

±2,125 SF - ±4,315 SF  
FOR LEASE



2266 LAVA RIDGE COURT  
ROSEVILLE, CA 95661

2266  
LAVA RIDGE COURT

**CBRE**

# PROPERTY OVERVIEW

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Located in Roseville, CA

- \$2.10 PSF, Full Service Gross
- Short Term Leases Available
- ±12,512 SF Office Building
- Two Stories
- Built in 1998
- Class C Office Building
- Multi-Tenant Occupancy
- Located in a walkable area near lots of restaurants, shopping, banking, and more
- Minutes from Interstate 80 and Highway 65

2266 LAVA RIDGE COURT



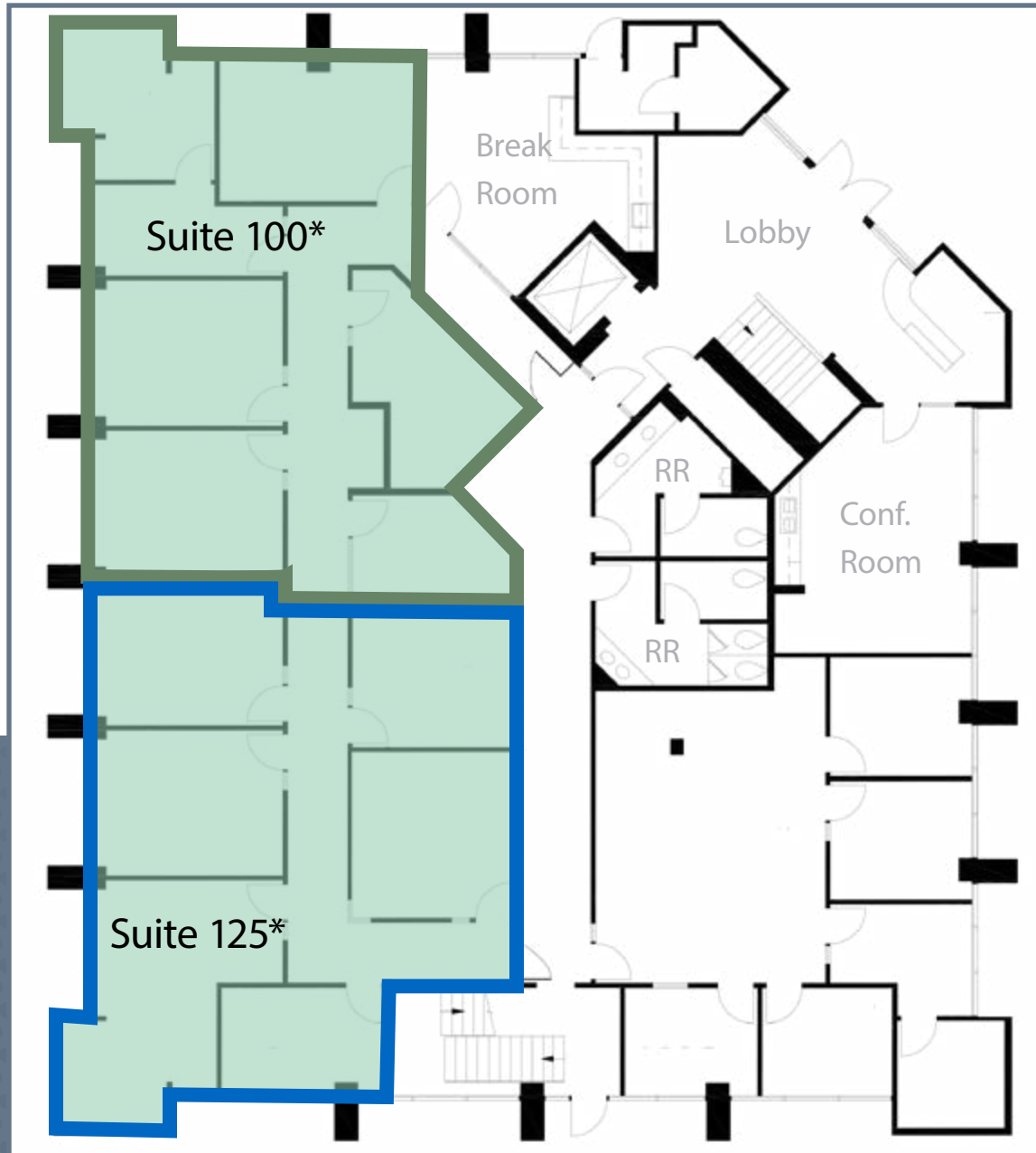
# PROPERTY OVERVIEW

\$2.10 PSF, Full  
Service Gross

Suite 100\* |  $\pm 2,125$  RSF

Suite 125\* |  $\pm 2,190$  RSF

\*Can be combined  
for  $\pm 4,315$  RSF



Common Area  
Break Room



UNITED/ARTISTS  
theatres

Adventist  
Health

SKY ZONE

INTERSTATE  
80

THE HOME  
DEPOT

Paul Martin's  
AMERICAN GRILL

CARmax

Chevron

7  
ELEVEN

ROSEVILLE  
Auto Mall  
www.rosevilleautomall.com

UNITED STATES  
POSTAL SERVICE

Walmart

KAISER  
PERMANENTE

SITE

Office  
DEPOT

HOBBY  
LOBBY

target

TJ-maxx

SPROUTS



2266  
LAVA RIDGE COURT  
ROSEVILLE, CA 95661

# 2266 LAVA RIDGE COURT

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FOR LEASE

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**CBRE**

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