

CLASS A OFFICES FOR LEASE

300

HARDING BOULEVARD



ROSEVILLE, CA

CBRE

Lease Rate \$1.85 PSF, Modified Gross

*Tenant pays Utilities, Janitorial, and Phone/Data Service to Provider

300 Harding is centrally located in Roseville at the signalized intersection of Harding Boulevard and Lead Hill Boulevard. Harding Boulevard is a main thoroughfare connecting Stanford Ranch Road/Galleria Boulevard to the Douglas corridor. Access to I-80 via Douglas Boulevard or Eureka Road interchanges and access to Highway 65 is less than two miles North on Harding Boulevard/Galleria Boulevard.

PROPERTY HIGHLIGHTS

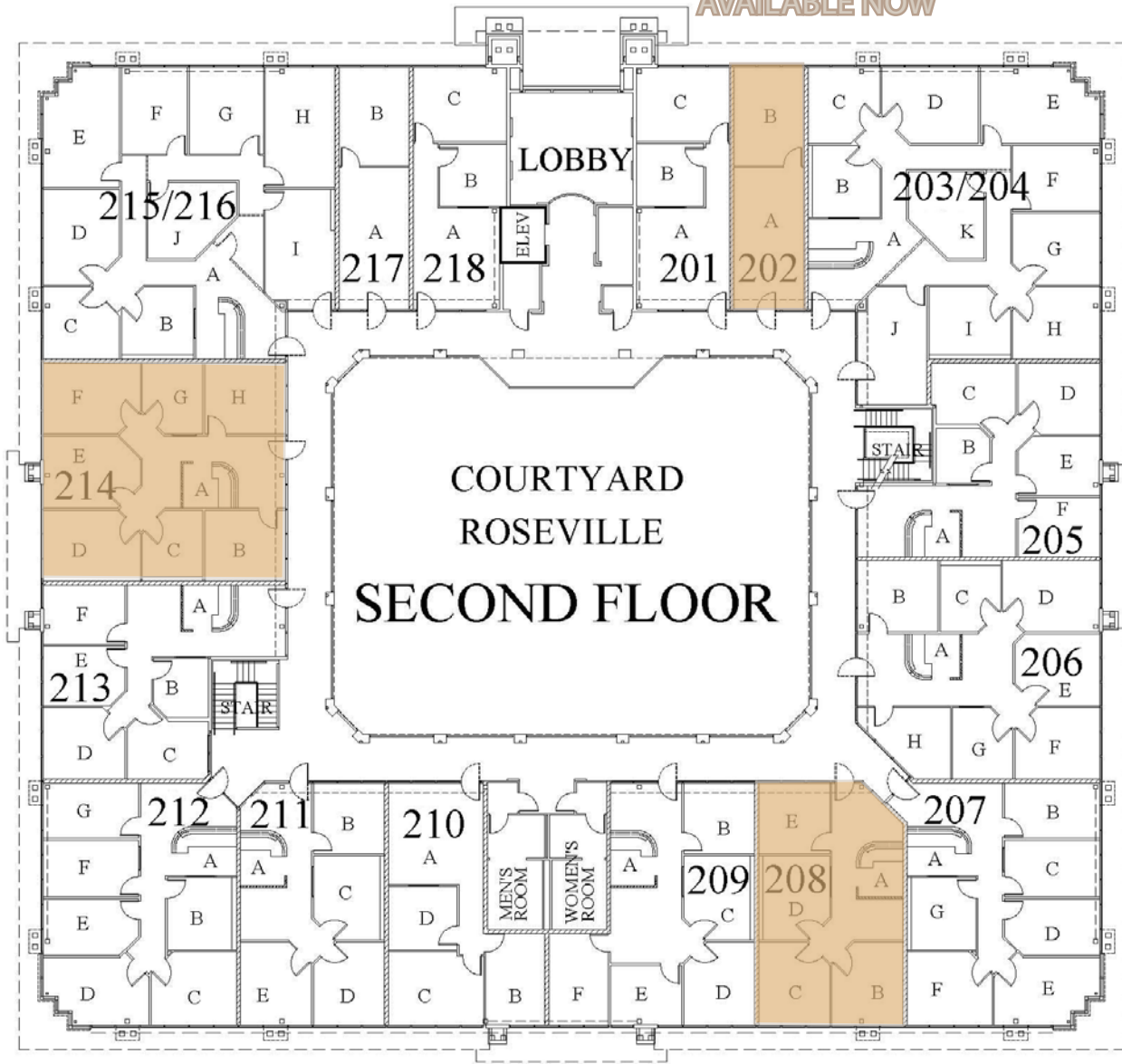
- ◆ Two Story, ±44,575 SF Office Building
- ◆ Lovely Open Air Courtyard with Lush Landscaping
- ◆ Professional Lobby Entrance
- ◆ Elevator off Lobby
- ◆ Tenant Directory Listing
- ◆ Suite Signage
- ◆ Neary Amenities include Trader Joes, Starbucks, McDonalds, Bloom Coffee, Blue Nami Sushi, Paul Martin's, and just minutes from the shopping at the Roseville Galleria and The Fountains



