

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

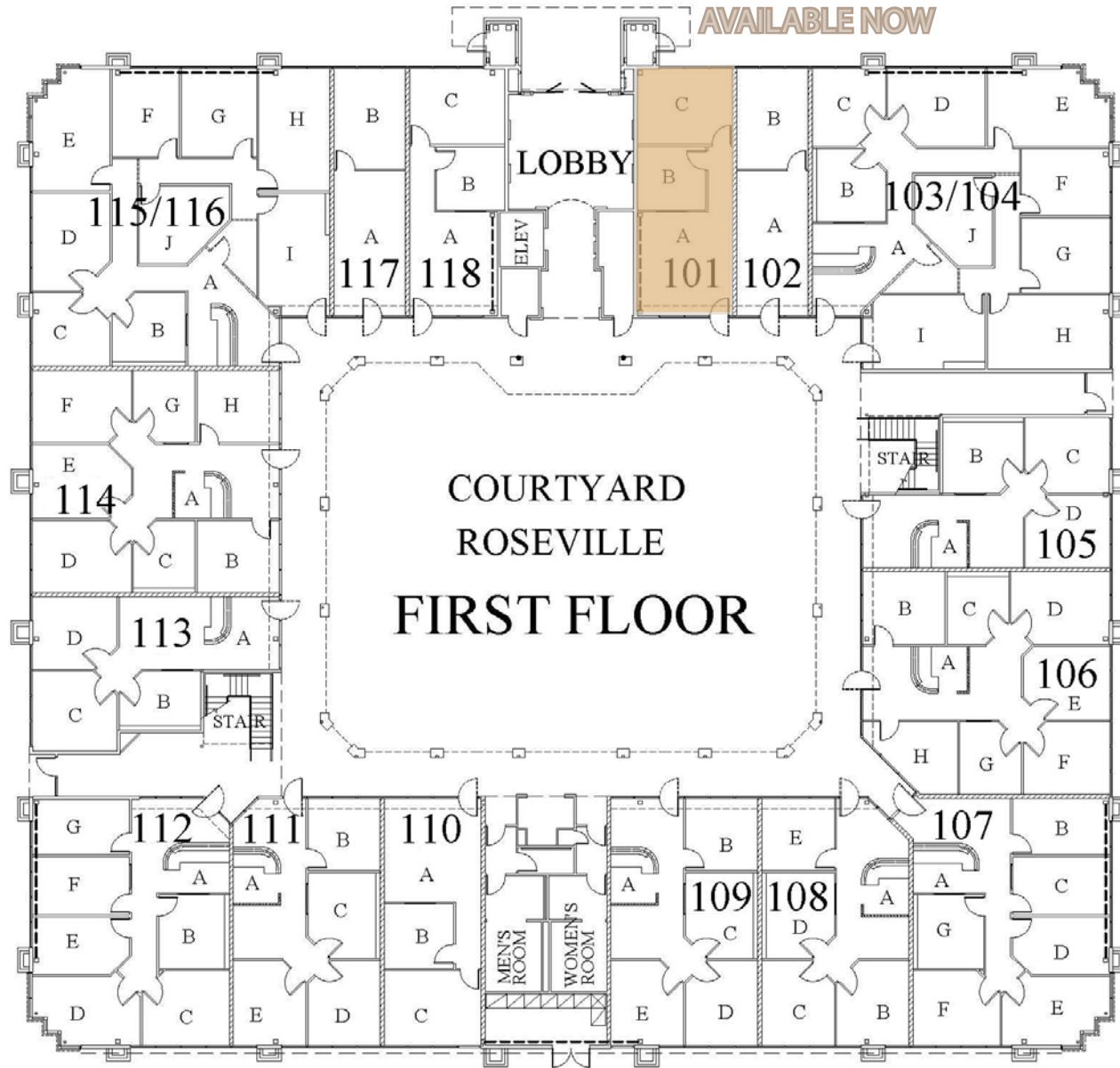
300 Harding is centrally located in Roseville at the signalized intersection of Harding Boulevard and Lead Hill Boulevard. Harding Boulevard is a main thoroughfare connecting Stanford Ranch Road/Galleria Boulevard to the Douglas corridor. Access to I-80 via Douglas Boulevard or Eureka Road interchanges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



