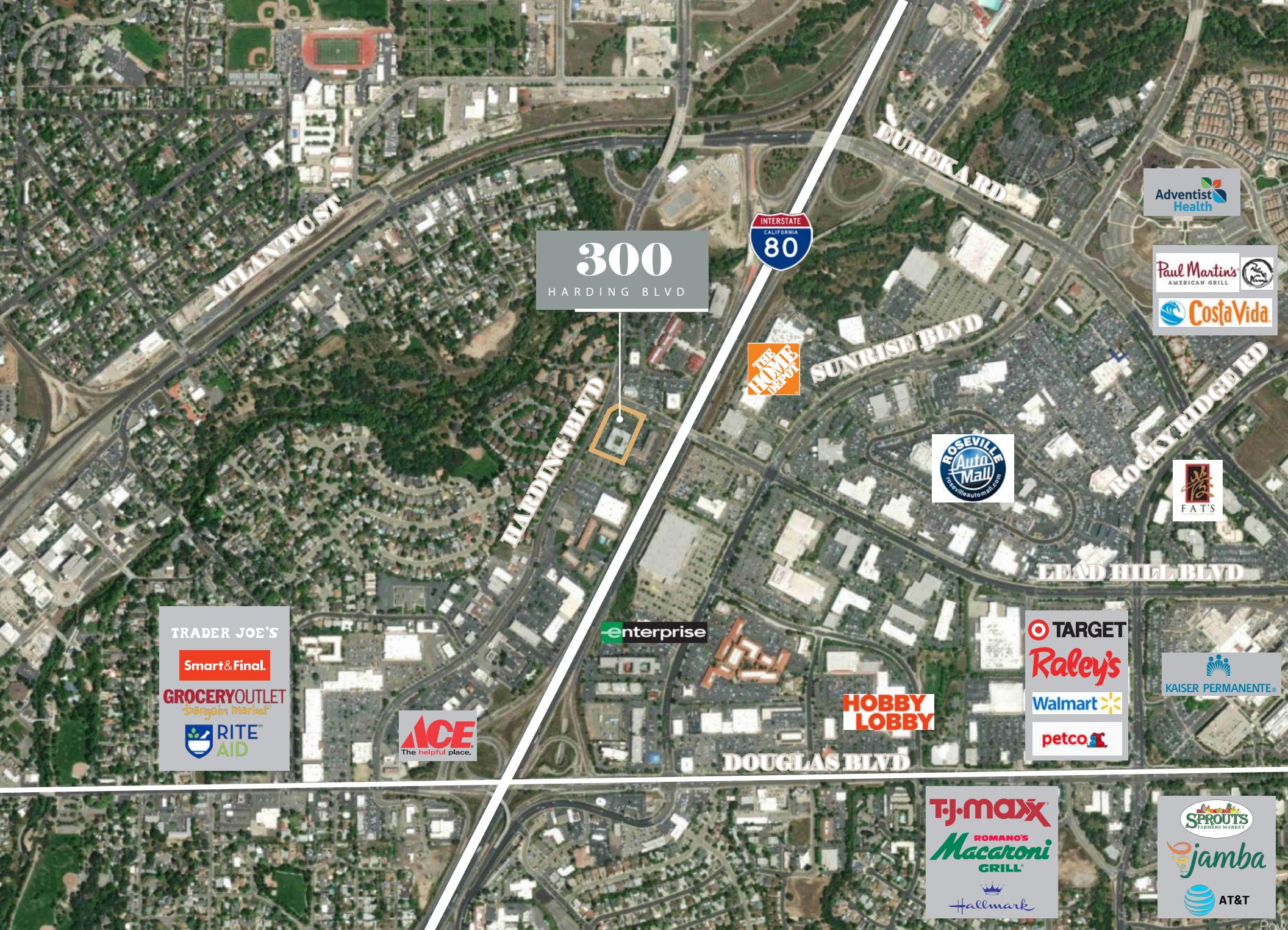
NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

SUITE 214
±1,800 RSF
AVAILABLE NOW



SUITE 206
±1,800 RSF
AVAILABLE NOW

NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.





AMENITIES	MILES
SHOPPING	
The Westfield Galleria	1.8
The Fountains	1.3
Rocklin Commons	5.9
RESTAURANTS	
Mikuni Sushi	1.3
Bennett's Kitchen Bar Market	1.4
Sienna Restaurant	1.2
Ruth's Chris Steak House	2.0
Il Forno	1.9
Hawks Restaurant	4.2
BANKING	
U.S. Bank	0.4
Chase Bank	1.1
ENTERTAINMENT	
Cinemark and XD	2.0
Diamond Oaks Golf Course	2.2
TRAVEL	
Rocklin Amtrak Station	4.5
Sacramento International Airport	24





300

H A R D I N G B O U L E V A R D

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

KEVIN LARSCHEID
Executive Vice President
+1 916 768 9329
kevin.larscheid@cbre.com
Lic. 00816790

SCOTT RUSH
First Vice President
+1 916 412 6170
scott.rush@cbre.com
Lic. 01228497

CBRE