

2260

DOUGLAS BOULEVARD
ROSEVILLE, CALIFORNIA

±1,097 SF - ±7,754 SF AVAILABLE

JOHNSON RANCH CLASS A OFFICE CONDOS FOR SALE OR LEASE

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COMING SOON

- RENOVATIONS AND UPDATES TO ALL RESTROOMS
- COMMON AREA REMODEL
- INSTALLATION OF TENANT LOUNGE (2025)



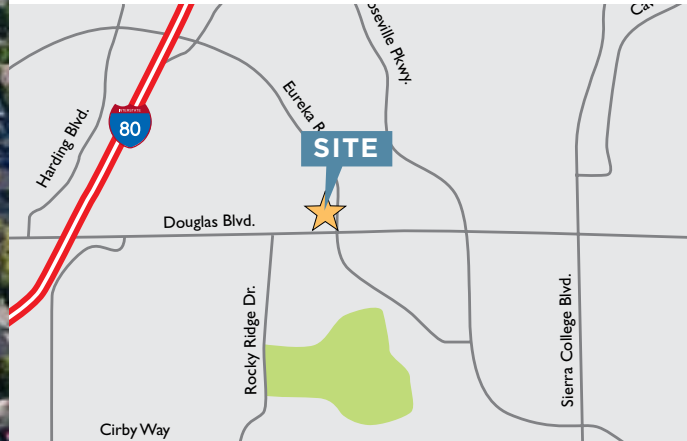
2260
DOUGLAS
BOULEVARD

AVAILABILITY

- Suite 110: ±2,079 SF
 - Suite 120: ±2,646 SF
 - Suite 150: ±1,097 SF
 - Suite 240: ±2,934 SF
 - Suite 245: ±2,785 SF
 - Suite 250: ±2,035 SF
 - Suite 260: ±1,760 SF - ±7,228 SF
 - Suite 280: ±2,211 SF
- Can be combined to ±4,725 SF
- Can be combined up to ±7,754 SF

PROJECT HIGHLIGHTS

- **Building and Monument Signage Available**
- Prestigious Douglas Boulevard Address
- Energy Management System for HVAC and Common Area Lighting
- New Trane HVAC Rooftop Units
- Professional On-Site Property Management
- Close Proximity to Restaurants and Shopping
- Deli Within Close Walking Distance
- Fiber Already in Building



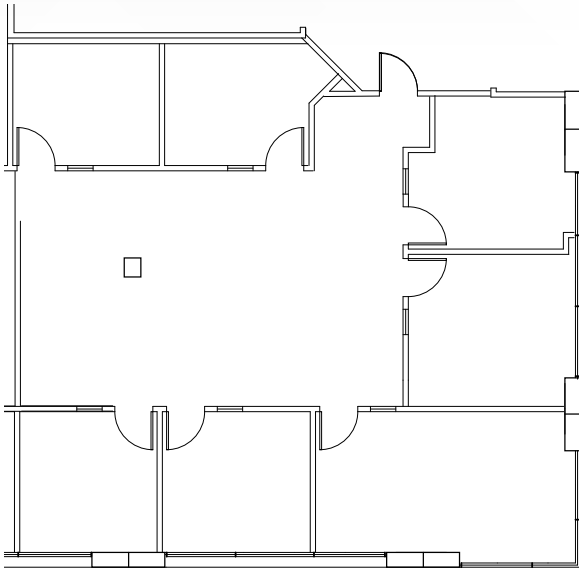
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FLOOR PLAN

