

SPACE FOR LEASE

2270

DOUGLAS BLVD



ROSEVILLE | CA

CBRE

Two-Story, Class A Office Suites

- ⑥ **Prime Roseville Location** - Nestled in a vibrant business corridor with unbeatable convenience.
- ⑥ **Surrounded by Top Dining** - Just minutes from Bennett's Kitchen Bar Market, Casa Ramos, Mikuni Sushi, Paul Martin's American Grill, and more.
- ⑥ **Retail & Lifestyle at Your Fingertips** – Close to Target, Sprouts Farmers Market, TJ Maxx, HomeGoods, The Nugget, Roseville Automall, Westfield Galleria, and The Fountains.
- ⑥ **Entertainment Nearby** – Enjoy easy access to local movie theaters and leisure spots.
- ⑥ **Exceptional Freeway Access** – Quick entry to Interstate 80 via Douglas Blvd or Eureka Rd for seamless commuting.
- ⑥ **Signage Opportunities Available** – Boost your brand visibility with prominent building signage.



2270 DOUGLAS
BOULEVARD



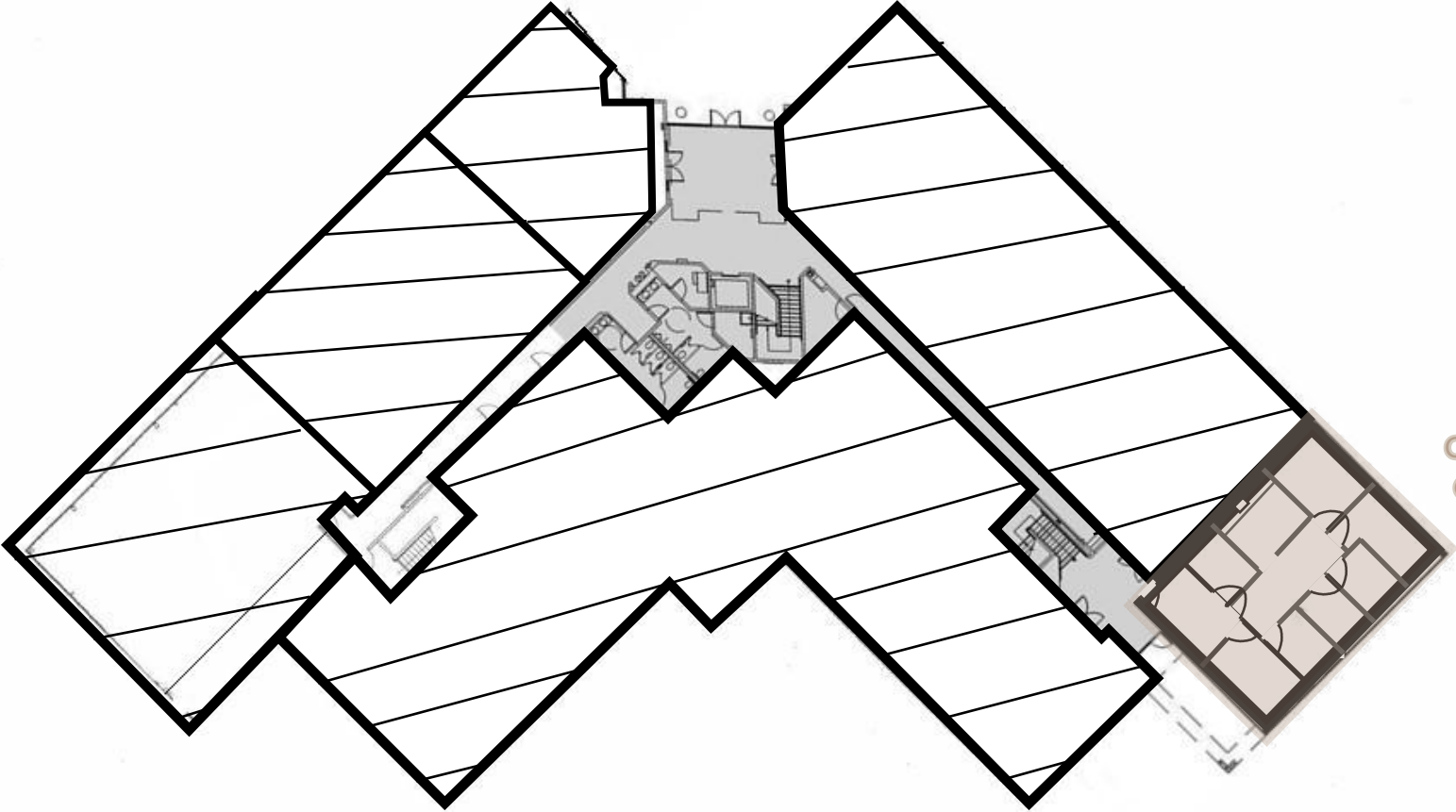
TWO-STORIES



TWO SUITES
AVAILABLE



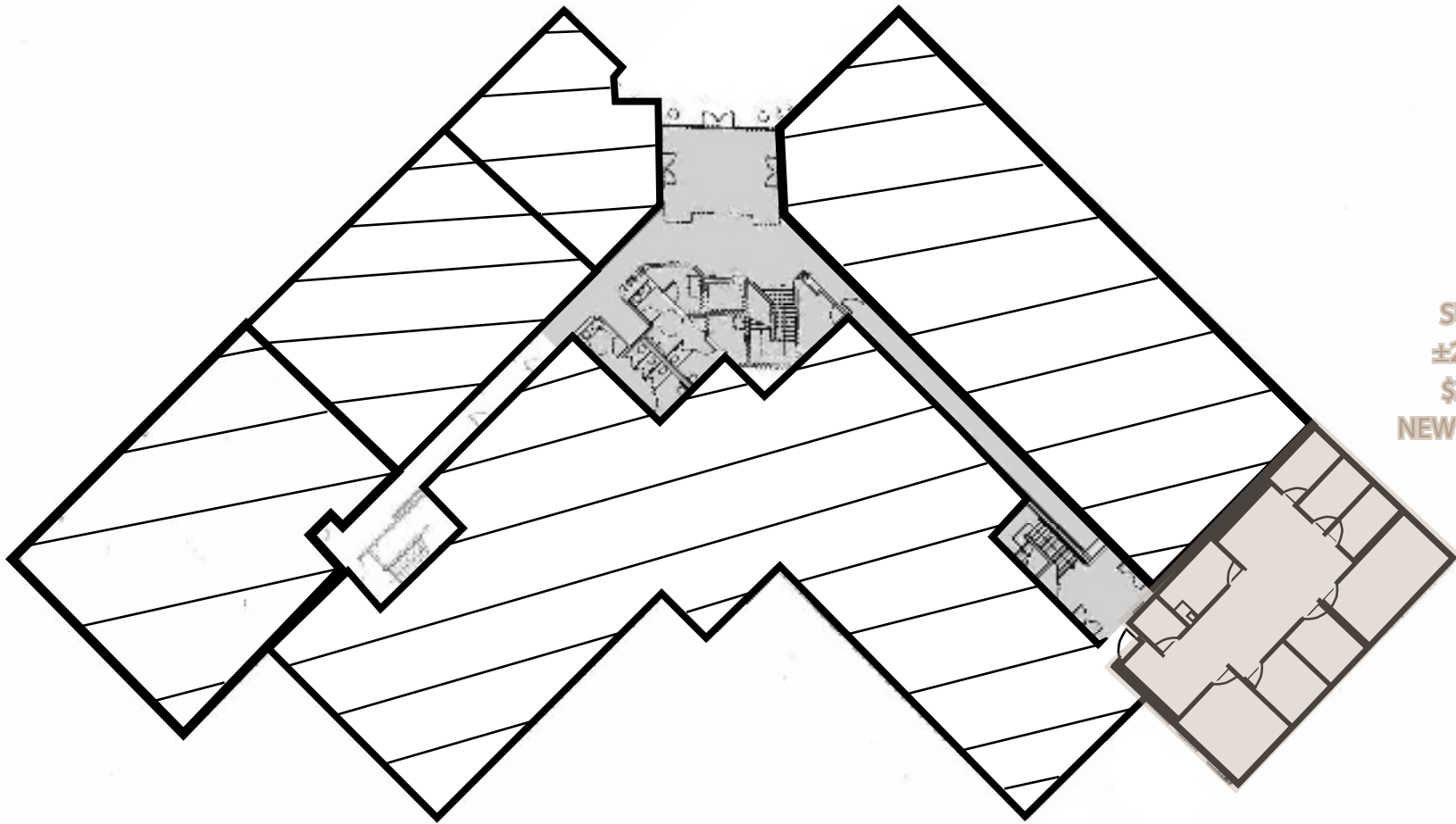
FLOOR PLAN | FIRST FLOOR



SUITE 116
±2,225 RSF
\$2.20 PSF
CORNER SUITE
GLASS LINED

NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

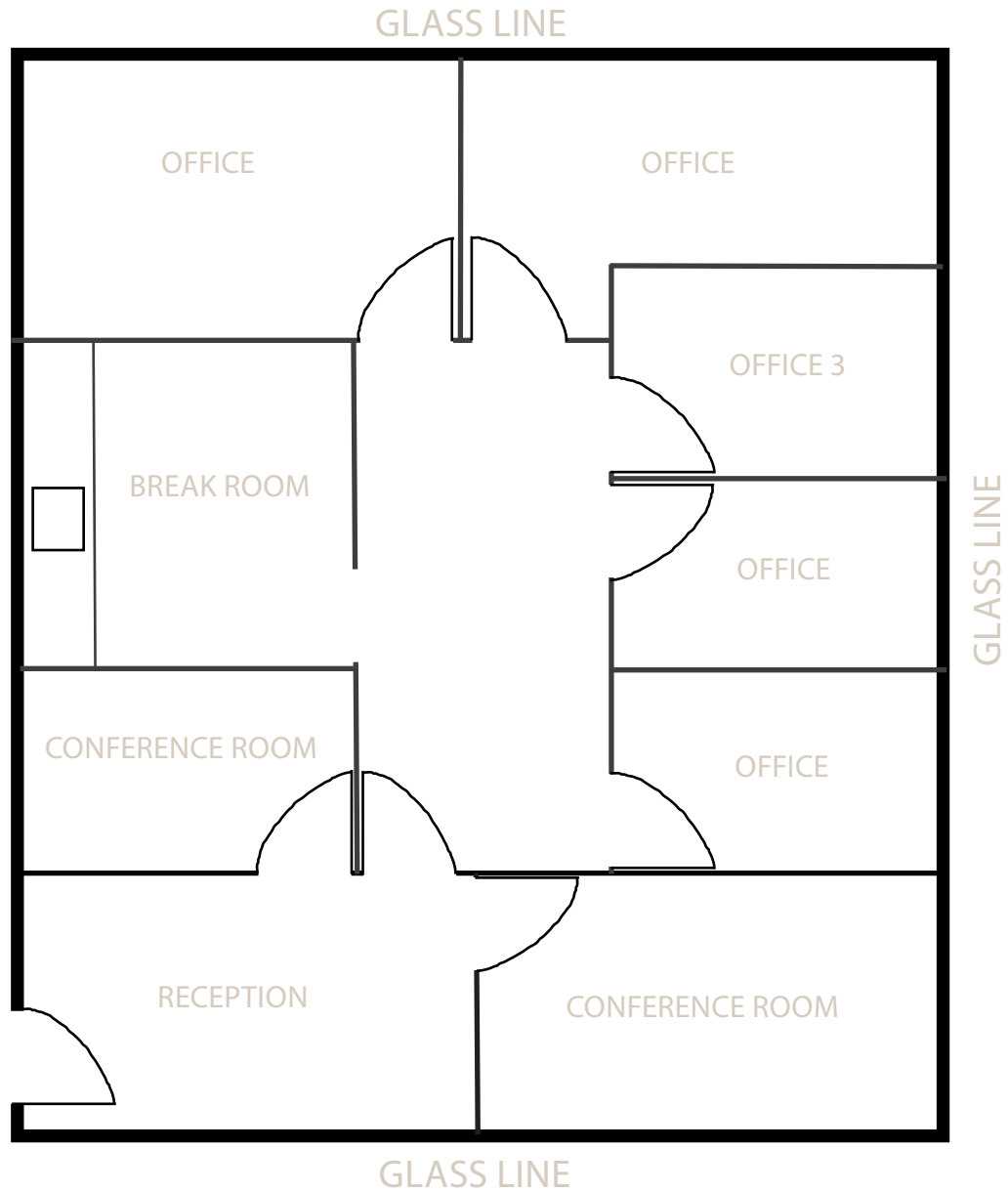
