

LA BORGATA
3901 - 3911 PARK DRIVE
EL DORADO HILLS, CA
FOR LEASE
1,447 RSF - 3,162 RSF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

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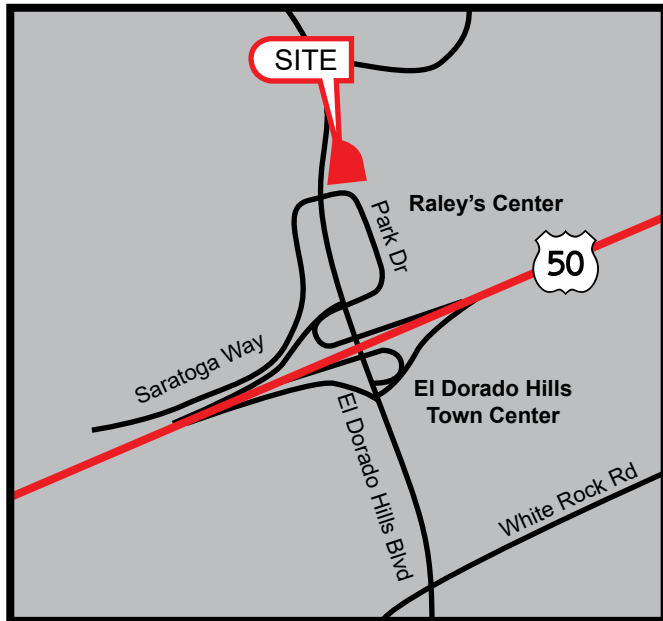
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916.779.1000

FEATURES:

- Beautiful Mediterranean style architecture
- Walk to lunch - restaurants within the center on the ground floor
- Large windows in the office suite offer excellent view of the property
- Convenient access to and from Hwy 50
- 4.34/1,000 SF parking ratio



PROPERTY DETAILS:

La Borgata is a luxurious mixed-use center located in the heart of El Dorado Hills. The center features six beautiful buildings and plush landscaping that give it the feel of a Mediterranean Village. The center is anchored by high profile tenants: Sky Sushi & Bank of America.

Neighboring tenants include: Raley's, Walgreens, Nugget Market, Target, Regal Cinemas, & Starbucks.

LEASE RATES:

3905 Park Drive

Suite 200*: 3,162 RSF \$5,660.00, NNN (\$1.79 PSF)

3907 Park Drive

Suite 215: 1,447 RSF \$2,590.00, NNN (\$1.79 PSF)

Suite 240: 2,226 RSF \$3,985.00, NNN (\$1.79 PSF)

NNN costs are approximately \$0.66 PSF. *Available 07/01/26.



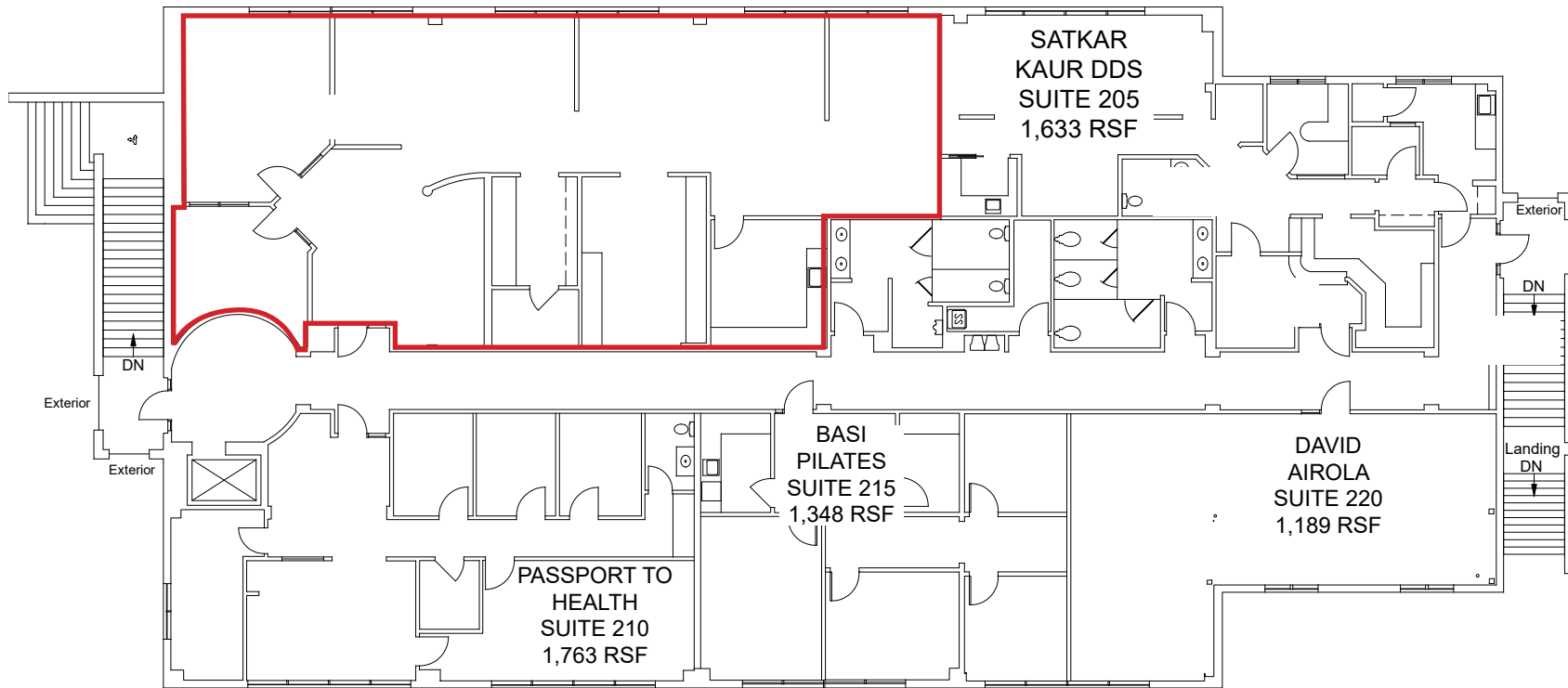
Tenants save up to 10% vs traditional utility costs.