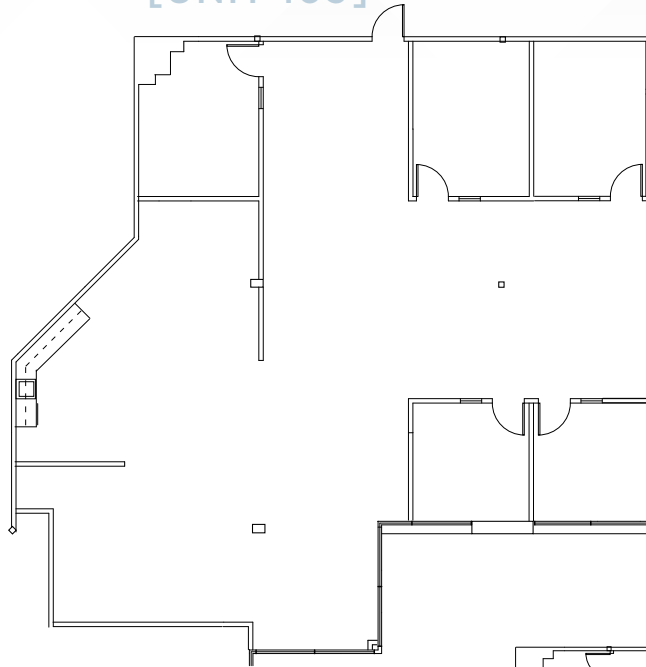
SUITE 110: ±2,079 SF

[UNIT 110]



SUITE 120: ±2,646 SF

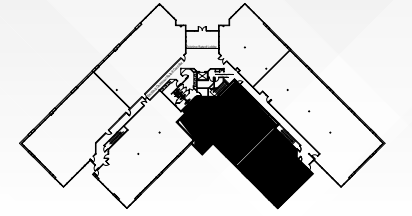
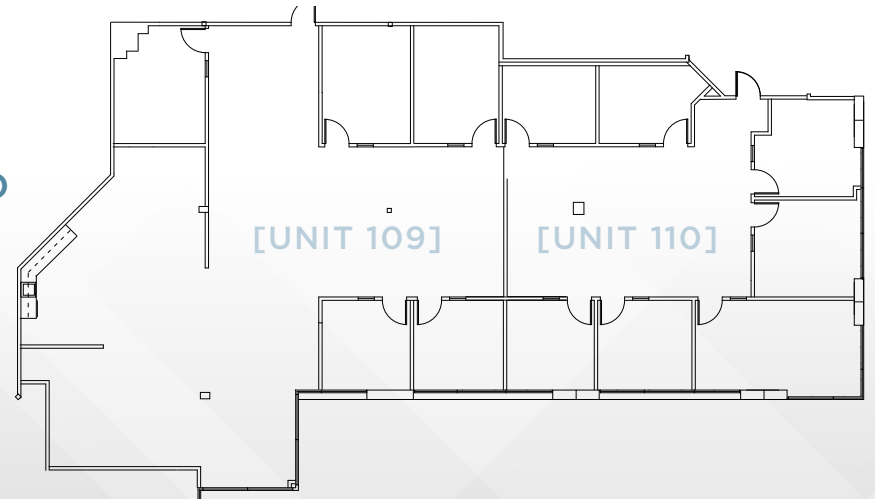
[UNIT 109]



**CAN BE COMBINED
TO ±4,725 RSF**

[UNIT 109]

[UNIT 110]



