

±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

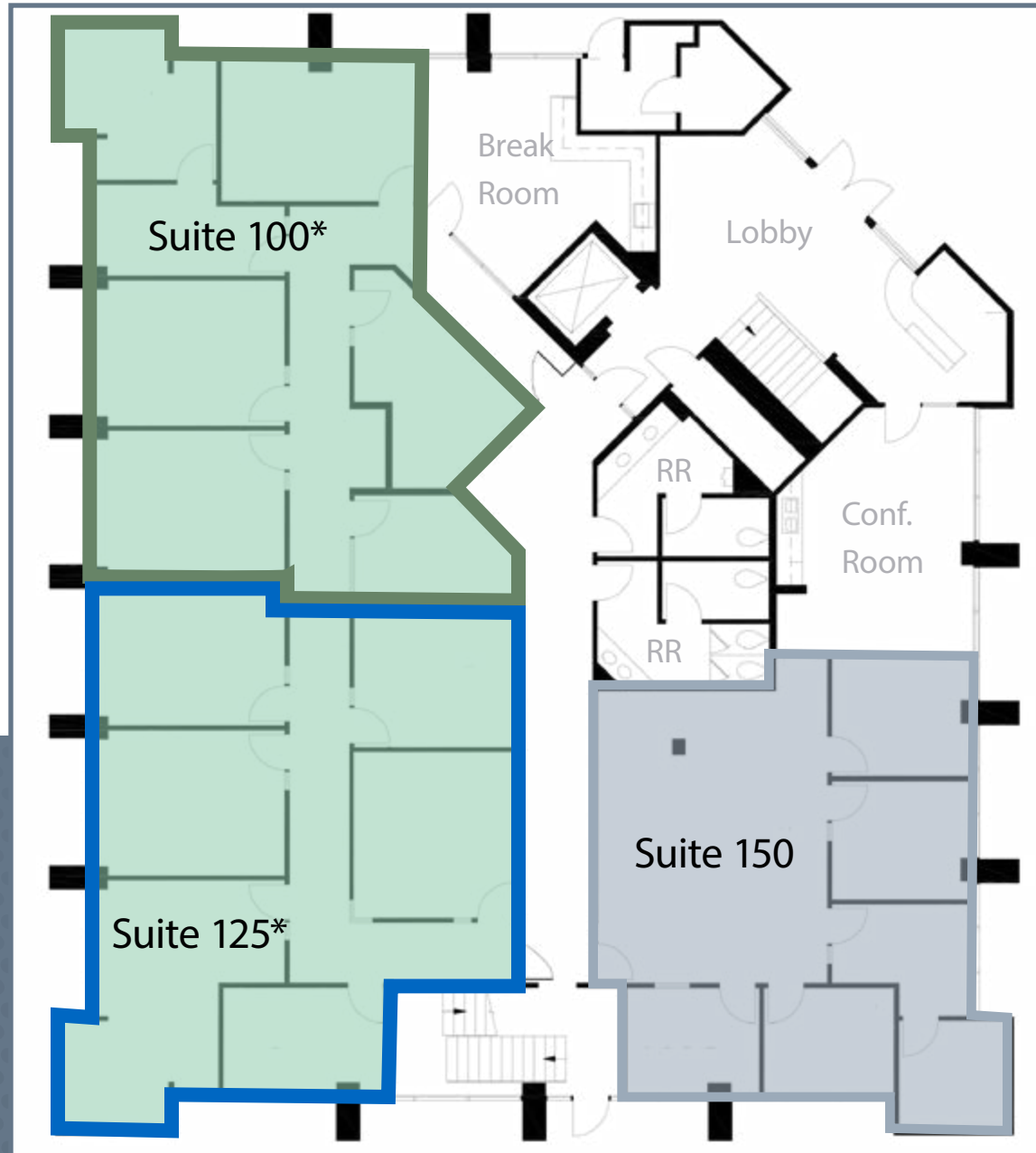
\$2.10 PSF, Full Service Gross

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

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

Suite 150 | $\pm 1,731$ RSF

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



Entire Floor available for $\pm 6,046$ RSF

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

Common Area Break Room



INTERSTATE
80

UNITED ARTISTS
theatres

Adventist
Health

SKY ZONE

7
ELEVEN

Paul Martin's
AMERICAN GOLF

CARmax

ROSEVILLE
Auto Mall

Chevron

7
ELEVEN

UNITED STATES
POSTAL SERVICE

Walmart

SITE

HOBBY
LOBBY

target

KAISER
PERMANENTE

Office
DEPOT

TJ-maxx

SPROUTS



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