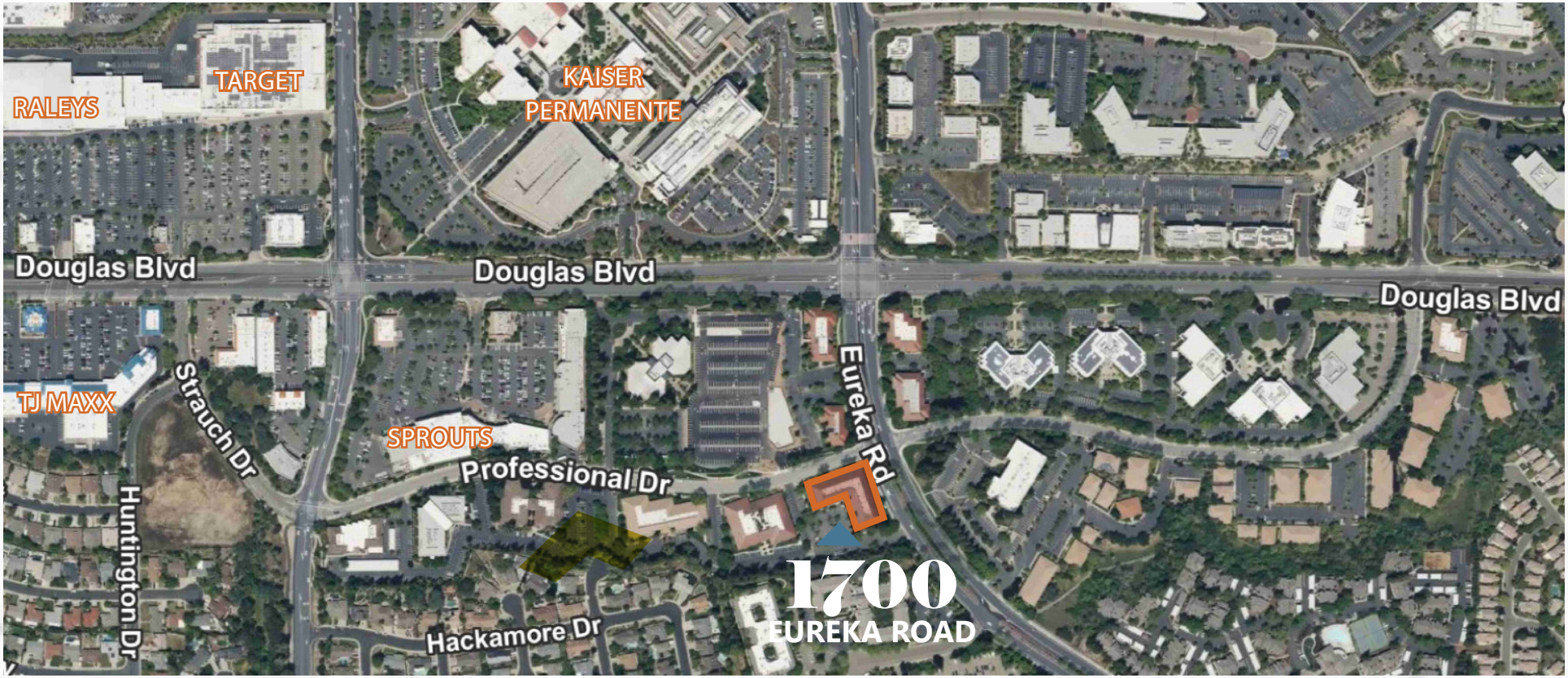

1700
EUREKA ROAD
FOR SALE OR LEASE
CBRE

The Offering

CBRE, Inc. is pleased to offer Office Suites available at 1700 Eureka Road. This building is a medfical/office condominium in Roseville, for lease to users or tenants. Built in 1987, this property is situated in the ever growing south Placer County community of Roseville.

Situated at the Eureka Road and Professional Drive intersection, the building is part of Johnson Ranch. Professional Drive is a prime thoroughfare that features professional and medical offices. This building includes plenty of parking and on-site management as well. In addition to convenient access to Kaiser and Sutter Hospital facilites, there is ample executive and employee housing just minutes to the property.

