

2220/2240

DOUGLAS BOULEVARD

ROSEVILLE | CALIFORNIA

YOUR NAME HERE

QUALITY OFFICE SPACE - PRIME LOCATION

NEWMARK



Pappas Investments

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2220/2240 DOUGLAS BOULEVARD



2220
Douglas Blvd.

2240
Douglas Blvd.
Douglas Blvd. (43,306 AADT)

Eureka Rd. (21,071 AADT)

LOCATION AERIAL

2220/2240 DOUGLAS BOULEVARD

PROPERTY HIGHLIGHTS

2220 DOUGLAS
Suite 260: ±3,932 RSF

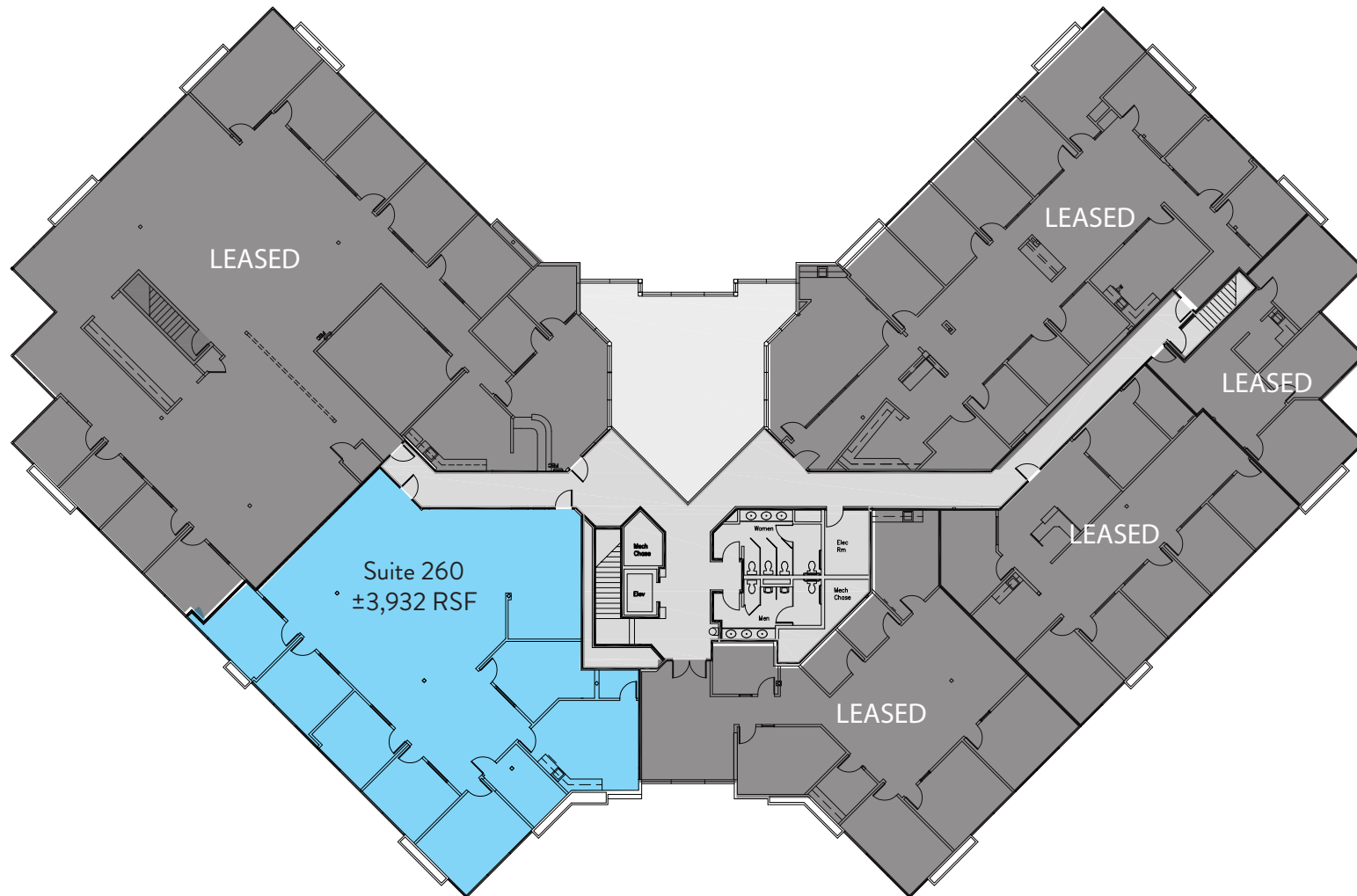
2240 DOUGLAS
Suite 110: ±1,346 RSF
Suite 210: ±4,988 RSF (Divisible)
Suite 290: ±3,552 RSF

