3200 Douglas Blvd

ROSEVILLE, CALIFORNIA 95661

CBRE

Available Suites

Suite 100 | ±3,285 RSF | Available August 2026

Suite 110 | ±4,652 RSF | Available August 2026

Property Highlights

- Asking Lease Rate: $2.45 PSF, Fully Serviced
- ±57,960 square feet, three story, Class A Office Building
- Double doors off lobby with great glass line
- Common area first floor restrooms with lockers and showers
- Close to many amenities including restaurants, shopping, and banking
- Prestigous Douglas Boulevard address with easy access to Interstate 80
- Strong demographic area with close proximity to executive housing
- Prominent water feature and seating areas in courtyard
- Fiber providers in the building: Comcast, Consolidated Communications and WAVE

First Floor Plan

Suites 100 and 110

Suite 110

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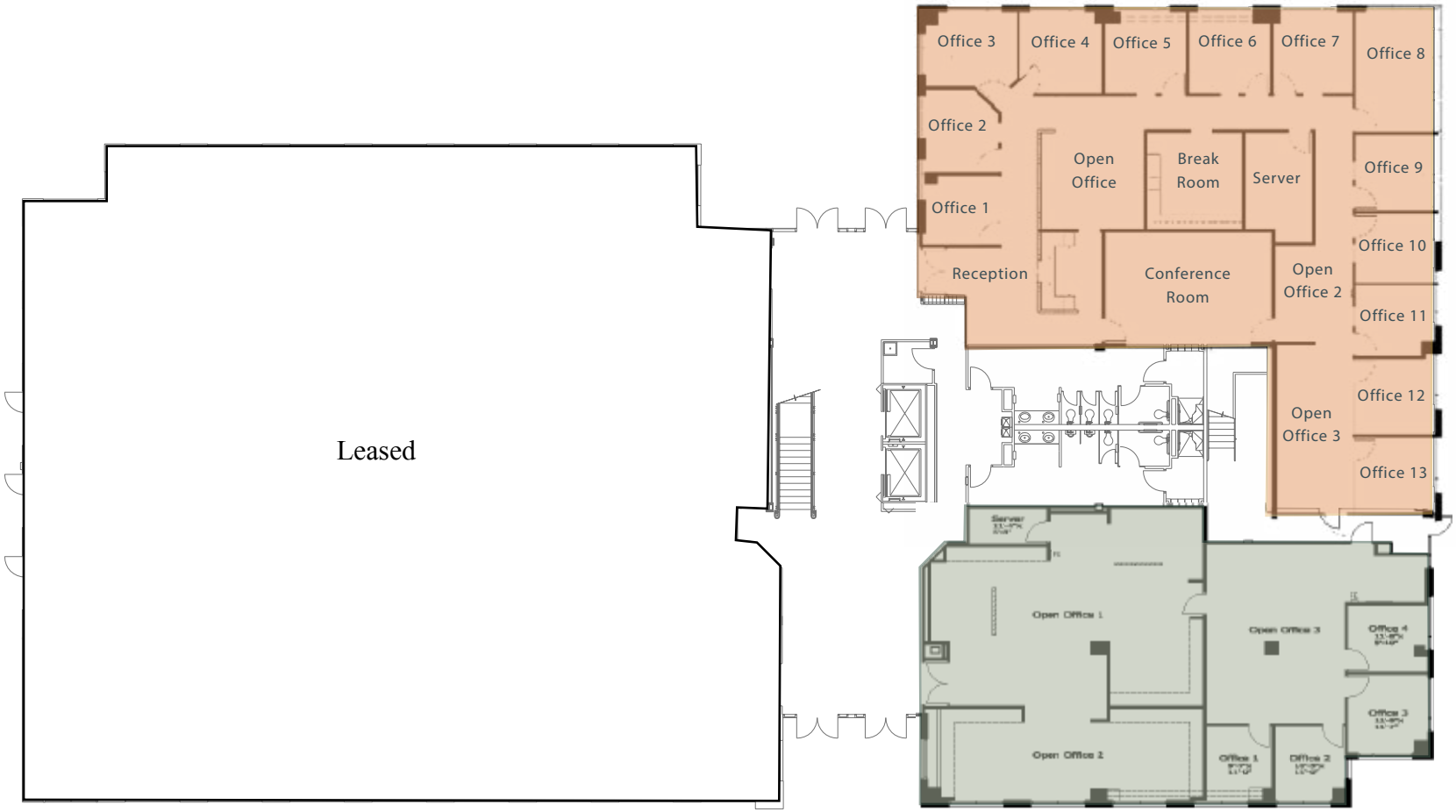