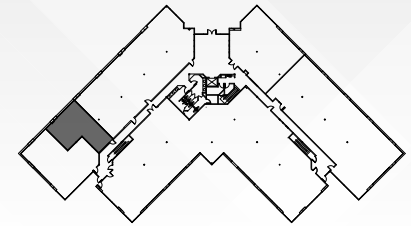
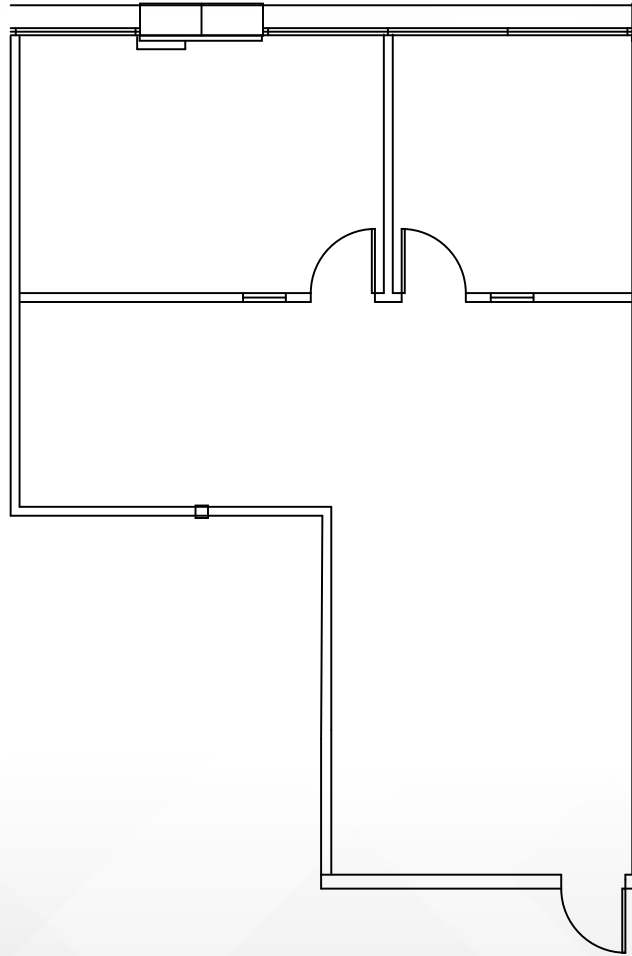
Key Plan



FLOOR PLAN

SUITE 150 : ±1,097 SF

[UNIT 105]



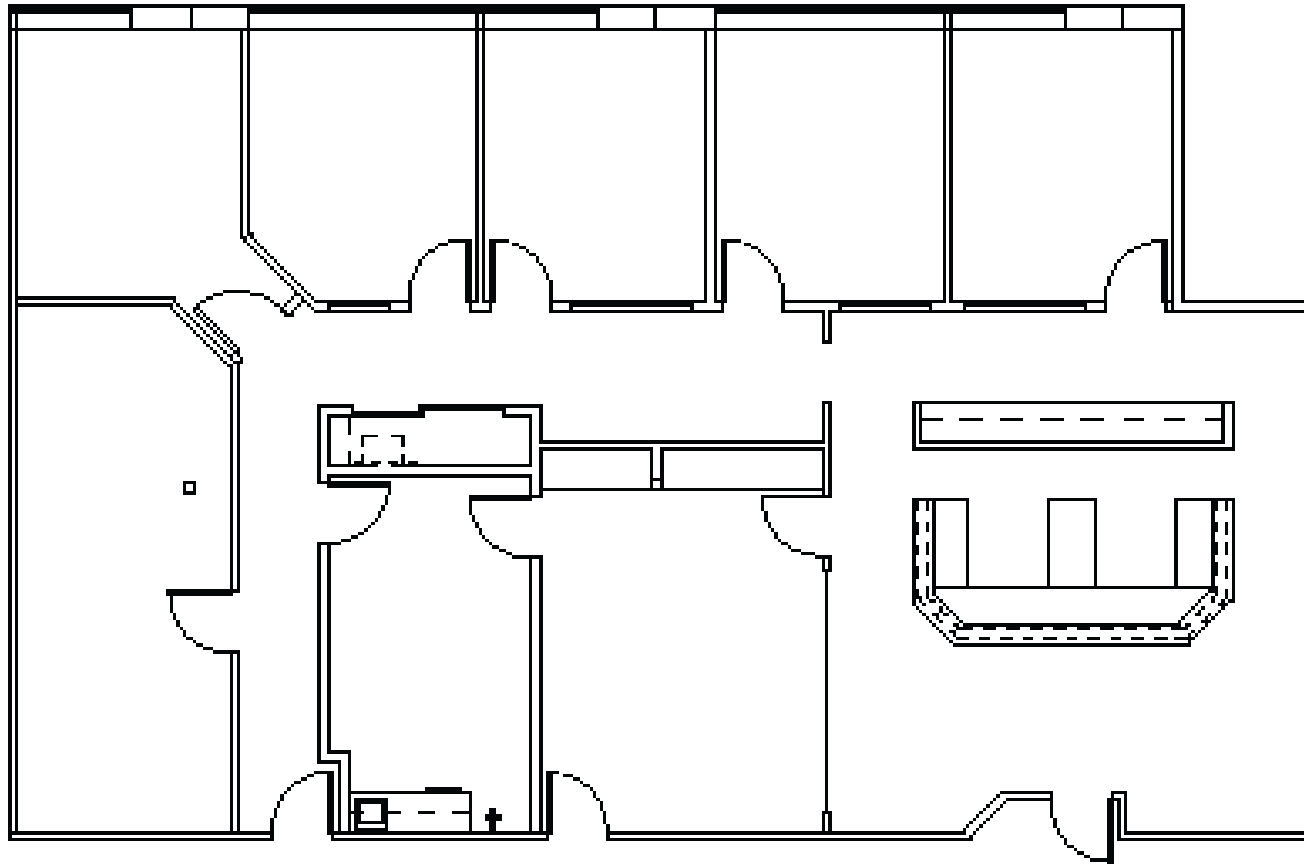
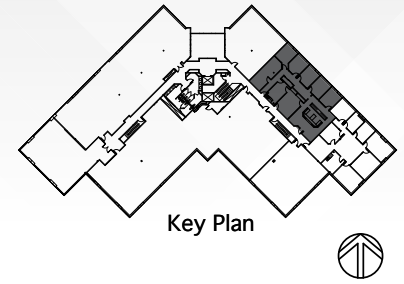
Key Plan



