



FOR SALE AND LEASE

2261 LAVA RIDGE COURT

ROSEVILLE, CA

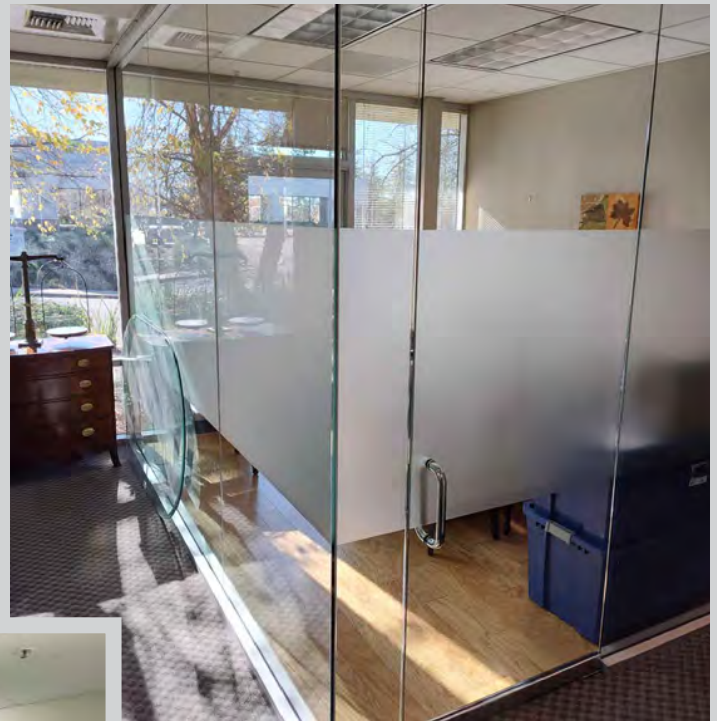
± 6,928 RSF

FOR SALE AND LEASE

2261 LAVA RIDGE COURT

ROSEVILLE, CA

±6,928 RSF



Property Highlights

- **For Sale: \$395 PSF**
- **For Lease: \$1.50/RSF NNN**
- 6,928 square feet of office space ideal for an Owner/User or single tenant in Roseville, California
- Located in close proximity to many amenities including restaurants, shopping, services and entertainment
- Convenient Access to I-80 and Major Transportation Arteries
- Parking Ratio of 4.00/1,000 SF
- APN 459-030-007