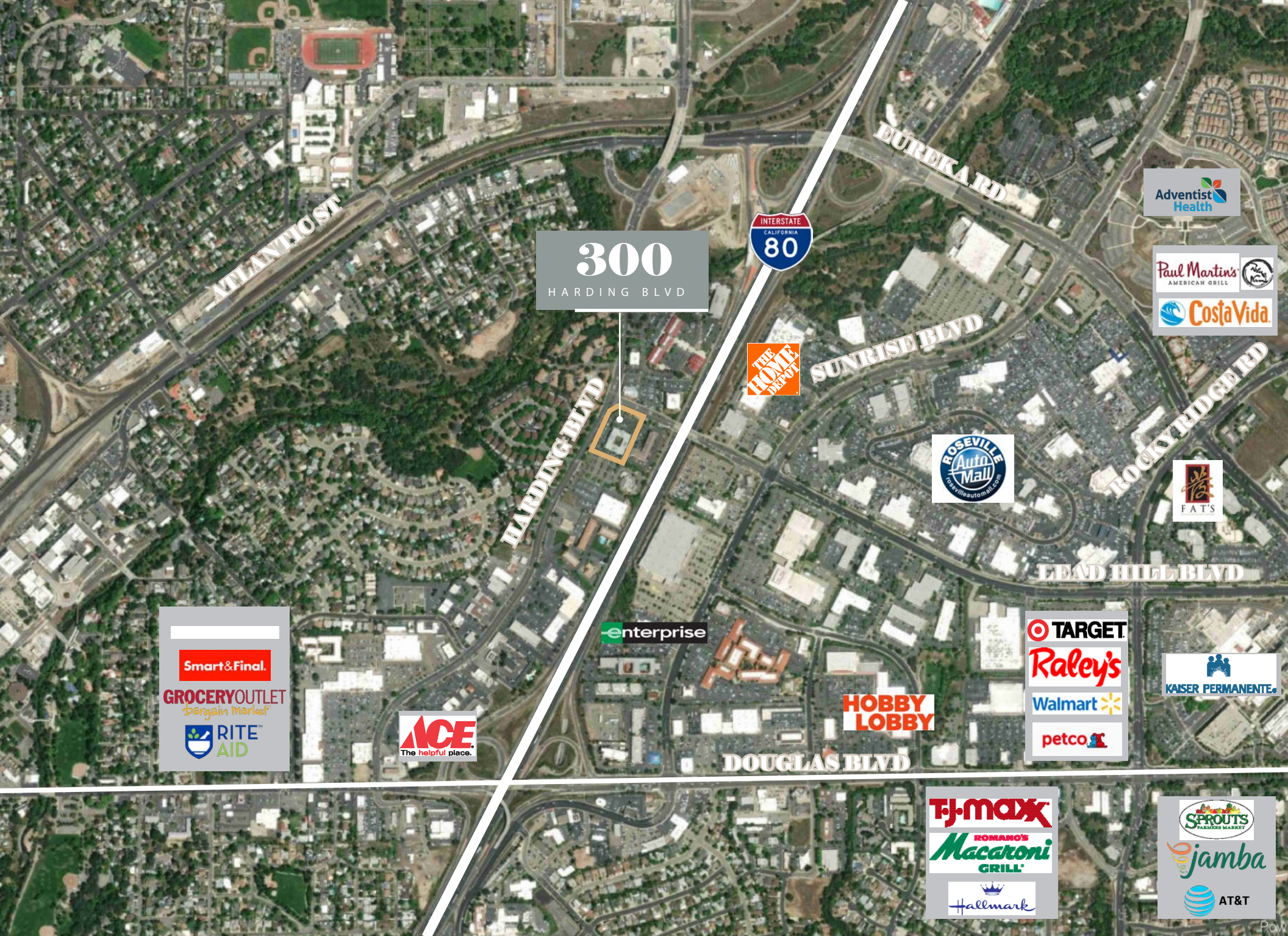
SUITE 202
±600 RSF
AVAILABLE NOW

SUITE 214
±1,800 RSF
AVAILABLE NOW

SUITE 208
±1,200 RSF
AVAILABLE SEPT 1



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.



Smart & Final
GROCERY OUTLET
 Bargain Market
 RITE AID

ACE
 The helpful place.