FLOOR PLAN

SUITE 240: ±2,934 SF

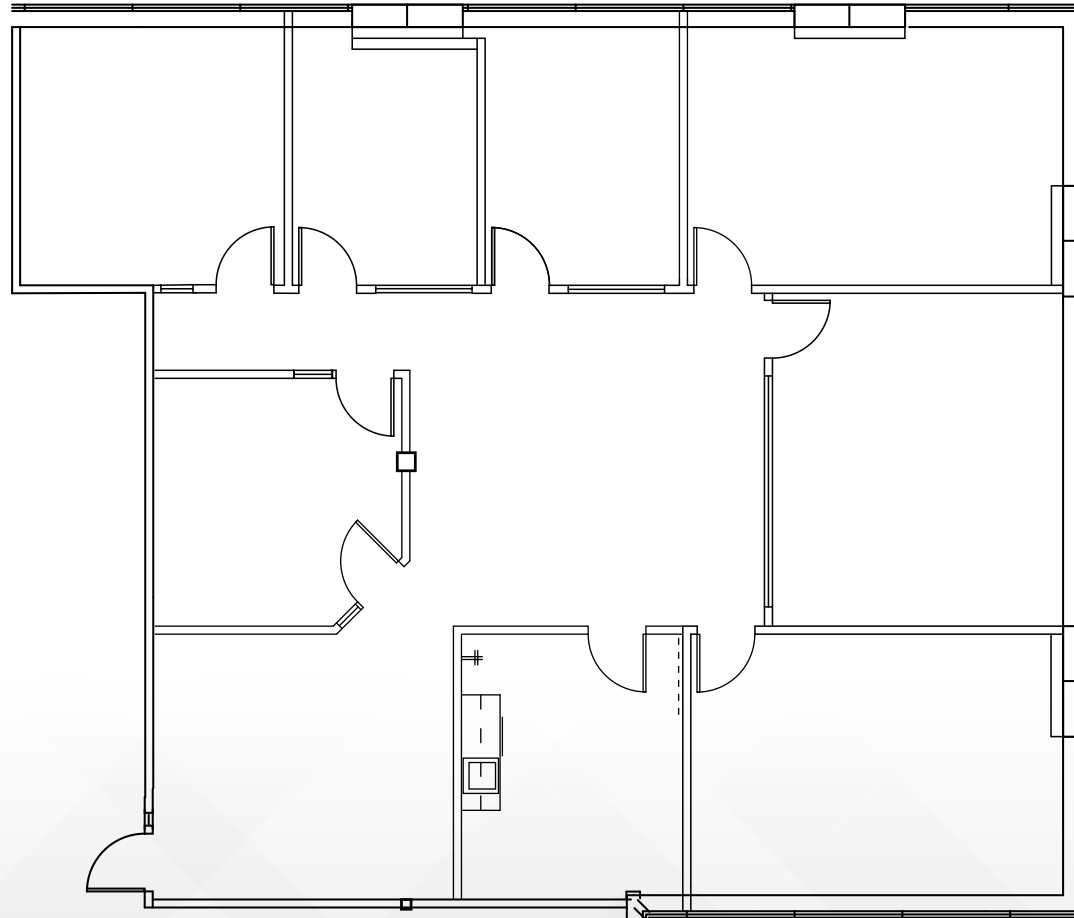
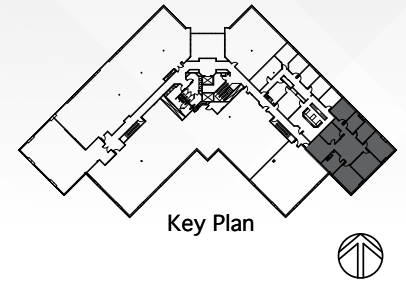
[UNIT 201]