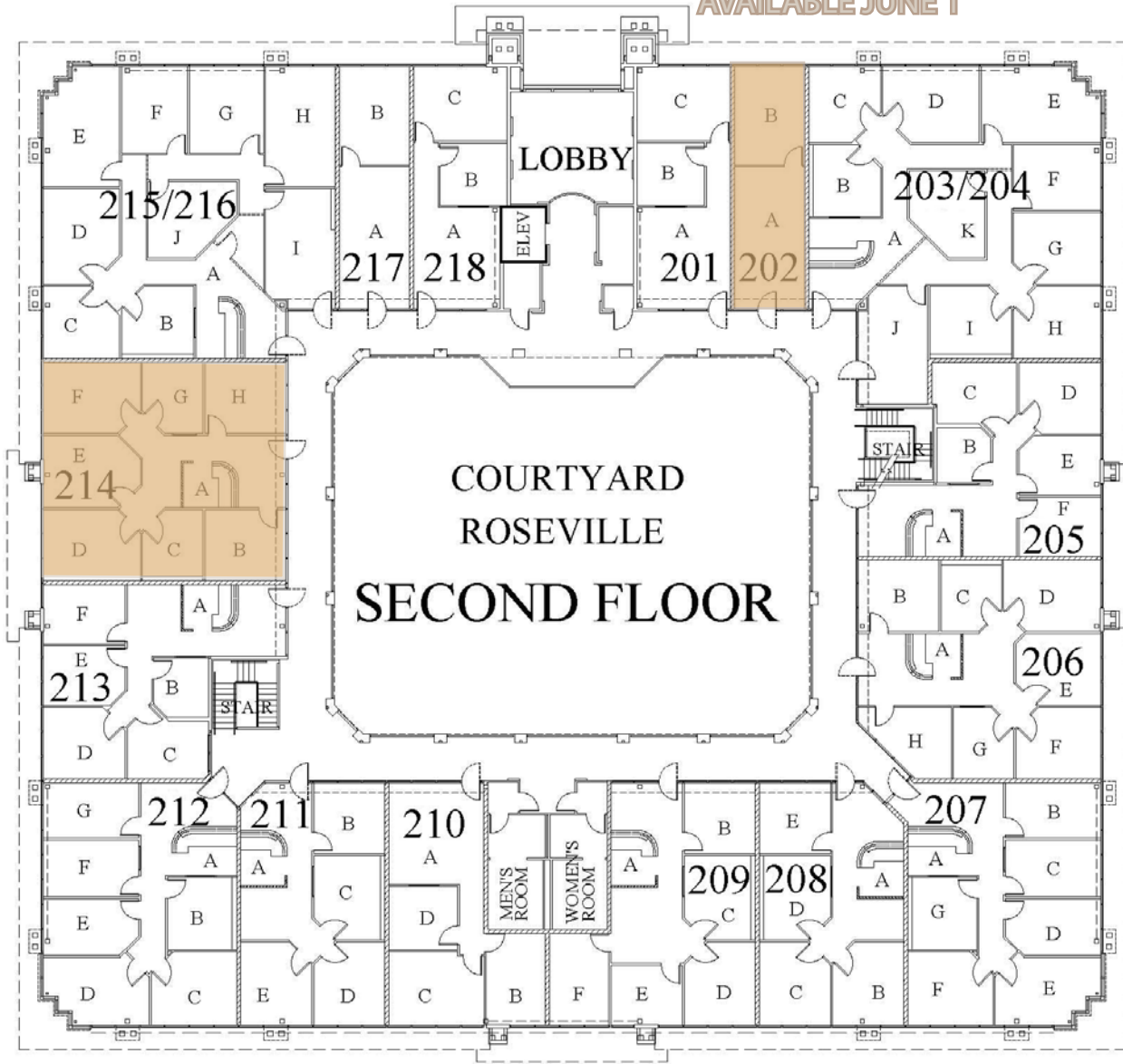
**SUITE 101**  
**±800 RSF**  
**AVAILABLE NOW**



