CLASS A OFFICES FOR LEASE

300 HARDING BOULEVARD



ROSEVILLE, CA

CBRE

Lease Rate $1.85 PSF, Modified Gross

*Tenant pays Utilites, 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.

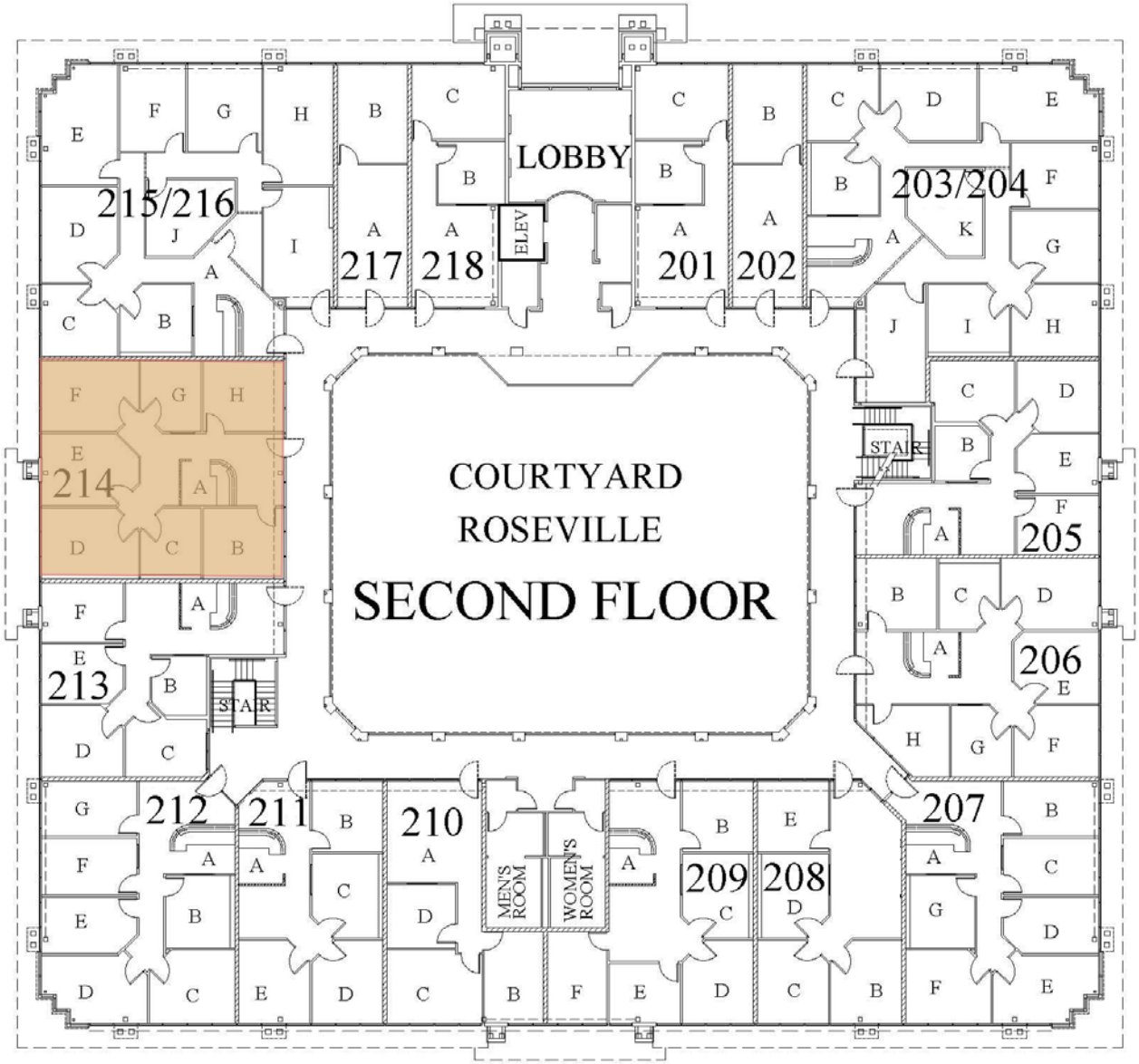
PROPERTY HIGHLIGHTS

- 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



FLOOR PLAN

SUITE 214
±1,800 RSF
AVAILABLE NOW



NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.


300
HARDING BLVD
ATLANTIC ST
EUREKA RD
HARDING BLVD
SUNRISE BLVD
ROCKY RIDGE RD
LEAD HILL BLVD
DOUGLAS BLVD
INTERSTATE
CALIFORNIA
80
Adventist Health
Paul Martin's
AMERICAN GRILL
Costa Vida
THE HOME DEPOT
ROSEVILLE Auto Mall
FAT'S
enterprise
Smart&Final
GROCERYOUTLET
Bargain Market
RITE AID
ACE
The helpful place.
HOBBY LOBBY
TARGET
Raley's
Walmart
petco
KAISER PERMANENTE
T.J.maxx
ROMANO'S
Macaroni
GRILL
Hallmark
SPROUTS
FARMERS MARKET
jamba
AT&T



AMENITIES	MILES
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

PROPERTY PHOTOS









300

HARDING BOULEVARD

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