1700 Eureka Road is conveniently located near various retail amenities, including Target, Walmart, TJ MAXX, Raley's, Sprouts, Macaroni Grill, Mel's Diner, University of Beer, Mikuni Sushi, and is an easy drive to The Fountains, and Westfield Roseville Galleria Mall. Its accessiblity to east and westbound Interstate 80 from Douglas Boulevard or Eureka Road enchances its appeal as a prime location.



Suite 130

For Sale or Lease

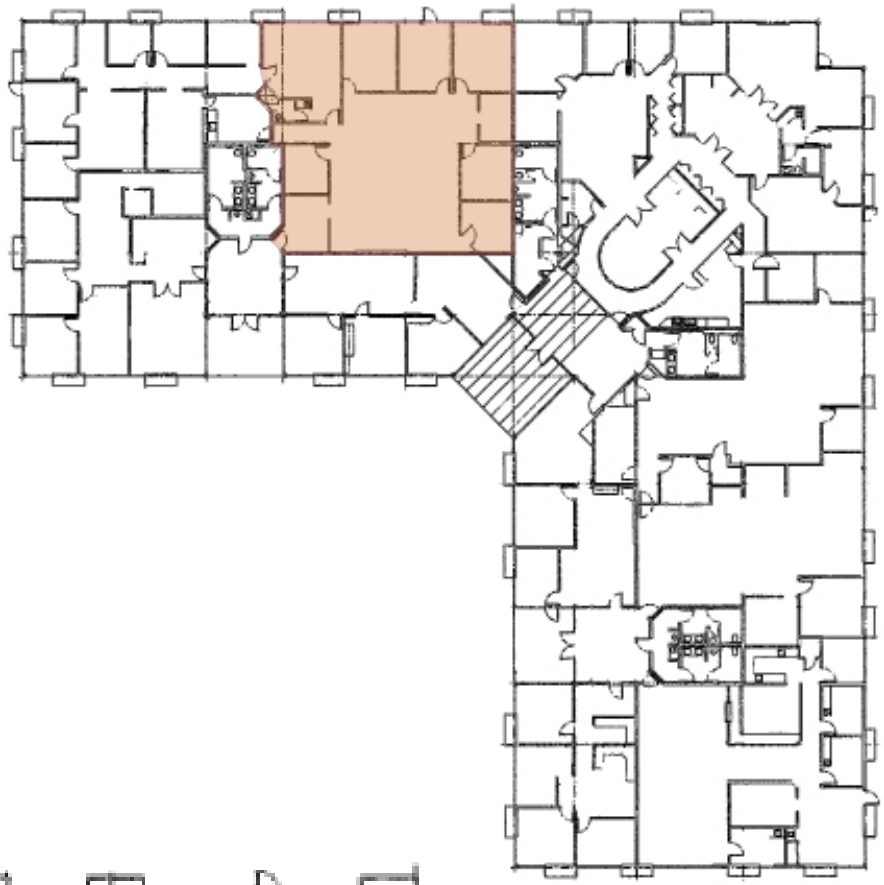
±3,415 Gross Square Feet

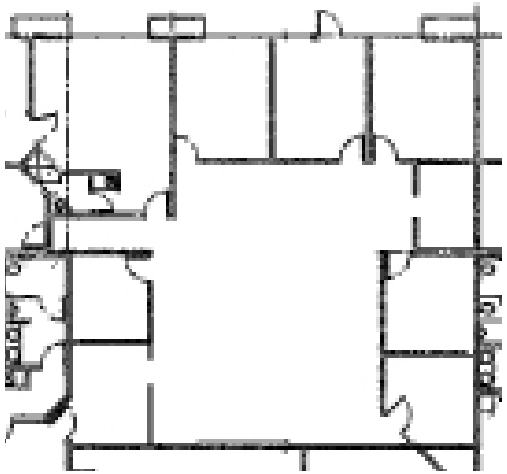
SALE PRICE: $1,144,025 (±$335 PSF)

- Owners Association Fees are currently estimated at $0.28 PSF/ month for 2027
- Suite has six offices, reception area, open work space, a work room, and private restroom
- Monument Signage on Professional Drive available for purchase

LEASE RATE: $1.85 PSF/month, MG (AS-IS)

- Tenant to provide Janitorial Services
- Lease with Option to Purchase available
- Suite entry is off the building lobby
- Available Now





NOT TO SCALE - ALL DIMENSIONS ARE APPROXIMATE.

