

OFFICE SPACE FOR SUBLEASE

300 Harding Blvd., Roseville, CA 95678



PROPERTY HIGHLIGHTS

- For Sublease: ±2,800 SF
- Rate: \$1.60/SF; Full Service (Excluding Janitorial)
- Great corner suite with break room
- Professional lobby entrance
- Convenient Tenant directory
- Open air courtyard with lush greenery
- Suite signage available

LOCATION OVERVIEW

Prime location on Harding Blvd near many amenities including: Roseville Galleria, The Fountains, Trader Joes, Starbucks, Claim Jumpers and many more.

SEAN CORCORAN, CCIM

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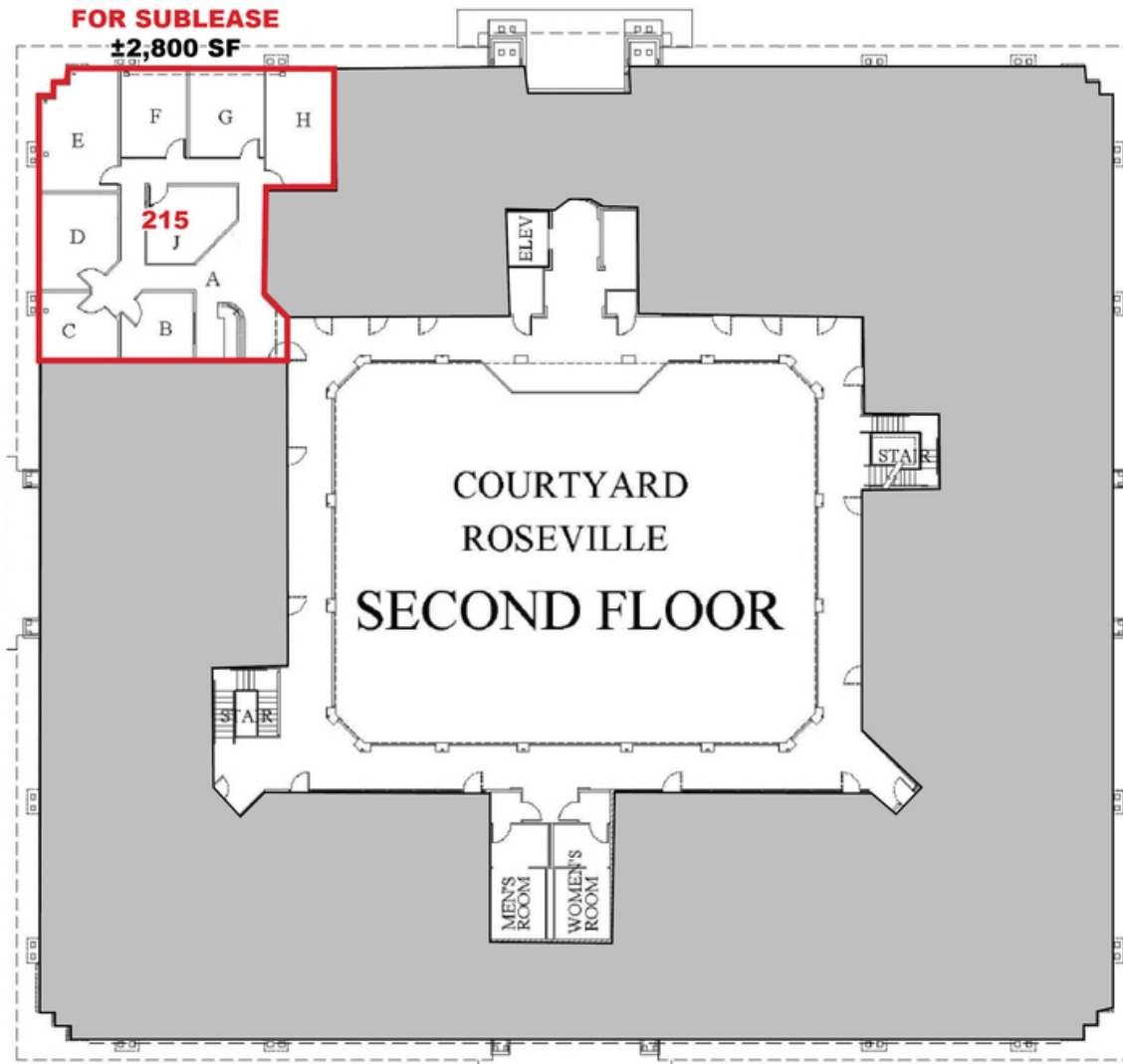
TRI Commercial Real Estate Services 532 Gibson Drive, Suite 200, Roseville, CA 95678



