

# OFFICE SPACE FOR LEASE

**3007 DOUGLAS BLVD.  
ROSEVILLE, CA 95661**



**± 1,369 RSF | \$1.80 - \$1.90/RSF FULL SERVICE**

**Tyler Jerde**

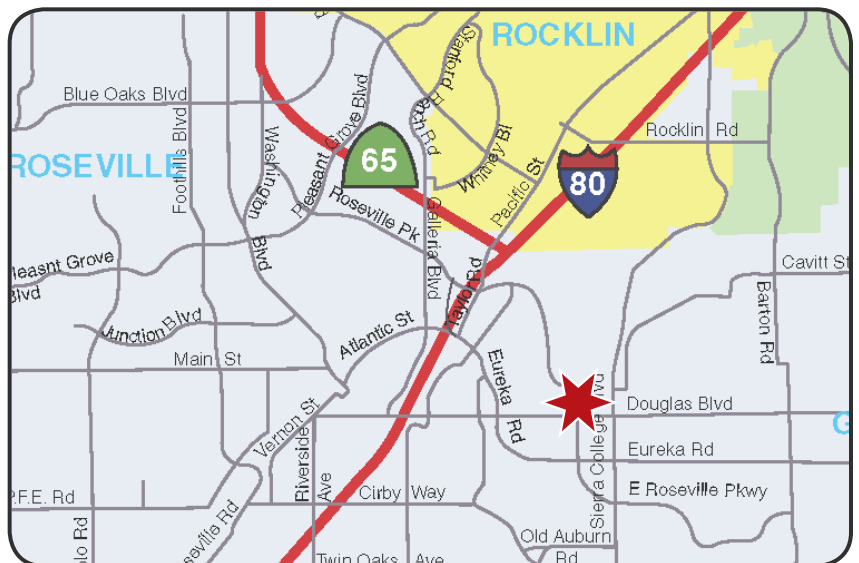
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**FEATURES**

- Modern Facade with Excellent Glass Lines
- Ready for Occupancy
- Suite 155: ± 1,369 RSF (Spec Suite)
- Lease Rate: \$1.80 - \$1.90/RSF Full Service
- Double Door Entry off Main Lobby
- Fresh Paint
- Newer Carpet
- Reception Area
- Open Work Space
- 2 Private Offices
- 1 Conference Room or Office
- Break Room with Refrigerator and Sink
- Easy-to-Find Suite; First Suite in Building on the Right-Hand Side
- Abundant Natural Light
- On-Site Property Management
- Excellent Parking



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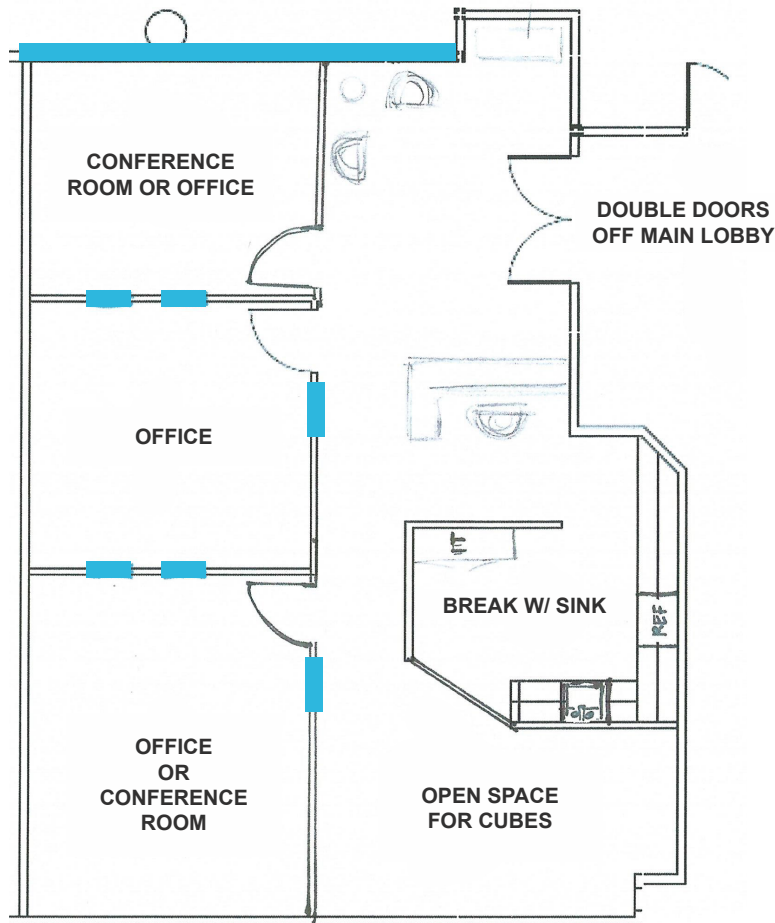
## LOCATION