FLOOR PLAN

SUITE 245: ±2,785 SF

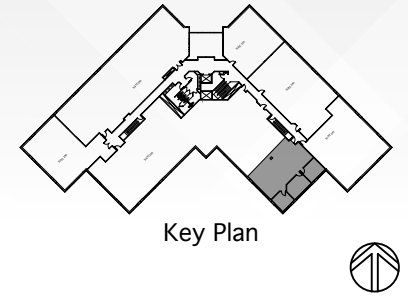
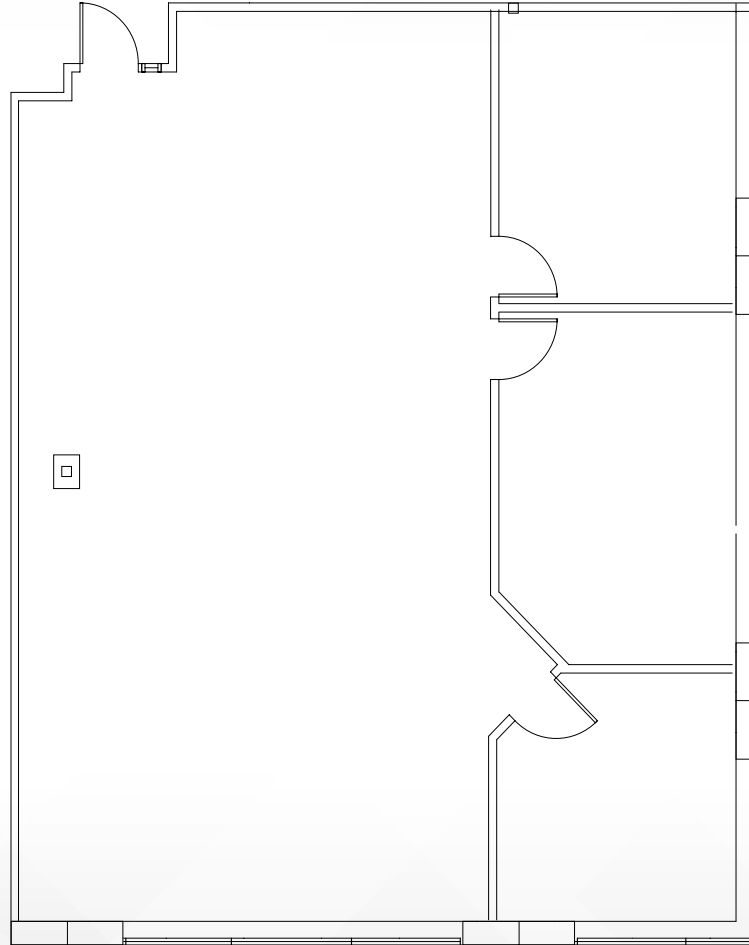
[UNIT 200]



