

# 1512

EUREKA ROAD  
Roseville, California

AVAILABLE  
FOR LEASE



# PROPERTY HIGHLIGHTS



PRESTIGIOUS EUREKA  
CORPORATE PLAZA ADDRESS



ON-SITE OUTDOOR COURTYARD



EXTREMELY WELL-  
MAINTAINED



TWO COMMON AREA  
CONFERENCE ROOMS



FITNESS STUDIO WITH SHOWERS



RECENTLY REMODELED  
COMMON AREAS & ELEVATORS



FIBER SERVICES AVAILABLE  
FROM BOTH CONSOLIDATED  
COMMUNICATIONS AND  
COMCAST BUSINESS



ADJACENT TO ALL OF ROSEVILLE'S  
MOST POPULAR RESTAURANTS:

- MIKUNI
- PAUL MARTIN'S
- FAT'S
- UNIVERSITY OF BEER



LOCAL TO BOUTIQUE AND  
REGIONAL SHOPPING & SERVICES:

- WESTFIELD GALLERIA
- CREEKSIDE CENTER
- THE FOUNTAINS
- STARBUCKS

## CITY OF ROSEVILLE



ROSEVILLE'S 2022 POPULATION IS  
ESTIMATED TO BE 149,141, PER U.S.  
CENSUS, WITH MEDIAN AGE OF 37.7  
YEARS OLD.



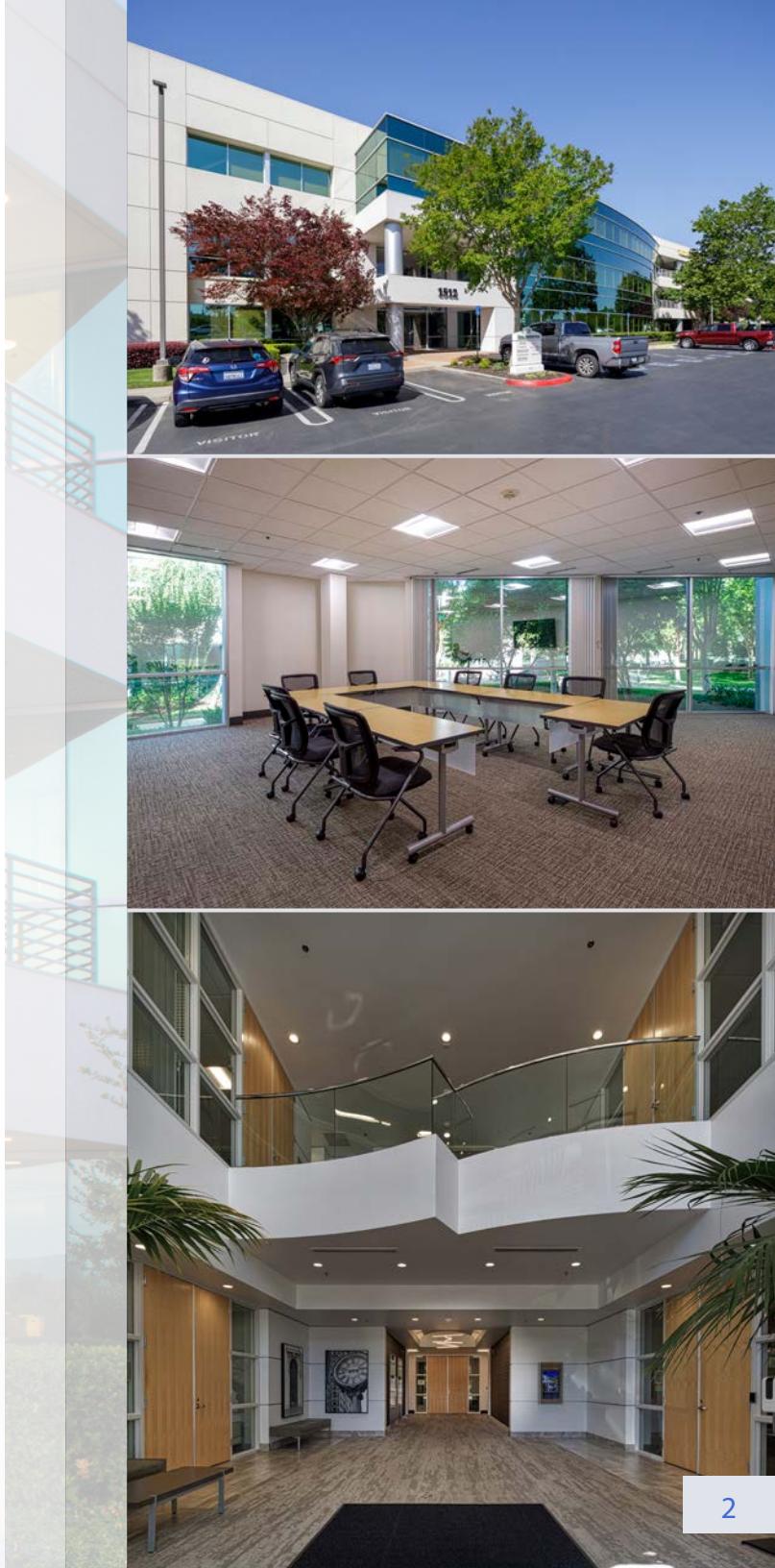
ROSEVILLE WAS NAMED THE 8TH BEST  
PLACE TO LIVE IN THE UNITED STATES  
BY LIVABILITY.COM IN 2021.



