

FOR SALE OR LEASE

Colliers

# Roseville Class A office condos for sale or lease

±4,915 SF office condo  
Divisible to ±2,051 SF

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990 Reserve Drive, Suites 207 & 208  
Roseville, CA



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# Property details

## Class A office space located in the heart of Roseville

Positioned in the heart of Roseville's premier retail and office corridor, 990 Reserve Drive offers a rare opportunity to acquire Class A office condominiums within walking distance to the region's most dynamic amenities. The building features modern stone and glass architecture, a prominent entry with water feature, and an inviting outdoor seating environment that enhances the overall tenant experience. Its location adjacent to the Fountains Lifestyle Center and near the Westfield Galleria places it at the center of one of the most active live-work-play environments in the Sacramento region.

The offering provides in place improvements delivering a functional mix of private offices and open workspace, complemented by strong natural light from extensive perimeter window lines. Combined with immediate access to both Roseville and Rocklin submarkets, the property is well-suited for users seeking a high-identity location with long-term upside.



- ±4,195 SF total available across two office condos
- Unit 207: ±2,051 SF
- Unit 208: ±2,144 SF
- Move-in ready layout with private offices and open work areas
- High-end finishes throughout with strong glass lines and natural light
- Conceptual plan to split into two suites
- Prominent Class A architecture with outdoor seating and water feature
- Walkable access to The Fountains, Westfield Galleria, and surrounding retail
- Building signage opportunity available

\$325/SF for both

\$350/SF if purchased separately

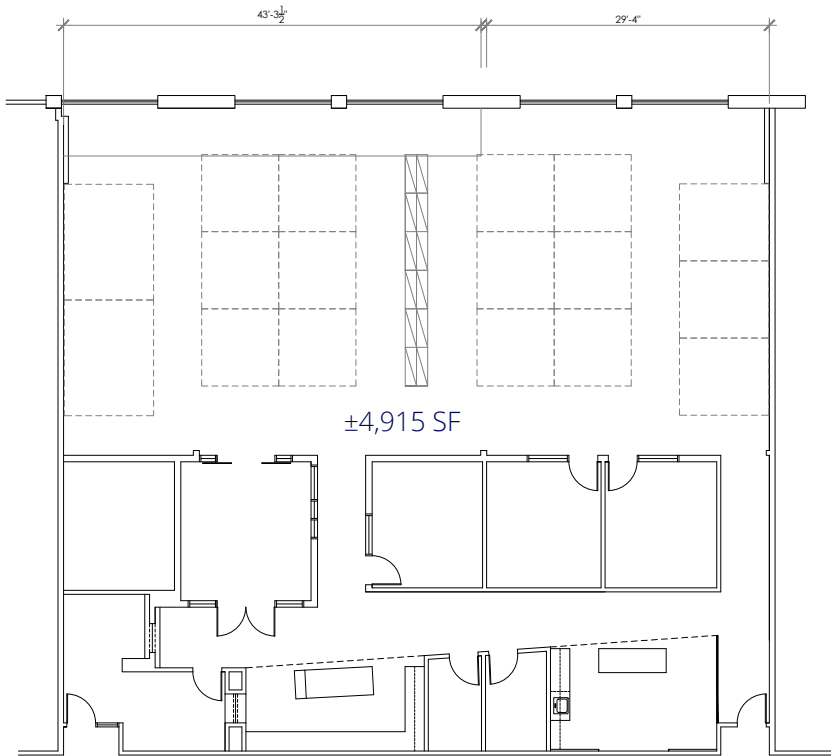
Asking Price

Please call for lease rate

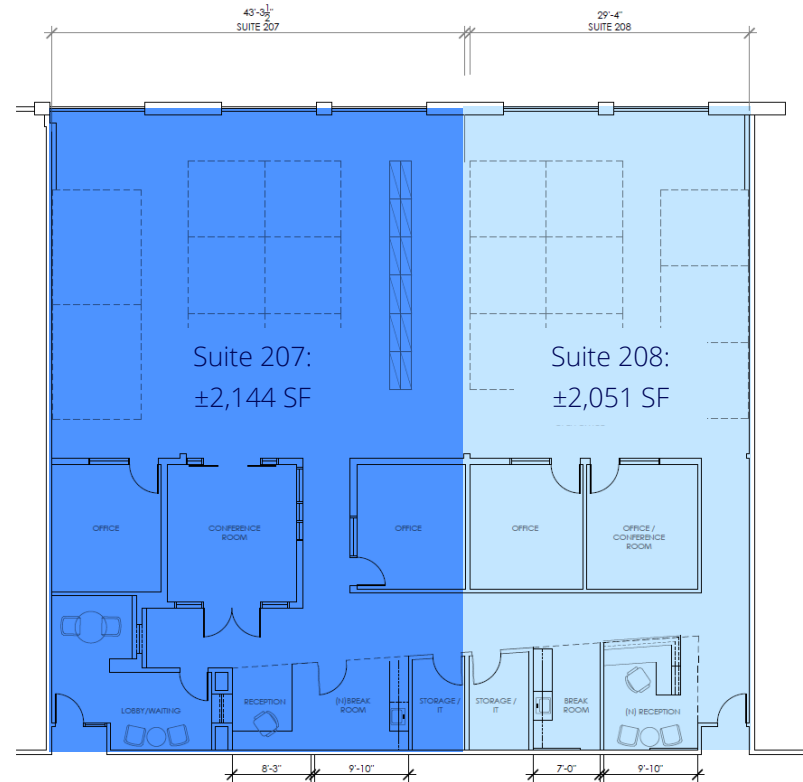
# Floorplan

±4,915 SF

Existing plan

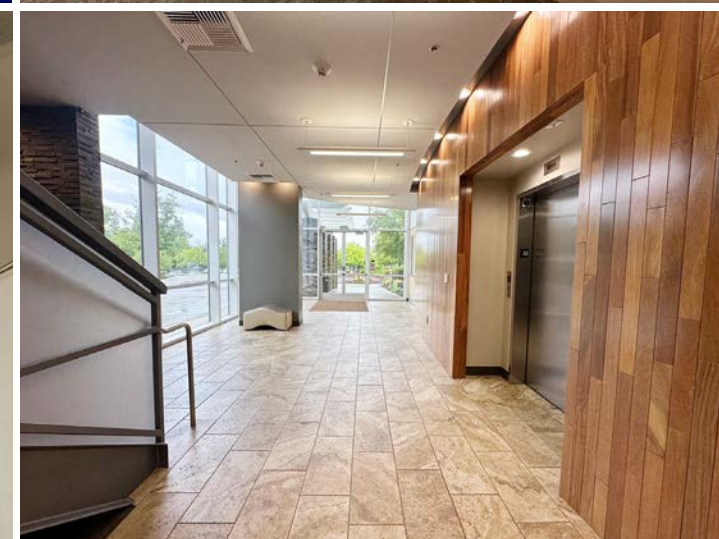


Conceptual demising and modification plan





Property photos





Roseville Galleria



NORDSTROM



Creekside Town Center



The Fountains



west elm



Ridge at Creekside



990 Reserve Drive



CONTACT US

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