FLOOR PLAN | SECOND FLOOR



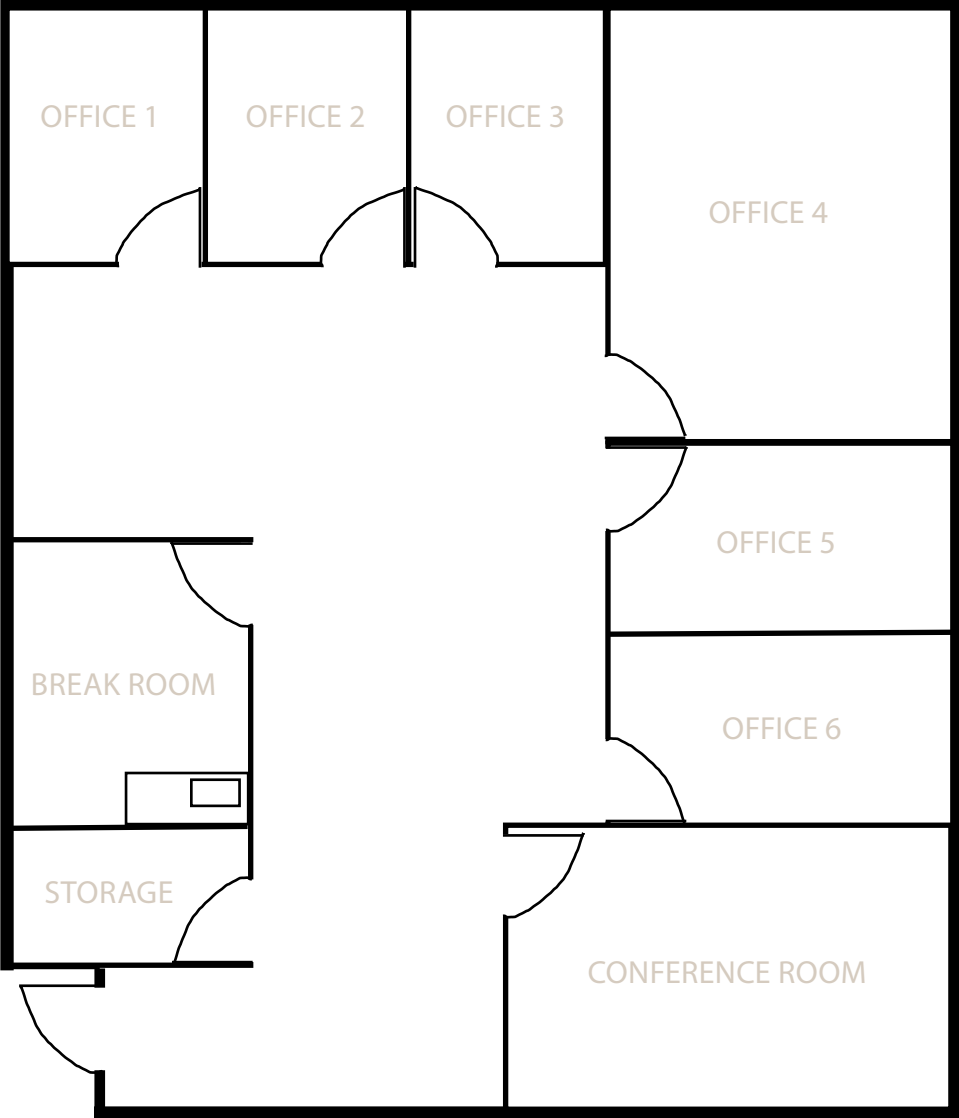
SUITE 219
±2,837 RSF
\$2.20 PSF
NEW SPEC SUITE

NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.

± 2,225 SF | \$ 2.20 PSF, FSG (AS-IS)



± 2 , 8 3 7 S F | \$ 2 . 2 0 P S F , F S G (A S - I S) | N E W S P E C S U I T E





2270

DOUGLAS BLVD

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