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2ND FLOOR PLAN

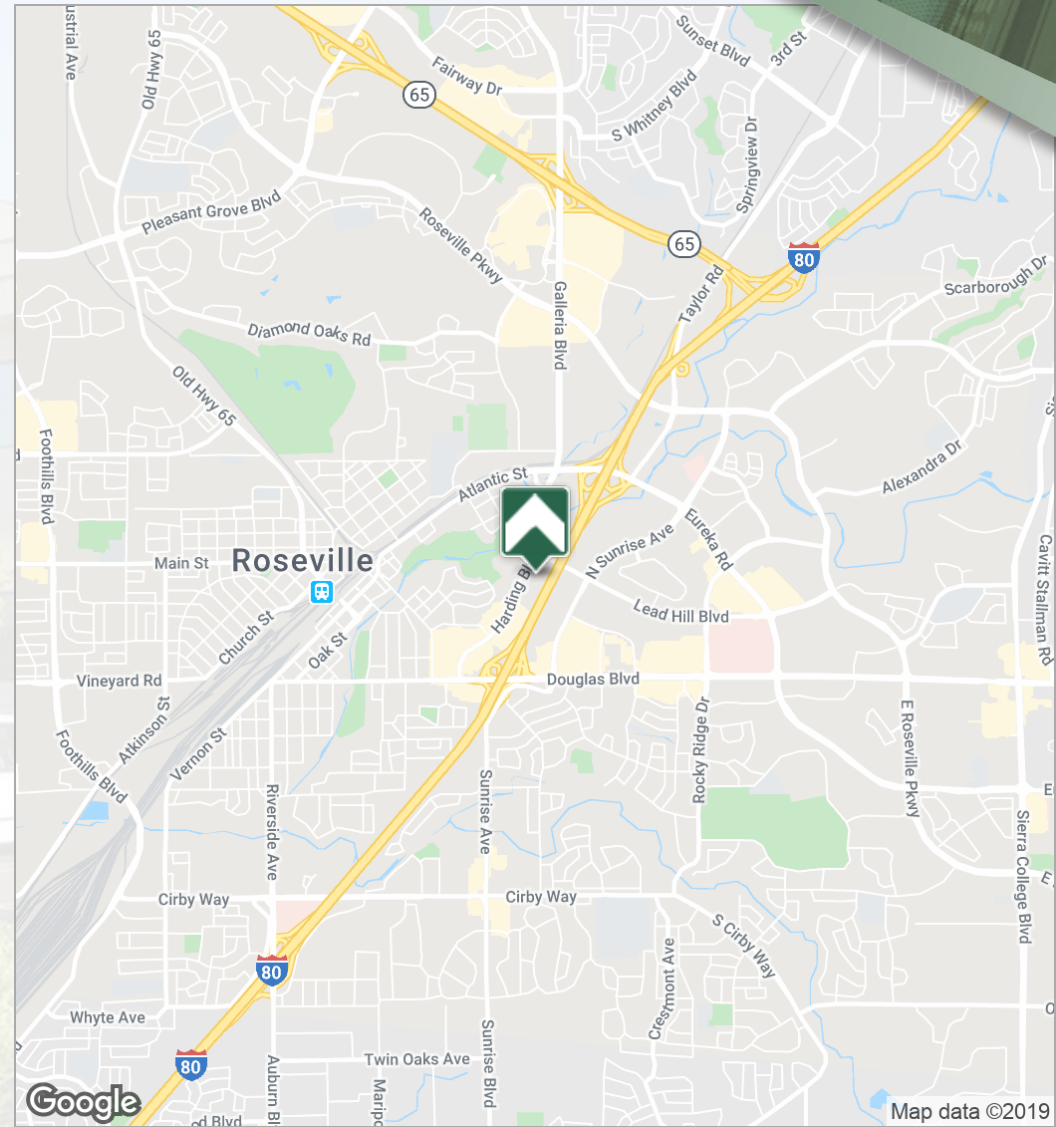