- Excellent Location in Prestigious Roseville
- 4 Minutes from I-80 via Douglas Boulevard - A Popular East-West Thoroughfare
- Easy Access to the Highway 65 Interchange
- Close Proximity to Numerous Upscale Shopping Centers Including: Rocky Ridge Town Center, Stone Point, Roseville Center, and TJ Maxx Plaza
- Amenity Abundant Location
- Short Distance to Kaiser Permanente Medical Center and the Roseville Automall
- Surrounded by Many Popular Eateries Including: Mikuni, Fat's Asian Bistro, Paul Martin's American Grill, Macaroni Grill, Dos Coyotes, Chevy's, Chili's, Panda Express

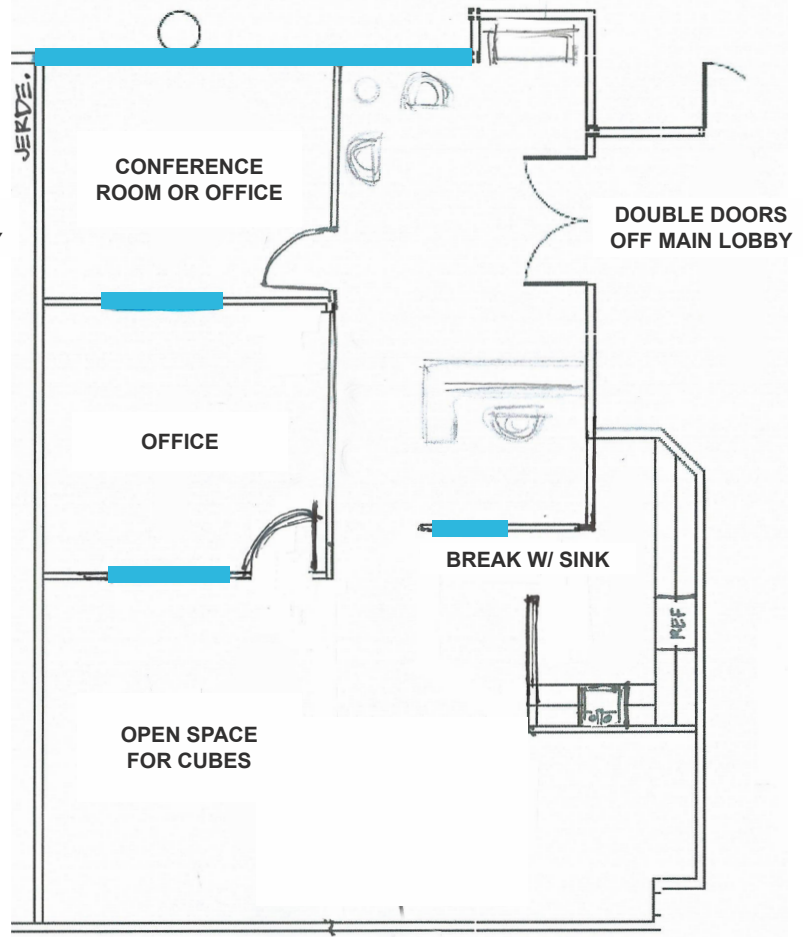


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## CURRENT LAYOUT



## CONCEPTUAL PLAN



## FLOOR PLANS



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