- Achieved LEED EB Gold Certification in 2010
- Energy efficient solar panels on the rooftop
- Energy Star rated building
- Building & monument signage is available
- Existing shared conference room, with a new, larger conference facility planned in 2025
- Full service deli & outdoor dining area at 2240 Douglas Boulevard
- Full-time staffed property management office on-site
- Strong locally based building ownership
- Attentive building engineers and daily porter services
- Convenient access to an abundance of retail establishments – restaurants, QSR, shopping & lodging
- Fiber ready building
- Abundant free parking



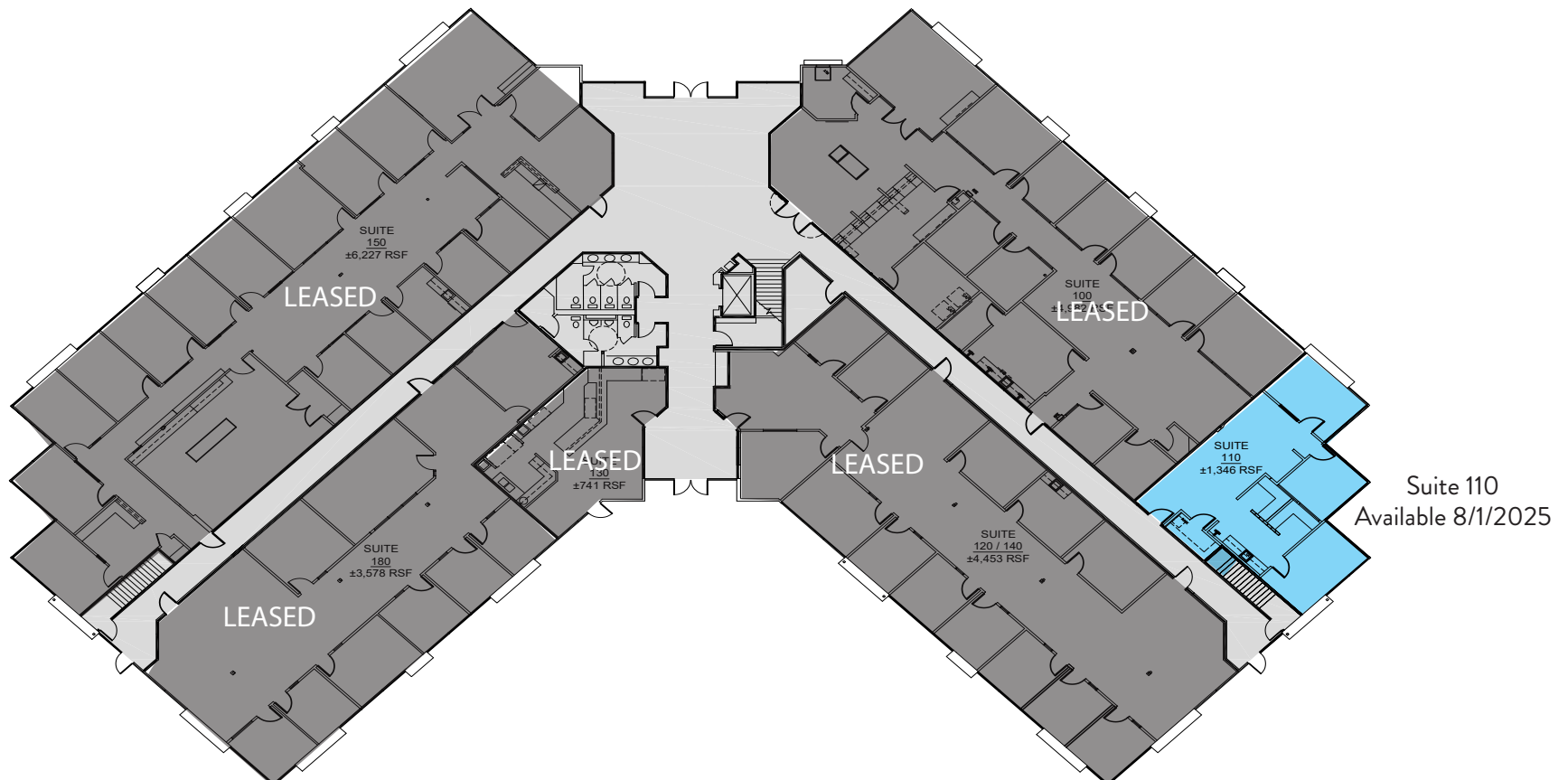
FLOORPLAN

Suite 260: ±3,932 RSF