FLOOR PLAN

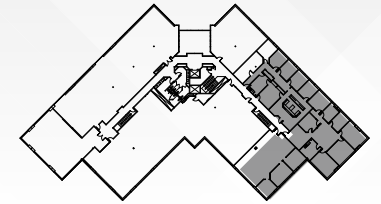
SUITE 250: ±2,035 SF

[UNIT 210]



FLOOR PLAN

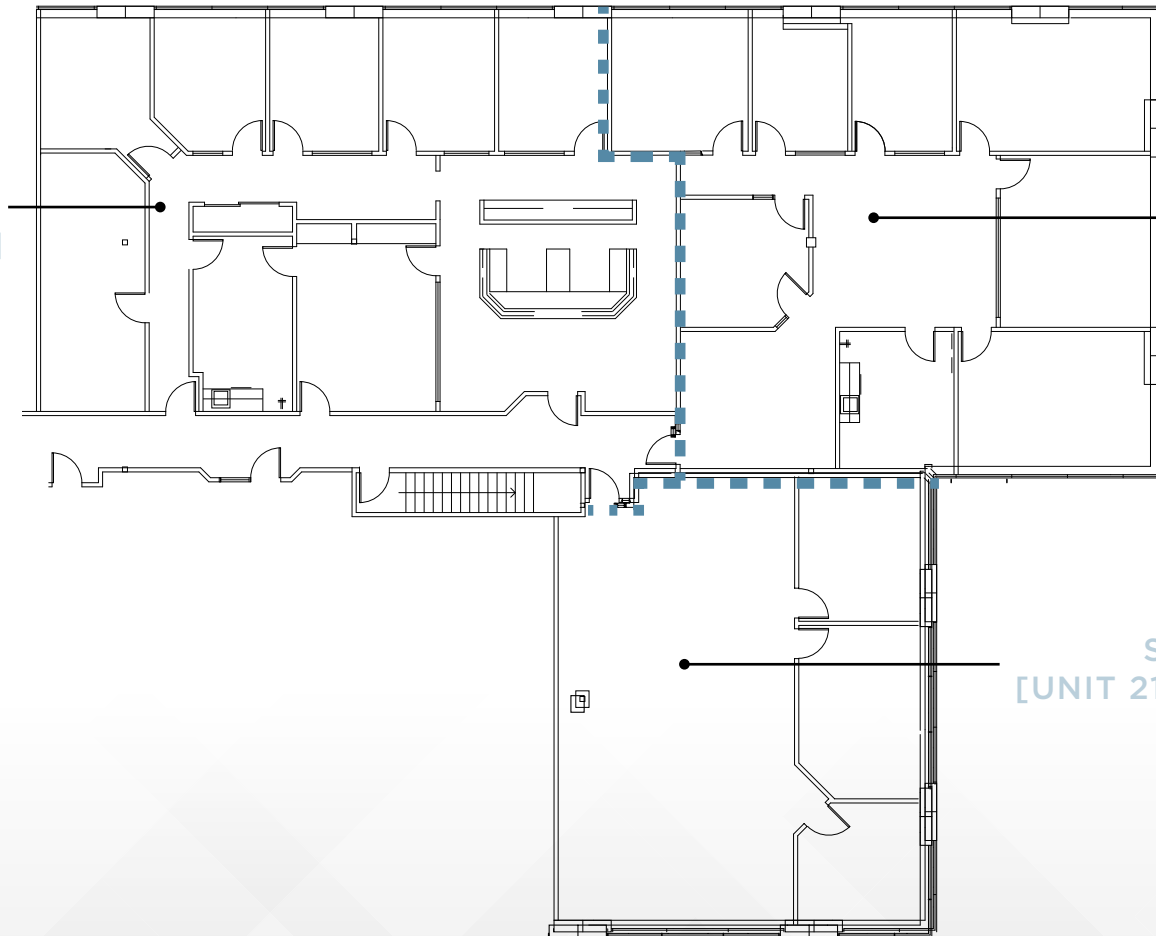
SUITES 240, 245 & 250: UP TO ±7,754 SF



Key Plan



SUITE 240
[UNIT 201: ±2,934 SF]



