2140 PROFESSIONAL DRIVE, ROSEVILLE, CA 95661







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PROPERTY DETAILS

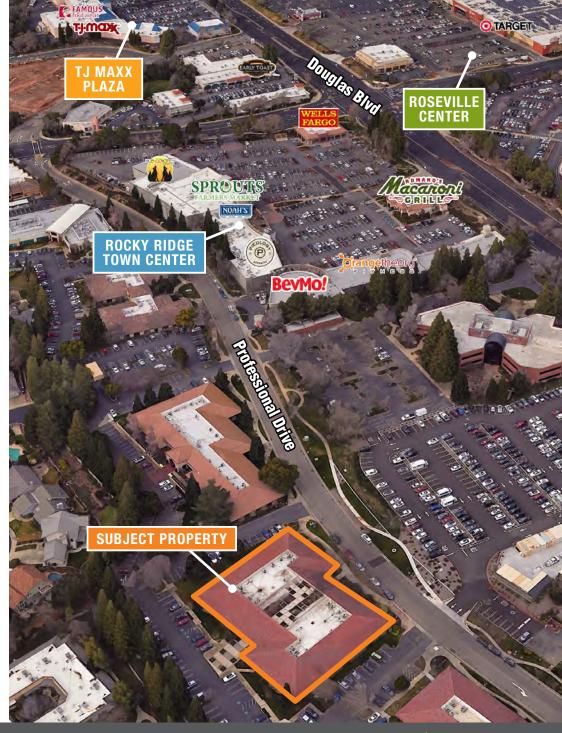
2140 Professional Drive is a single-story, multi-tenant condominium building in Roseville, California. The building is approximately $\pm 23,609$ square feet and situated on ± 1.90 acres of land. The building is located within the Johnson Ranch Office park, along the prestigious Douglas Corridor, enjoying high regional demographics.

- The proposed condos will be available for owner-user purchase.
- The recognizable location is accessible from either Rocky Ridge Drive or Eureka Road, major regional thoroughfares.
- The building has a nice vaulted atrium, providing great natural light, an attractive common area lobby and updated rest rooms.
- The surrounding outdoor areas feature bright and friendly landscaping, shaded covered walkways, and various outdoor seating areas.
- The center has ample parking for general office use.
- Walking distance to Rocky Ridge Town Center, TJ Maxx Plaza, and the Roseville Center – offering a multitude of retail and restaurant options for clients and staff.

PURCHASE PRICE: \$320/GSF*

MEDICAL PURCHASE PRICE: \$350/GSF*

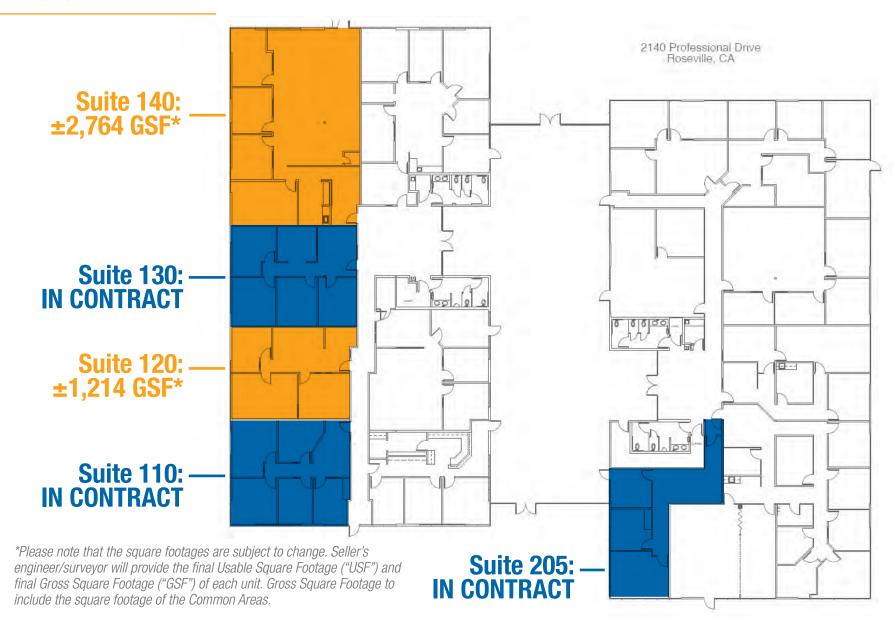
*The proposed condominium conversion is contingent upon receipt of an approved Condominium Plan by the City of Roseville and Placer County.







FLOOR PLAN







SUITE IMAGES







BUILDING IMAGES





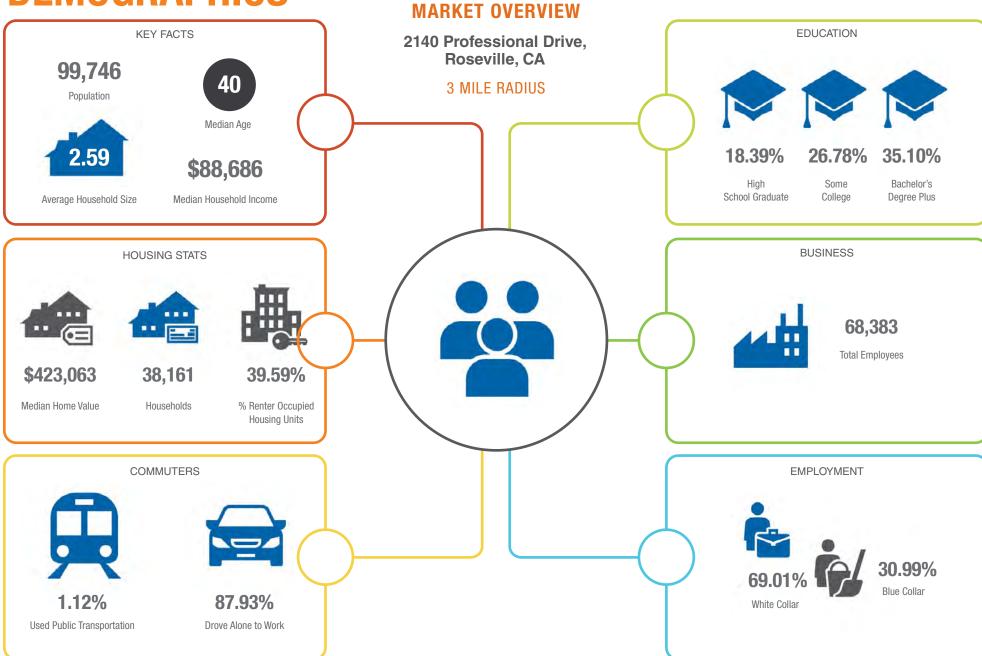








DEMOGRAPHICS







2140 Professional Drive, Roseville, CA 95661

CONDOS AVAILABLE FOR SALE





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