GREAT QUALITY OF LIFE, SCHOOLS,  
HOUSING, BUSINESSES AND RETAIL.



ROSEVILLE OWNS AND OPERATES ITS  
UTILITIES, INCLUDING WATER, SEWER  
AND ELECTRIC. ROSEVILLE ELECTRIC  
PLAYS A BIG ROLE IN ATTRACTING  
BUSINESS WITH ITS COMPETITIVE  
RATES AND RELIABLE SERVICE.



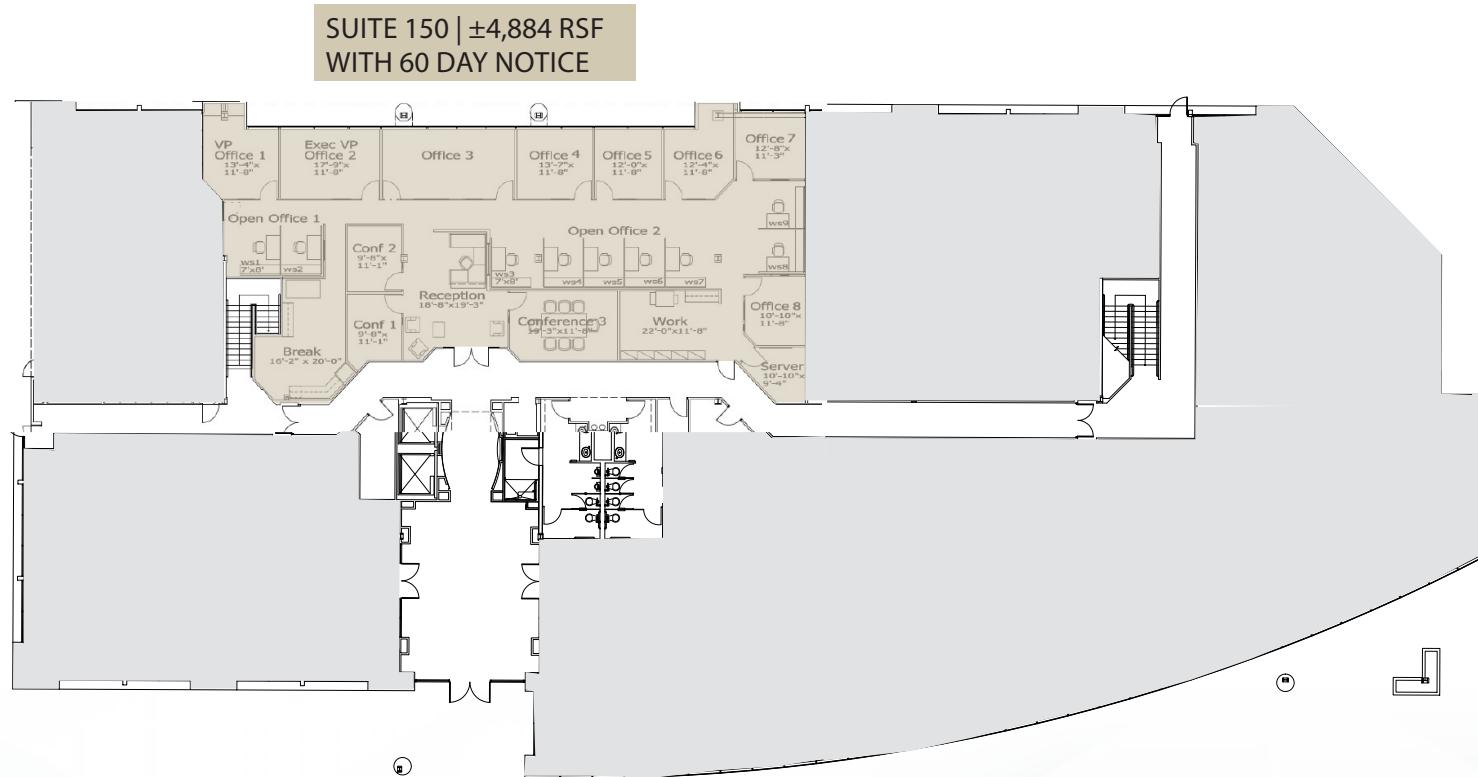


FOR LEASE | 1512 EUREKA ROAD

# AVAILABLE SUITES FOR LEASE

LEASE RATE: \$2.45 PSF, FULL SERVICE