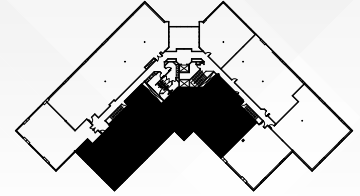
SUITE 245
[UNIT 200: ±2,785 SF]

SUITE 250
[UNIT 210: ±2,035 SF]

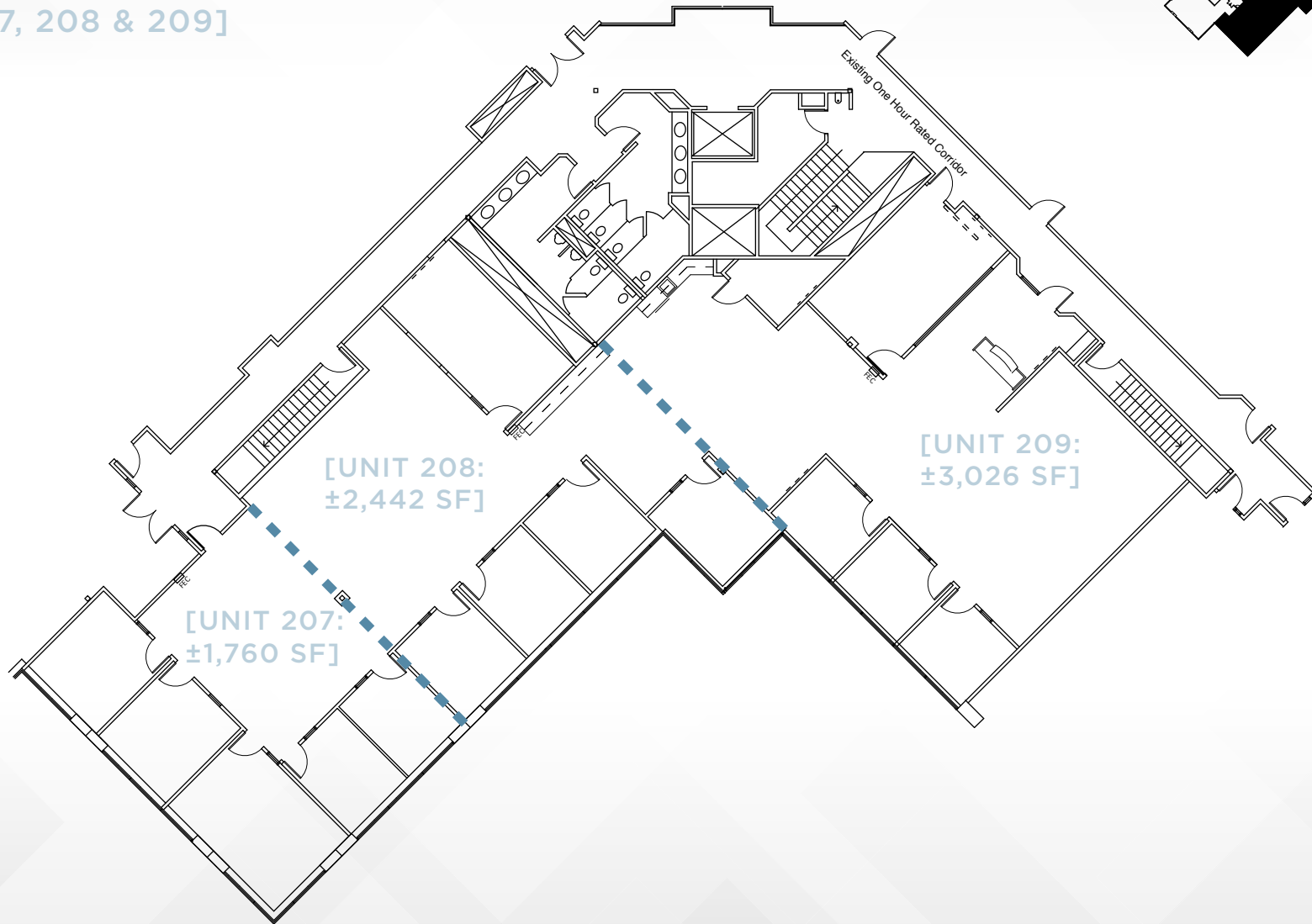
FLOOR PLAN

SUITE 260: ±7,228 SF

[UNITS 207, 208 & 209]



KEYPLAN