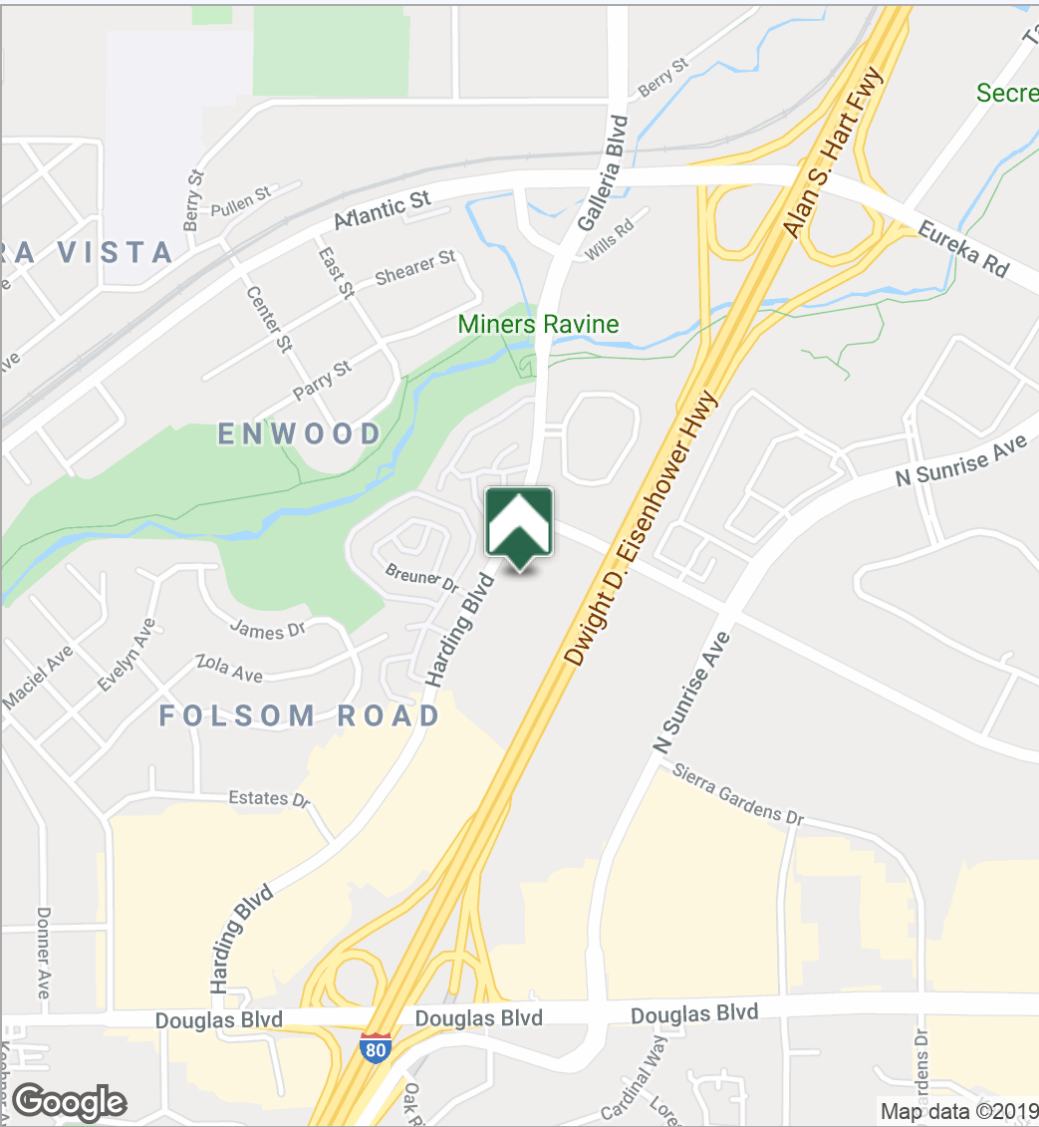
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LOCATION MAPS