300
 HARDING BLVD

enterprise

THE HOME DEPOT



HOBBY LOBBY

DOUGLAS BLVD

T.J. MAXX
 ROMANO'S
Macaroni GRILL
 Hallmark

ROSEVILLE
 Auto Mall
 rosevilleautomall.com

TARGET
Raley's
 Walmart
 petco

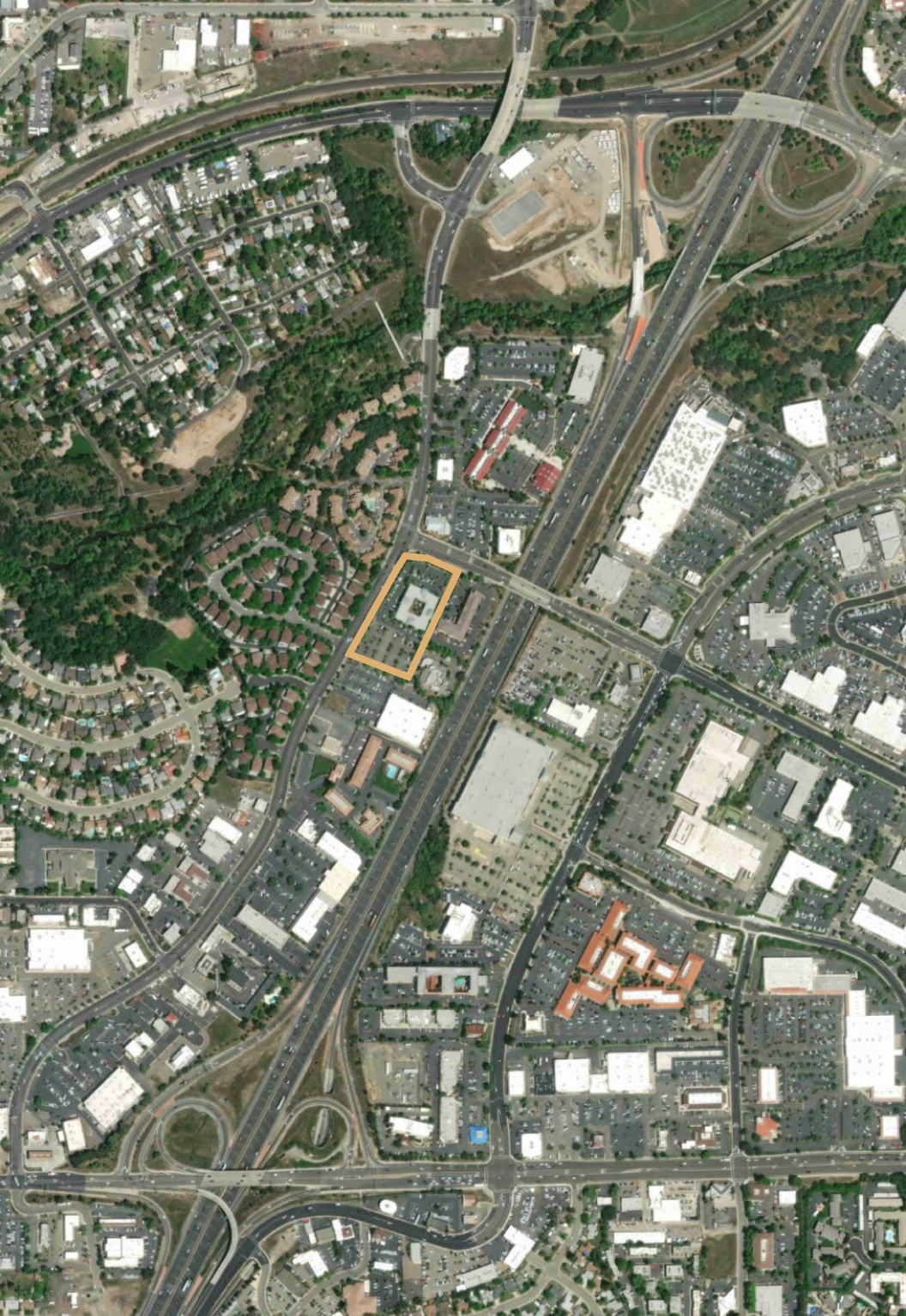
Adventist Health

Paul Martin's AMERICAN GRILL
 Costa Vida

F.A.T.S.

KAISER PERMANENTE

SPROUTS FARMERS MARKET
 jamba
 AT&T



AMENITIES	MILES
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SHOPPING	
The Westfield Galleria	1.8
The Fountains	1.3
Rocklin Commons	5.9
RESTAURANTS	
Mikuni Sushi	1.3
Bennett's Kitchen Bar Market	1.4
Sienna Restaurant	1.2
Ruth's Chris Steak House	2.0
Il Fornaio	1.9
Hawks Restaurant	4.2
BANKING	
U.S. Bank	0.4
Chase Bank	1.1
ENTERTAINMENT	
Cinemark and XD	2.0
Diamond Oaks Golf Course	2.2
TRAVEL	
Rocklin Amtrak Station	4.5
Sacramento International Airport	24





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KEVIN LARSCHIED
Executive Vice President
+1 916 781 4818
kevin.larscheid@cbre.com
Lic. 00816790

SCOTT RUSH
First Vice President
+1 916 781 4802
scott.rush@cbre.com
Lic. 01228497

PHILLIP LARSCHIED
Sales Associate
+1 916 781 4848
phillip.larscheid@cbre.com
Lic. 02434984

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