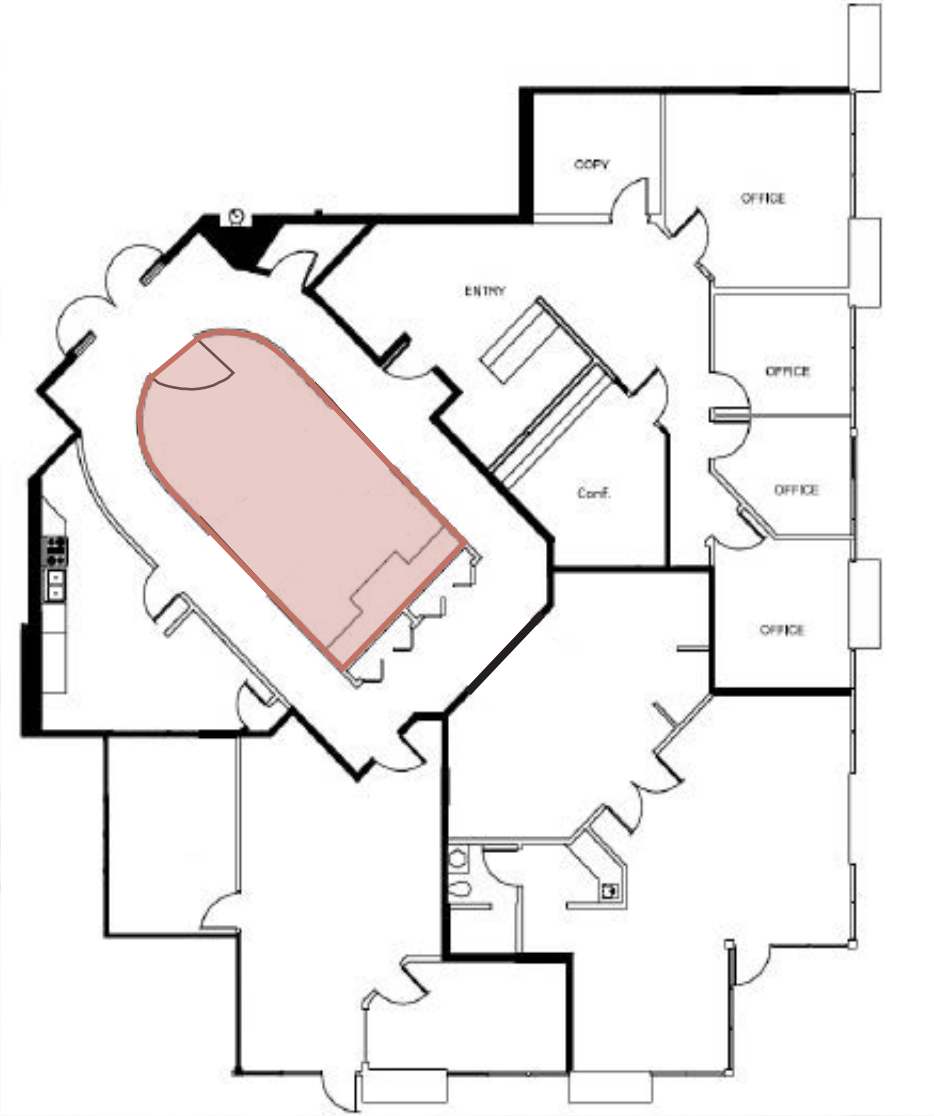
Suite 150B

For Lease

±394 RSF

LEASE RATE: $1,000 per month

- Executive Suite
- Short Term Leases Available
- Rate includes utilities, Tenant provides Janitorial to Suite
- Available Now



NOT TO SCALE - ALL DIMENSIONS ARE APPROXIMATE.







Suite 150C

For Sale

±1,457 Gross Square Feet

SALE PRICE: $488,010.00 ($330.00 PSF)

- Small condo unit with exterior entry
- Private restroom with shower
- Extensive glass



NOT TO SCALE - ALL DIMENSIONS ARE APPROXIMATE.

1700
EUREKA ROAD

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