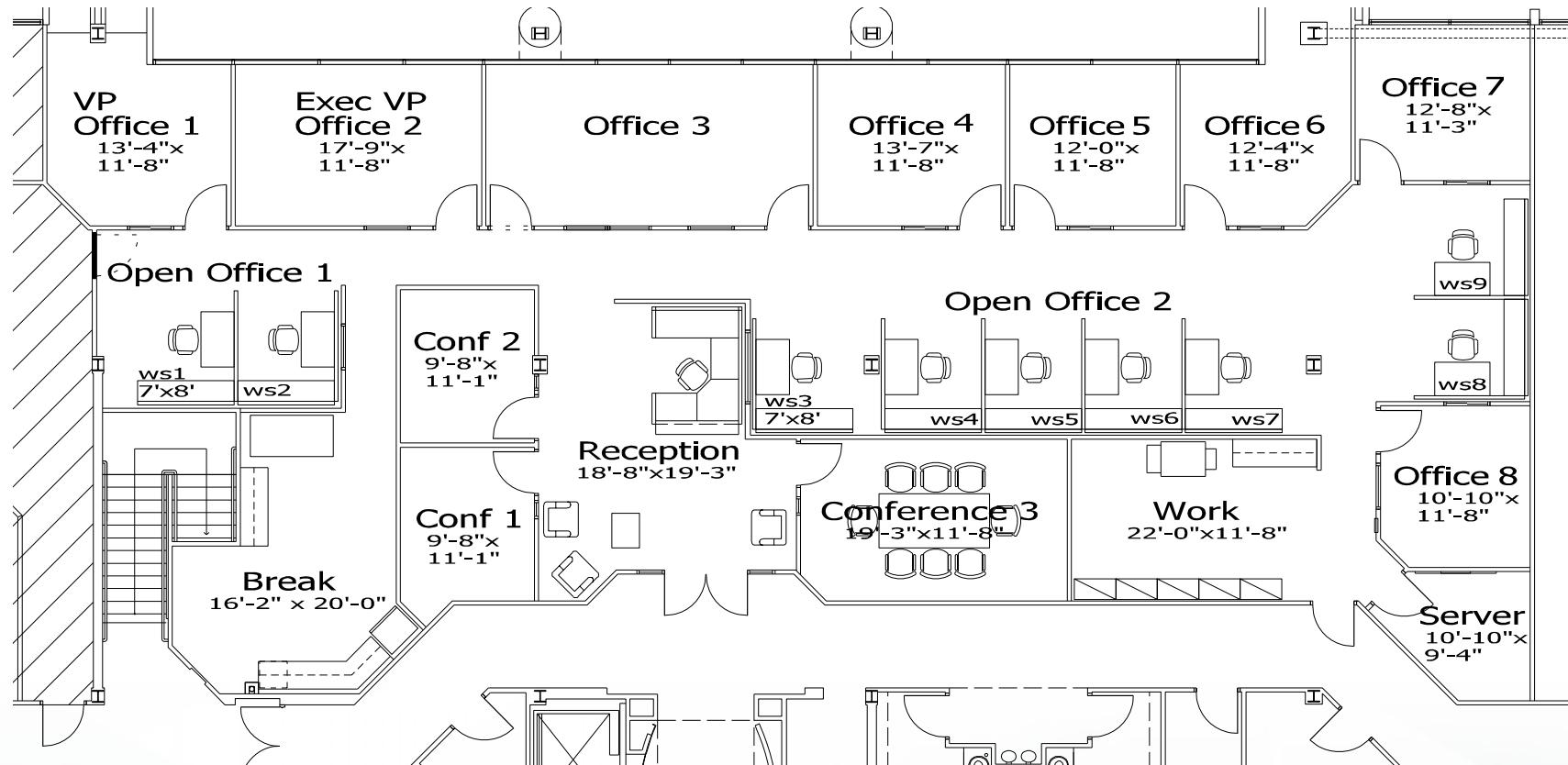
FLOOR PLAN  
1ST FLOOR



# UPDATED SUITE PLANS

LEASE RATE: \$2.45 PSF, FULL SERVICE

SUITE 150  
±4,884 SF



FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

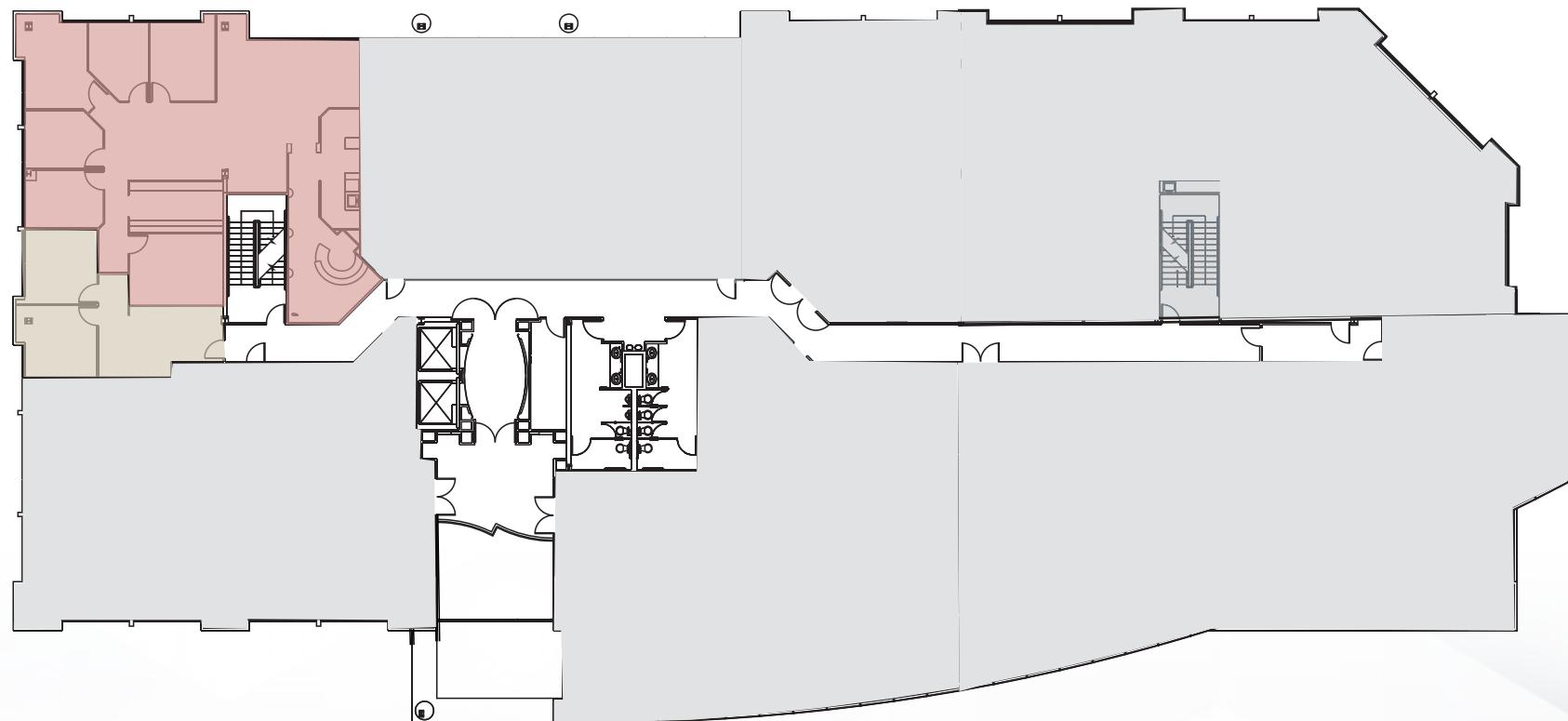
# AVAILABLE SUITES FOR LEASE

LEASE RATE: \$2.45 PSF, FULL SERVICE

FLOOR PLAN  
2ND FLOOR

SUITE 220\* |  $\pm$ 2,507 RSF  