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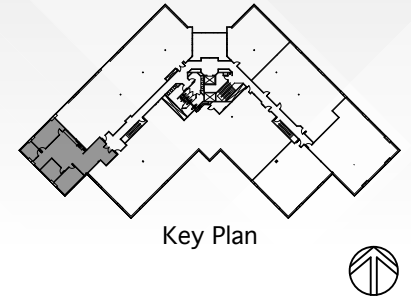
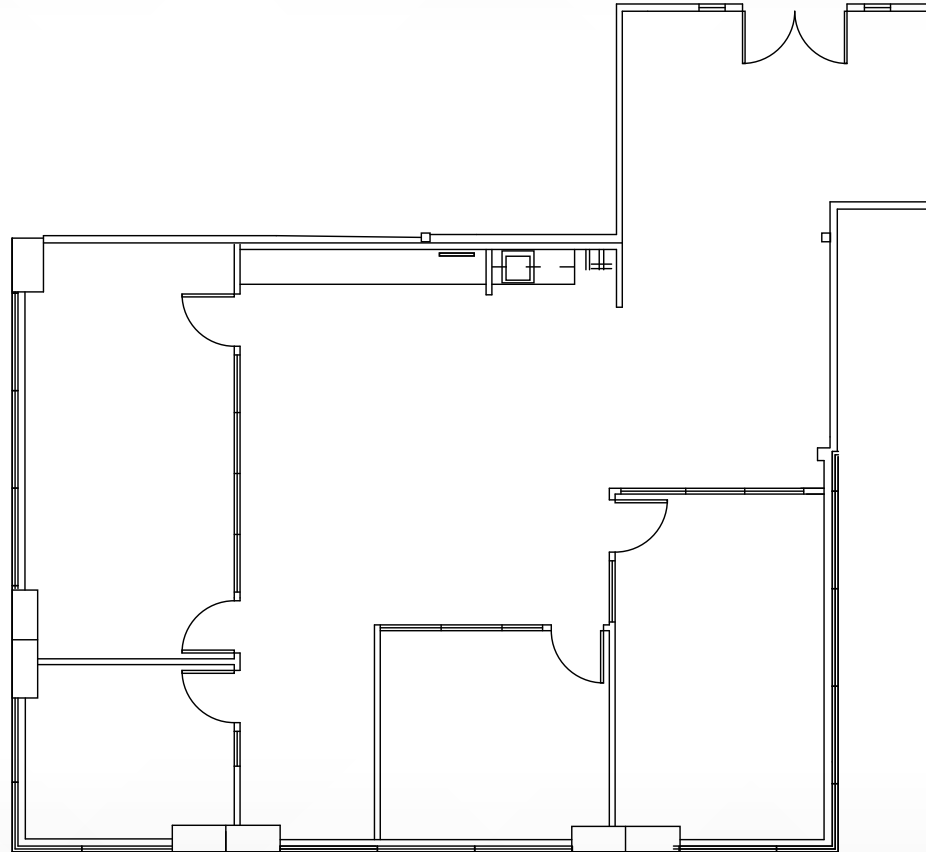
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FLOOR PLAN

SUITE 280: ±2,211 SF

[UNIT 206]



Key Plan