300 Harding Blvd.



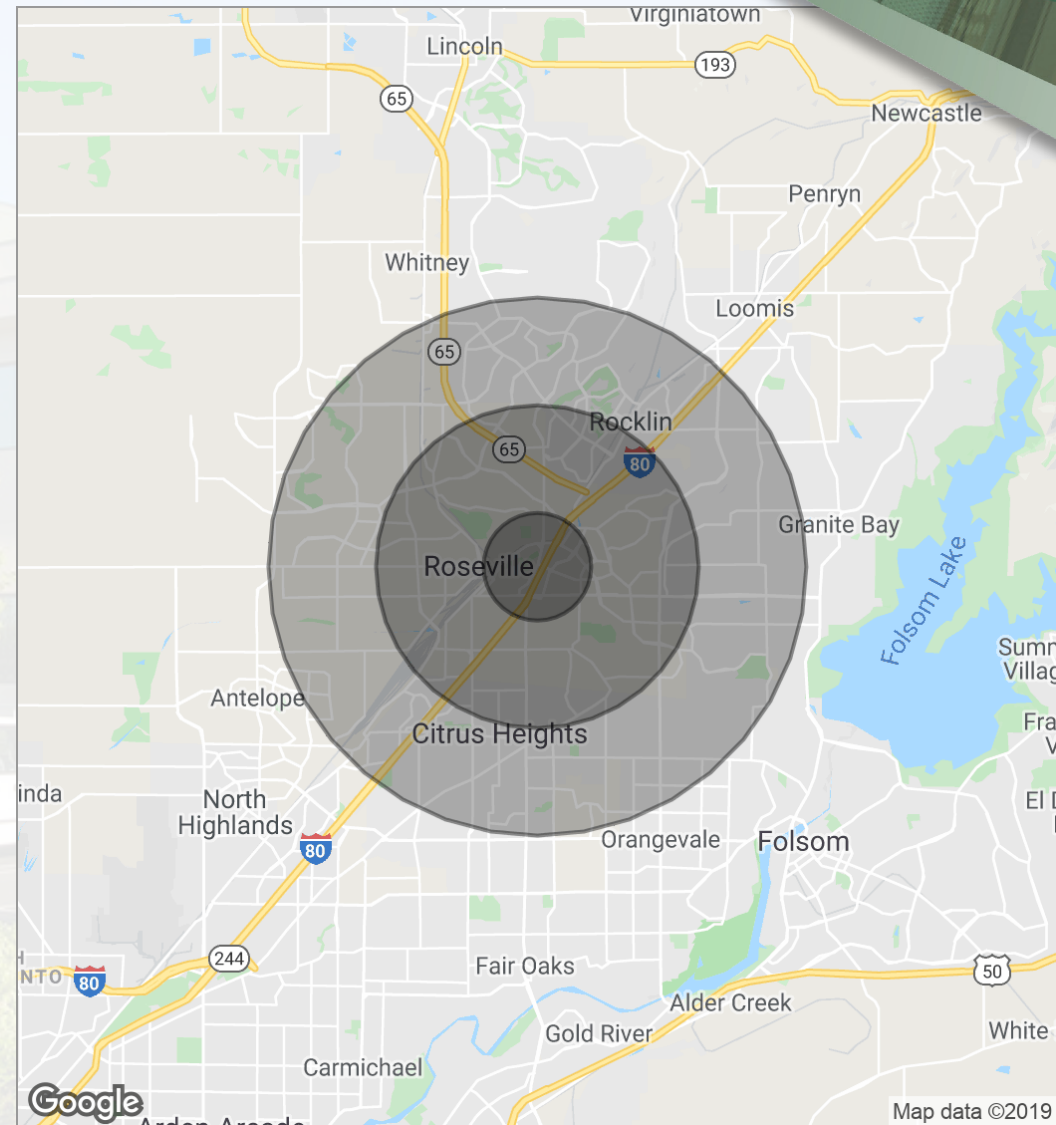
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DEMOGRAPHICS MAP

300 Harding Blvd.

POPULATION	1 MILE	3 MILES	5 MILES
Total population	8,489	99,859	259,617
Median age	39.0	36.5	36.0
Median age (Male)	34.9	33.9	34.2
Median age (Female)	42.2	38.9	38.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,731	39,744	97,867
# of persons per HH	2.3	2.5	2.7
Average HH income	\$73,509	\$80,339	\$83,718
Average house value	\$358,588	\$398,721	\$412,114
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	15.8%	14.4%	14.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	85.8%	82.6%	82.7%
Black	1.7%	1.4%	2.1%
Asian	4.7%	7.1%	6.4%
Hawaiian	0.2%	0.3%	0.3%
American Indian	0.3%	1.1%	0.7%
Other	3.6%	4.4%	4.4%

* Demographic data derived from 2010 US Census





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