AVAILABLE NOW

SUITE 230\*  
 $\pm$ 637 RSF  
AVAILABLE



\*SUITES CAN BE COMBINED FOR  $\pm$ 3,144 RSF

FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

# UPDATED SUITE PLANS

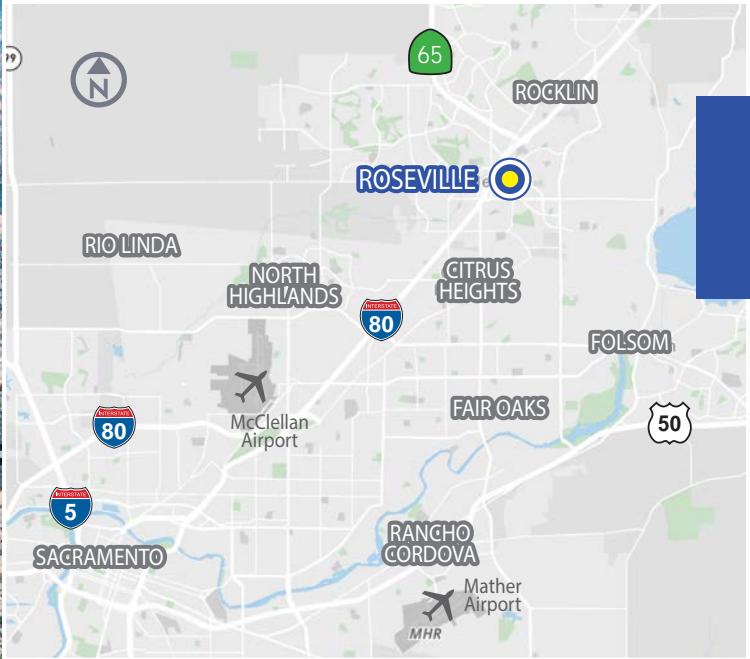
LEASE RATE: \$2.45 PSF, FULL SERVICE

SUITE 220 AND 230  
±3,144 SF



FLOOR PLAN IS NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

# AREA AMENITIES



**1512**  
EUREKA ROAD, ROSEVILLE, CA

## EXCLUSIVELY LISTED BY:

### KEVIN LARSCHEID

Executive Vice President

Lic. 00816790

+1 916 768 9329

kevin.larscheid@cbre.com

### SCOTT RUSH

First Vice President

Lic. 01228497

+1 916 412 6170

scott.rush@cbre.com

[www.cbre.com/kevin.larscheid](http://www.cbre.com/kevin.larscheid)

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