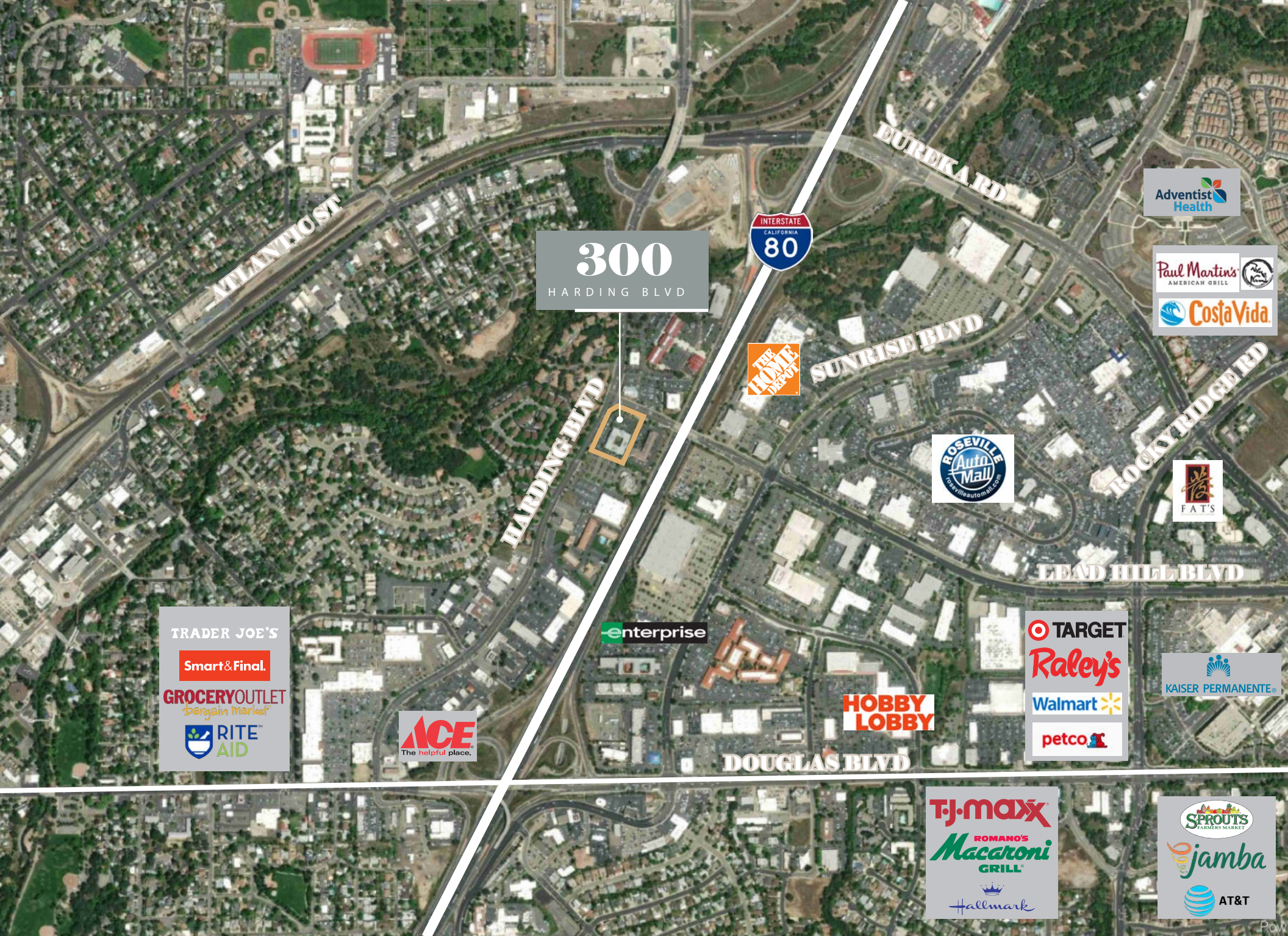
**NOT TO SCALE. ALL DIMENSIONS ARE APPROXIMATE.**

**SUITE 202**  
**±600 RSF**  
**AVAILABLE JUNE 1**

**SUITE 214**  
**±1,800 RSF**  
**AVAILABLE NOW**



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**300**  
HARDING BLVD

TRADER JOE'S  
Smart & Final.  
GROCERY OUTLET  
bargain market  
RITE AID

ACE  
The helpful place.

enterprise

THE HOME DEPOT

HOBBY LOBBY

TARGET  
Raley's  
Walmart  
petco

T.J. maxx  
ROMANO'S  
Macaroni GRILL  
Hallmark

Adventist Health

Paul Martin's AMERICAN GRILL  
Costa Vida

ROSEVILLE Auto Mall  
rosevilleautomall.com

F.A.T.S.

LEAD HILL BLVD

KAISER PERMANENTE

SPROUTS FARMERS MARKET  
jamba  
AT&T



AMENITIES MILES

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





# 300

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**CBRE**