The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

ETHAN CONRAD PROPERTIES, INC.
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

3905 PARK DRIVE
2ND FLOOR PLAN

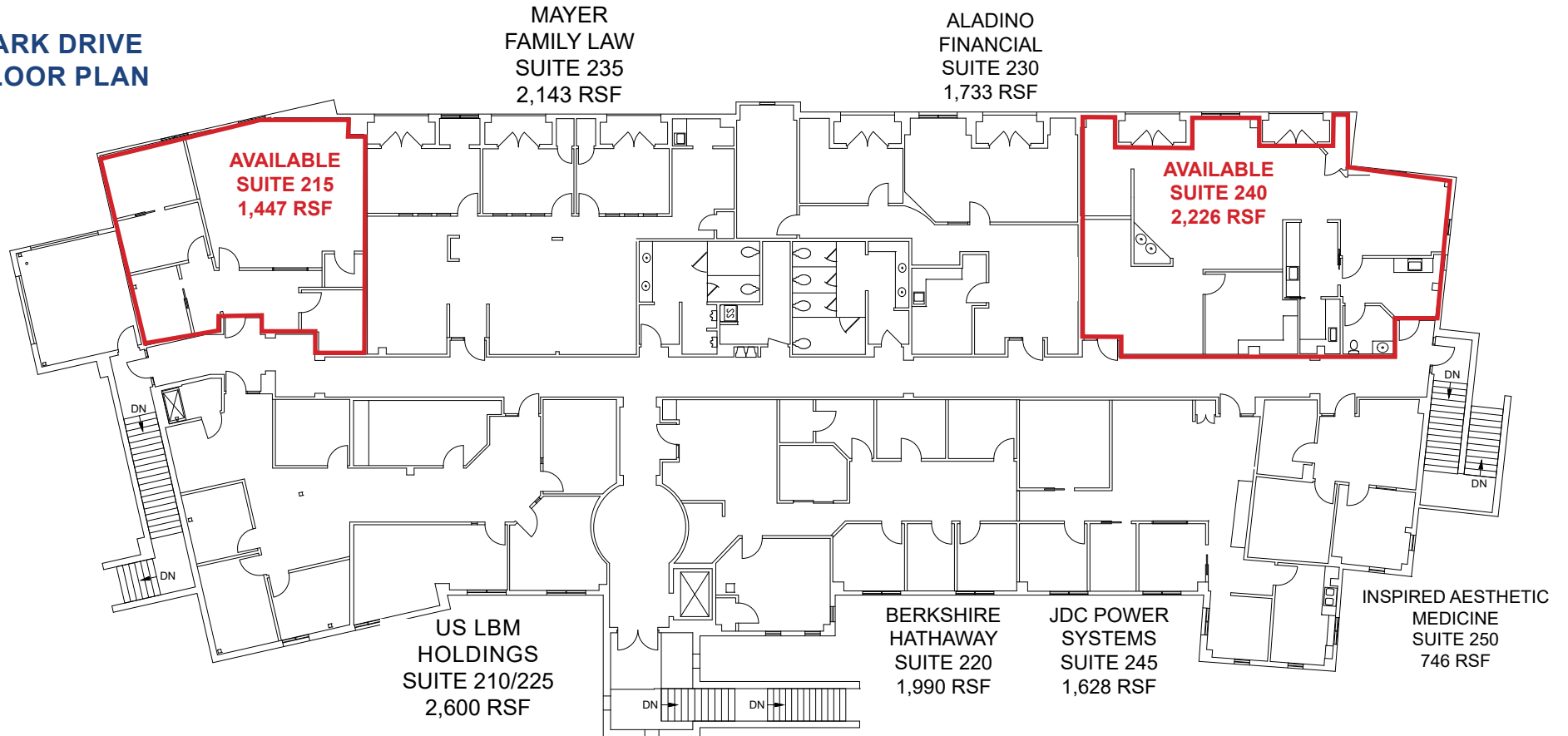
AVAILABLE
SUITE 200*
3,162 RSF



Suite	RSF	Lease Rate	Monthly Rent
200*	3,162	\$1.79 PSF, NNN	\$2,128.00
NNN costs are approximately \$0.66 PSF. *Available 07/01/26.			

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3907 PARK DRIVE
2ND FLOOR PLAN



Suite	RSF	Lease Rate	Monthly Rent
215	1,447	\$1.79 PSF, NNN	\$2,590.00
240	2,226	\$1.79 PSF, NNN	\$3,985.00

NNN costs are approximately \$0.66 PSF.

[VIEW VIRTUAL TOUR](#)

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SITE PLAN



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