

4208 DOUGLAS BOULEVARD SUITE 300

GRANITE BAY, CALIFORNIA

FOR LEASE

NEW LOWER RENT

CBRE

4208 DOUGLAS BOULEVARD

GRANITE BAY, CALIFORNIA

SUITE 300:

- ±4,575 SF
- Lease rate: \$1.55 PSF, Modified Gross - Tenant pays utilities and janitorial

FEATURES:

- Glass double-door entry
- 9 private office, conference room, and break room with sink
- Built-in reception desk
- 18 existing cubicles
- Private restrooms
- Skylights and extensive glass line provide abundant natural light
- Modern 12' foot high exposed ceilings (measured to the glue lam)

PROPERTY HIGHLIGHTS:

- Close to restaurants, shops and theatres
- Prestigious Granite Bay Business Park
- Monument signage available



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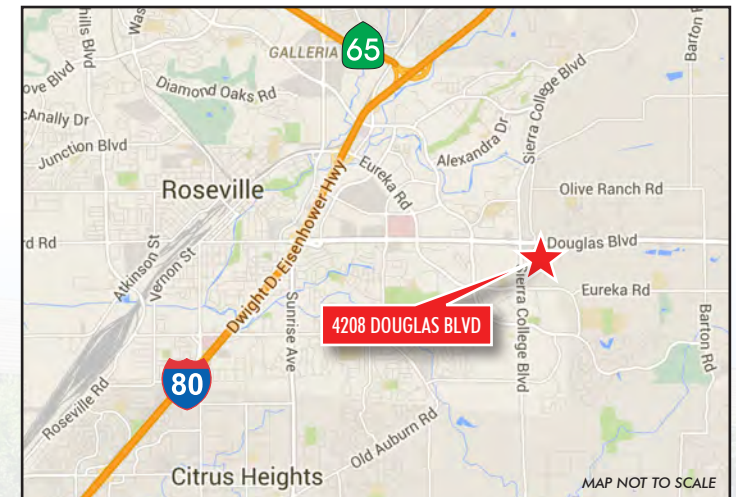
BUILDING HIGHLIGHTS:

- ±12,500 SF free-standing office building
- Prestigious Granite Bay Business Park
- Monument signage available
- Close to restaurants, shops, and theatres
- Easy access to Douglas Boulevard and Sierra College Boulevard
- The Douglas Corridor is not only the major thoroughfare in Roseville, but also the central core of the submarket's office market.
- Ample Parking (Parking ratio 4/1,000 PSF)

Granite Bay, California: A Great Place to Live, Work & Play. Granite Bay is located in Placer County with a population of about 20,000 residents in the 2000 census. Granite Bay covers approximately 25 square miles and is situated on the north shore of Folsom Lake, just 25 miles northeast of Sacramento at the base of the Sierra Foothills.

The community boasts a high quality of life due to its great location, sound community plan, first rate schools, numerous churches, low crime rate and excellent recreation opportunities. Granite Bay is home to some of the Sacramento area's finest and most exclusive homes.

LOCATION MAP



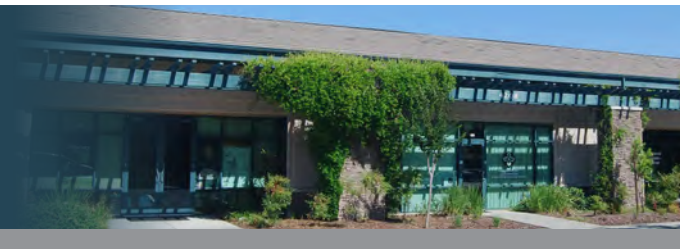
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FLOOR PLAN | SUITE 300



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FOR MORE
INFORMATION
PLEASE CONTACT

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