Suite 100

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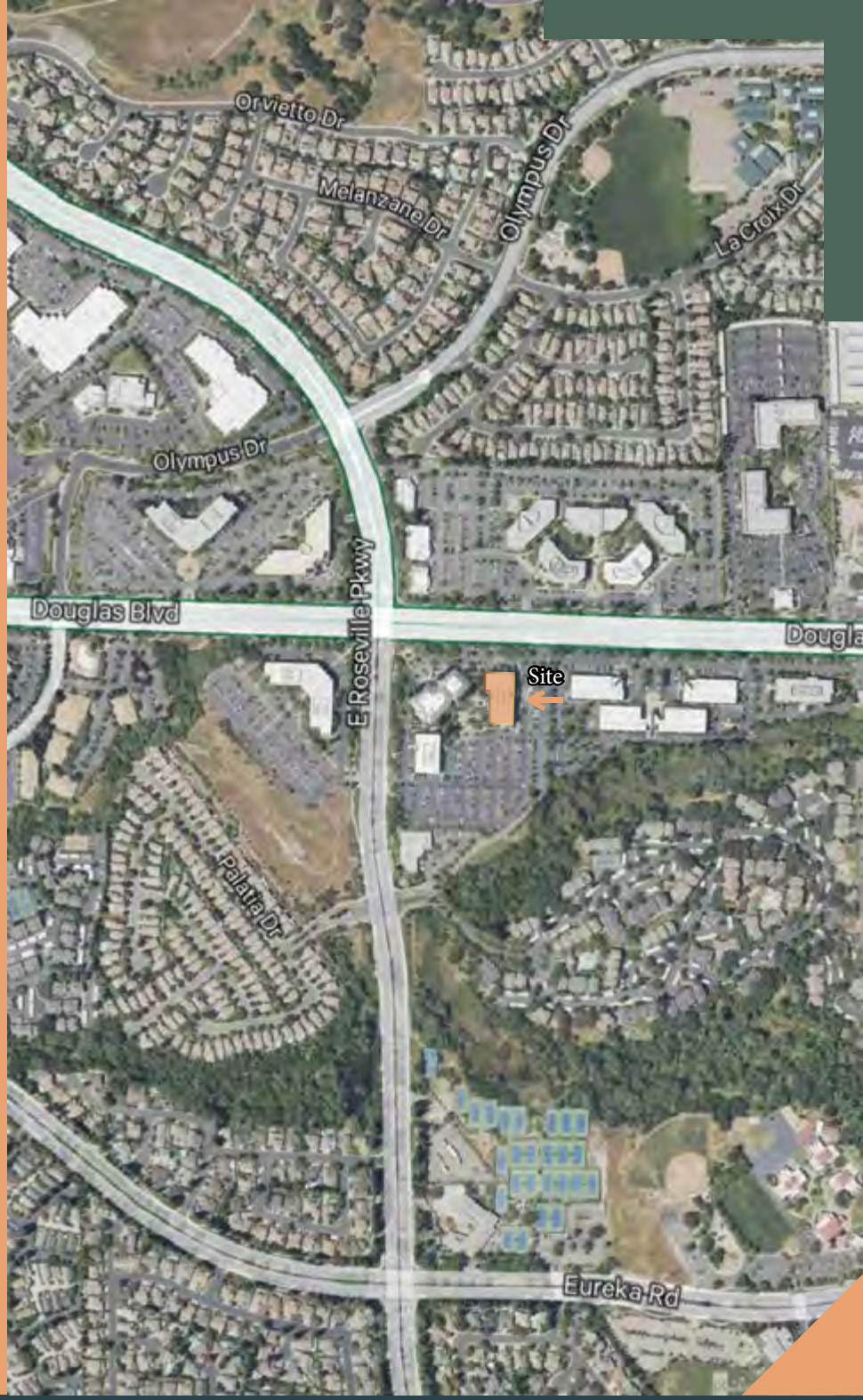
Not to scale. All dimensions are approximate.

The city of Roseville is located in Placer County, about 15 miles northeast of Downtown Sacramento. The Roseville/Rocklin submarket represents a developing community comprised of retail and office applications with single-family and multi-family neighborhoods.

The property benefits from being located in one of the most desirable surburban submarkets in the greater Sacramento, in Roseville, and just 23 miles from Downtown Sacramento. The location has great access to Interstate 80 via Eureka Road and/or Douglas Boulevard. Executives prefer the Roseville location as it offers proximity to some of the most desirable executive housing in greater Sacramento with proximity to nearby Folsom Lake and only 90 minutes to Lake Tahoe.

Douglas Boulevard has historically been an area of lively commercial and residential growth. Retail continues to play a vital role in the economy of Roseville. Located just 3 miles northwest is the Westfield Galleria at Roseville, premier regional shopping destination; and The Fountains of Roseville which is an upscale lifestyle center with a mixed-use commercial development that combines the traditional functions of a shopping center but with leisure amenities geared towards upscale consumers. Retailers such as Nordstrom, Macy's, JCPenney's, Louis Vuitton, Gucci, Brillant Earth, Tiffany and Company, Whole Foods, Mikuni Sushi, and the Apple store are located here. The Roseville Auto Mall is part of this active submarket and is the largest auto mall in California with 17 Dealerships. Kaiser Permanente Medical campus and Sutter Medical campus are also located within the heart of this vibrant market.

The property is ideally located in the heart of Roseville's Douglas Boulevard office corridor. Abundant housing, shopping, restaurants, and business services are nearby. Access is excellent, with Interstate 80 only five minutes away via Douglas Boulevard or Eureka Road. Rich, mature landscaping surrounds the building helping to creatre a serene and pleasand working environment.



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CONTACTS

Kevin Larscheid
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 Larscheid
Sales Associate
+1 916 781 4848
phillip.larscheid@cbre.com
Lic. 02434984

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