Chris Schwarze

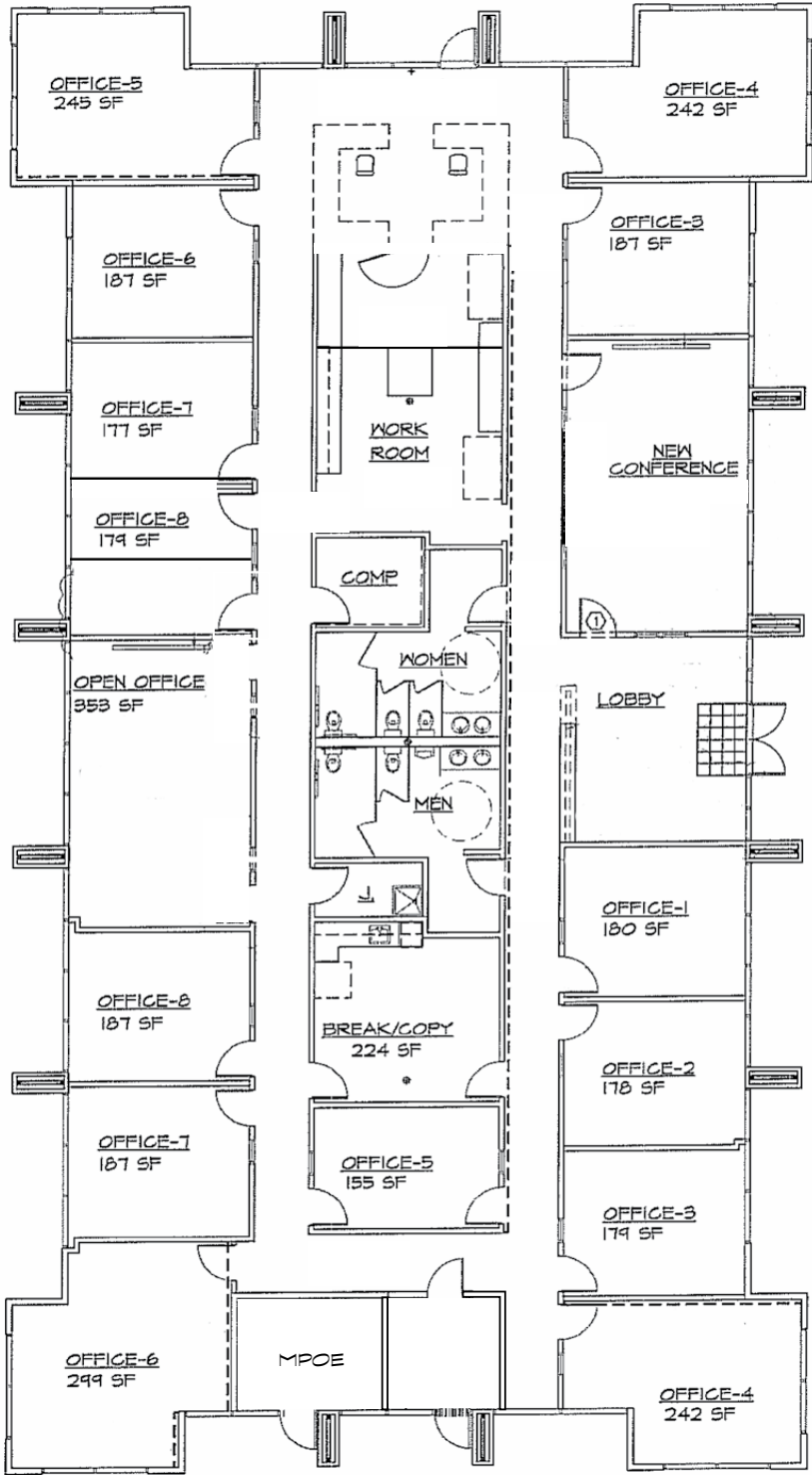
+1 916 288 4803

chris.schwarze@cushwake.com

CA Lic. #01291261



FLOOR PLAN



Chris Schwarze

+1 916 288 4803
chris.schwarze@cushwake.com
CA Lic. #01291261





Chris Schwarze
 +1 916 288 4803
 chris.schwarze@cushwake.com
 CA Lic. #01291261

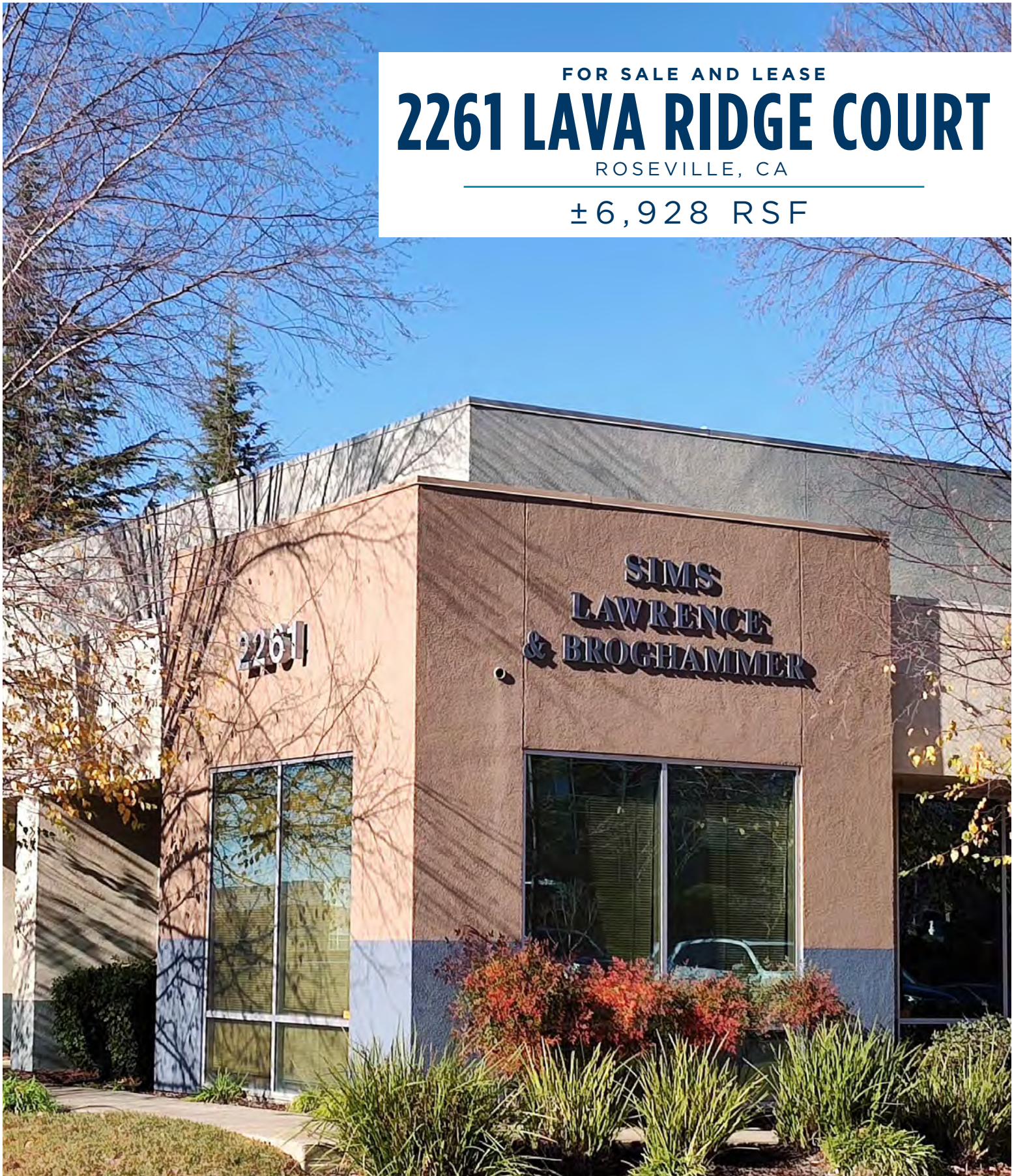


FOR SALE AND LEASE

2261 LAVA RIDGE COURT

ROSEVILLE, CA

±6,928 RSF



©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

