

2151 PROFESSIONAL
DRIVE

CBRE

SUITES 200 AND 250
ROSEVILLE, CALIFORNIA 95661

±7,381 SF
FOR LEASE



PROPERTY OVERVIEW

2151 PROFESSIONAL DRIVE

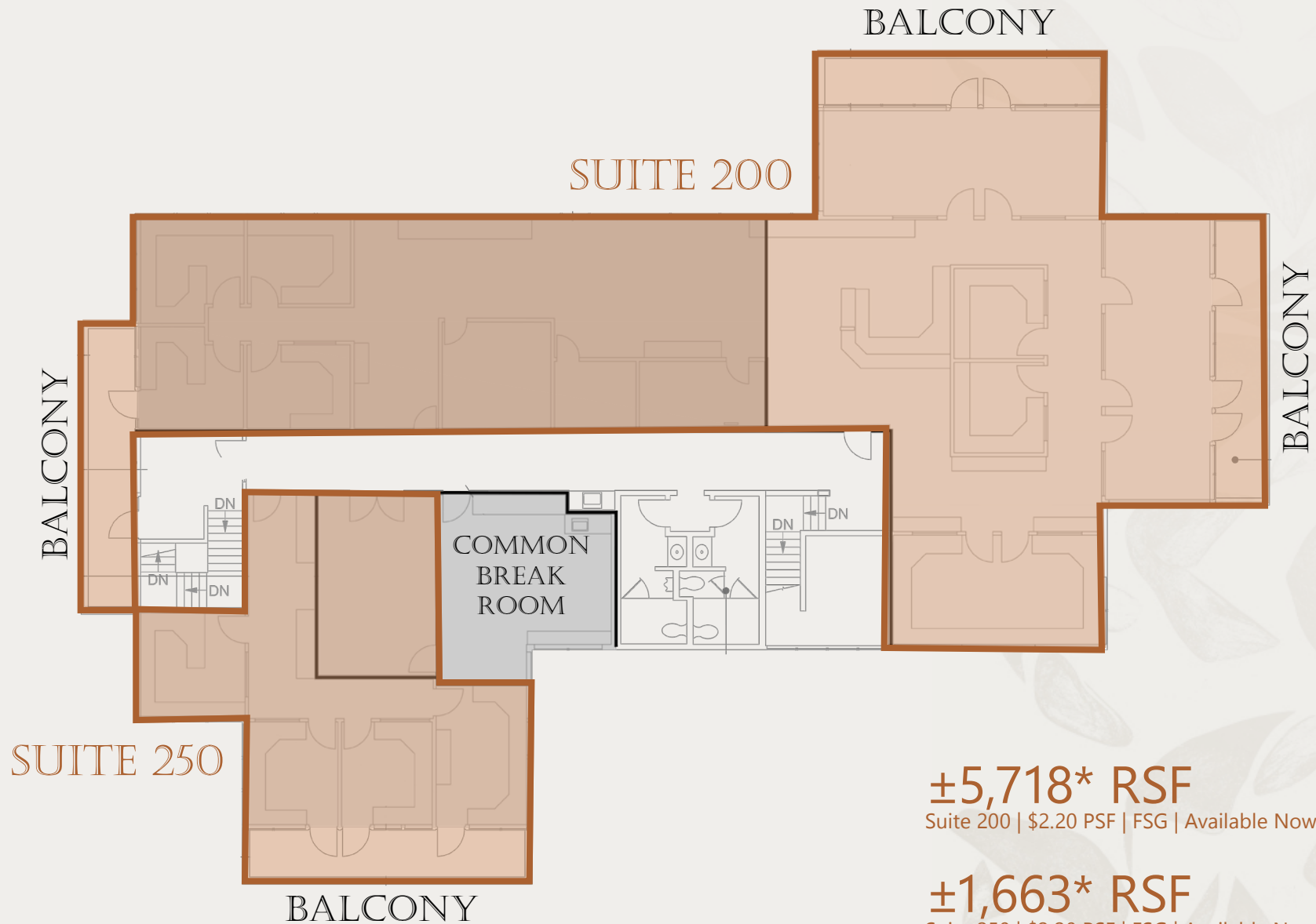
Discover a fantastic leasing opportunity in the heart of Johnson Ranch, one of Roseville's most desirable business districts. This well-maintained two-story office building (built in 1986) offers two versatile suites ideal for professional users seeking excellent access, abundant parking, and proximity to retail, dining, and services—all just minutes from Interstate 80 and Highway 65.