Second Floor



FLOORPLAN

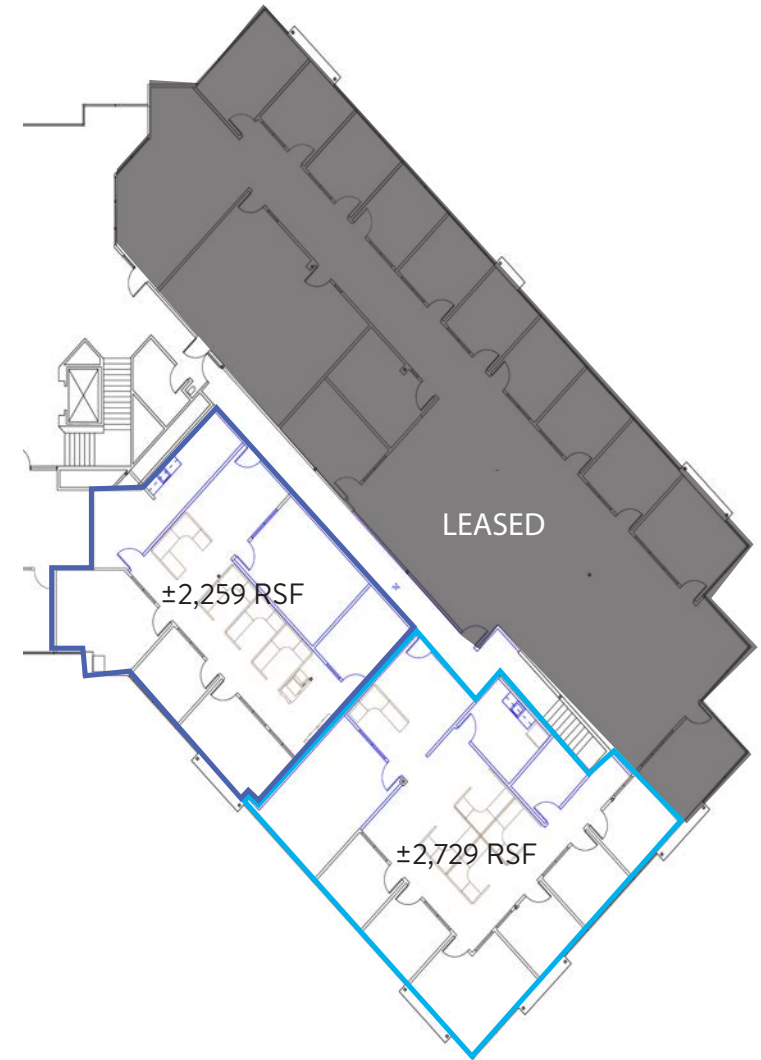
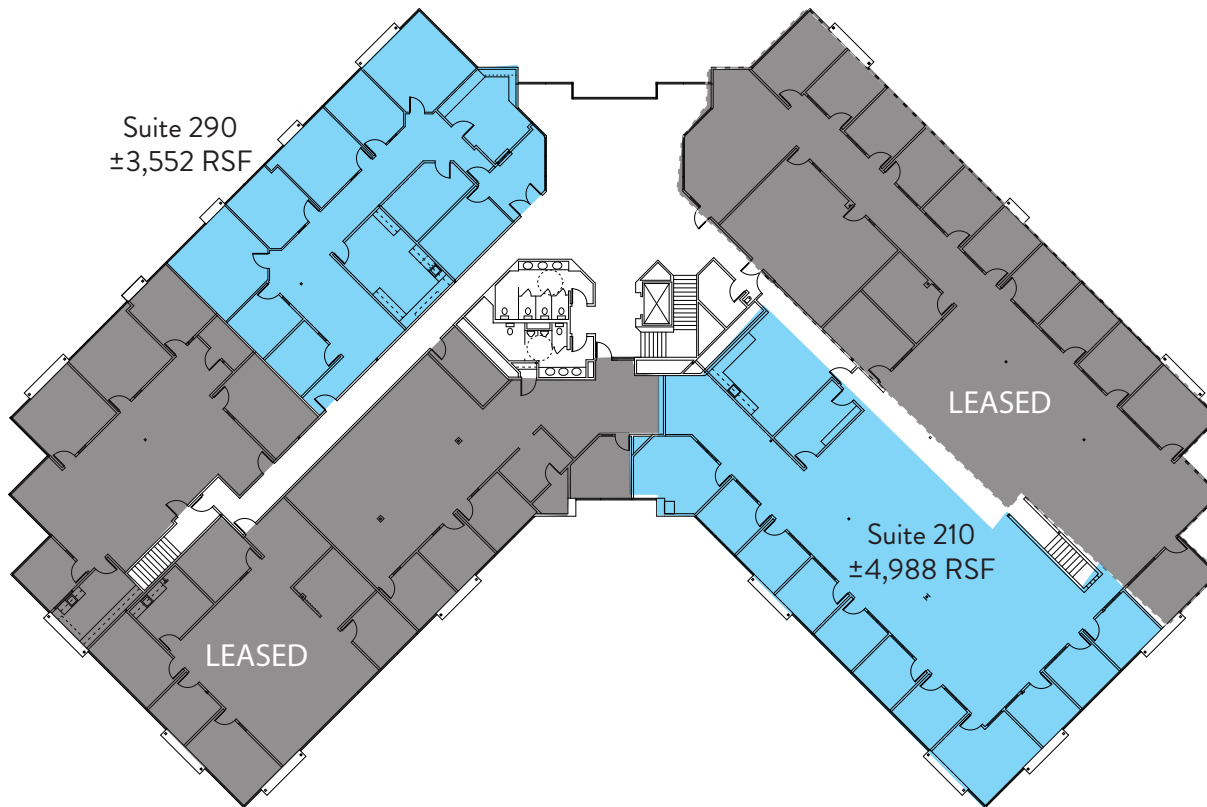
Suite 110: $\pm 1,346$ RSF
First Floor



FLOORPLAN

Suite 210: $\pm 4,988$ RSF

Suite 290: $\pm 3,552$ RSF



Suite 210
Conceptual Demising Plan



NEARBY RETAIL & LODGING

2220/2240

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