

±1,731 SF - ±6,046 SF
FOR LEASE



2266 LAVA RIDGE COURT
ROSEVILLE, CA 95661

2266
LAVA RIDGE COURT

CBRE

PROPERTY OVERVIEW

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

First Floor

\$2.10 PSF, Full Service Gross

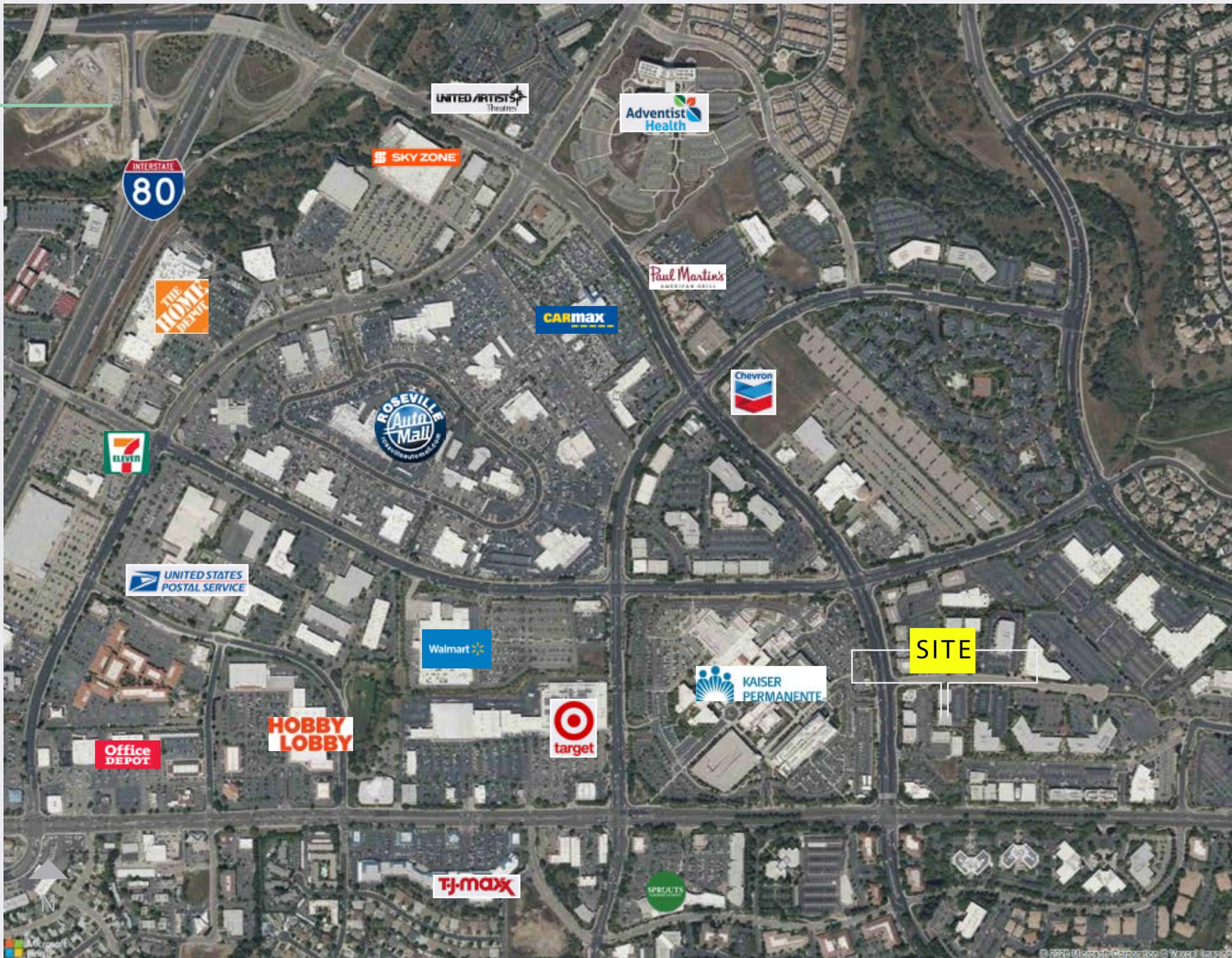
Suite 100 | $\pm 4,315$ RSF
(Divisible to $\pm 2,125$ RSF)

Suite 150 | $\pm 1,731$ RSF



Common Conference Room available or can be added to Suite 150 for additional rent

Common Area Break Room



UNITED ARTISTS
Theatres

Adventist
Health

SKY ZONE

INTERSTATE
80

HOME
DEPOT

Paul Martin's
AMERICAN GRILL

CARmax

7
ELEVEN

ROSEVILLE
Auto Mall
www.rosevilleautomall.com

Chevron

UNITED STATES
POSTAL SERVICE

Walmart

SITE

KAISER
PERMANENTE

Office
DEPOT

HOBBY
LOBBY

target

TJ-MAXX

SPROUTS



2266
LAVA RIDGE COURT
ROSEVILLE, CA 95661

2266 LAVA RIDGE COURT

±1,731 SF - ±6,046 SF
FOR LEASE

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, Inc.

1512 Eureka Road, Suite 100
Roseville, CA 95661

916 781 2400

CBRE

©2023 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.