AVAILABLE SUITE HIGHLIGHTS:

- **Suite 200:** ±5,718 SF | Available Now
- **Suite 250:** ±1,663 SF | Available Now
- *Entire second floor available
- **Includes use of Common Area Breakroom and Building Conference Room
- **Lease Rate:** \$2.20 PSF, Full Service Gross
- **Zoning:** Business Professional
- **Parking Ratio:** 4/1,000 SF
- **Building:** 2-story office building, built in 1986
- **Location:** Prime Roseville location in Johnson Ranch, close to abundant amenities
- **Accessibility:** Convenient access to I-80 and Hwy 65 for easy commuting
- **Common Area Conference Room** available on the first floor

This is a rare opportunity to secure space in a highly visible, well-connected submarket that supports productivity and long-term success.

SUITES 200
AND 250



FLOOR PLAN

2151 PROFESSIONAL DRIVE, SUITES 200 AND 250

±5,718* RSF

Suite 200 | \$2.20 PSF | FSG | Available Now

±1,663* RSF

Suite 250 | \$2.20 PSF | FSG | Available Now

*Entire Floor Available

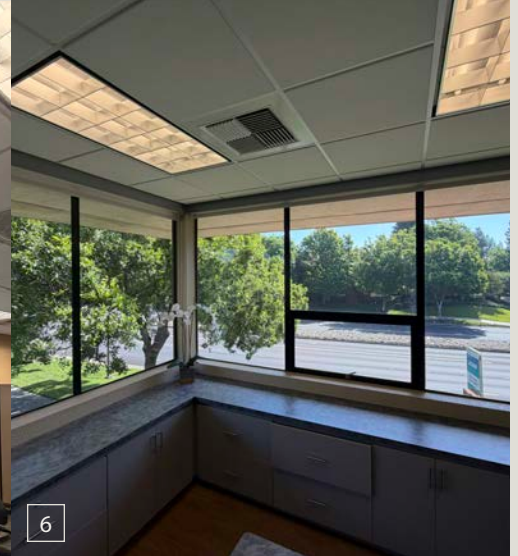
**Includes use of the Common Area Breakroom and Building Conference Room

AREA OVERVIEW

2151 PROFESSIONAL DRIVE, SUITES 200 AND 250

- + **Strategic Regional Hub:** Roseville is one of the Sacramento region's most dynamic business communities, centrally positioned with immediate access to Interstate 80 and Highway 65, enabling efficient regional connectivity for clients, employees, and vendors. Robust
- + **Economic Environment:** Home to a diverse mix of professional services, healthcare, technology, and corporate users, Roseville offers a stable and business-friendly climate that supports long-term growth.
- + **Exceptional Amenities:** The area features an extensive selection of retail, dining, fitness, and hospitality options—including Westfield Galleria, The Fountains at Roseville, and numerous neighborhood services—ideal for workday convenience and client meetings.
- + **Highly Educated Workforce:** Roseville benefits from access to a skilled labor pool drawn from the greater Sacramento region, supported by nearby colleges, universities, and professional institutions.
- + **Strong Residential Base:** A thriving residential population and high quality of life help attract and retain talent, with excellent schools, parks, and recreational opportunities nearby.
- + **Continued Growth & Investment:** Ongoing development, public investment, and private capital continue to enhance Roseville's reputation as one of the most sought-after office markets in Placer County.





1 & 2 Lobby
3 & 4 Suite 200
4, 5, & 6 Suite 200



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SUITES 200 AND 250 AVAILABLE

±7,381 SF FOR LEASE

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