



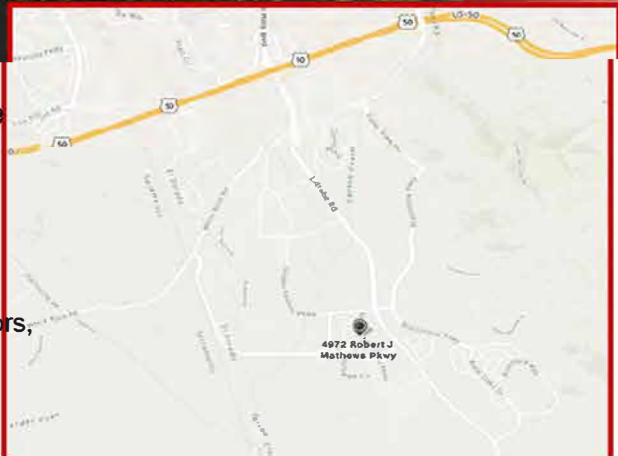
EL DORADO HILLS FLEX CONDOS FOR SALE OR LEASE

4972 Robert J. Mathews Pkwy., Units #120, #140 and #150



PROPERTY HIGHLIGHTS

- Block of 3 Undivided Flex Condos Warehouse & Offices For Sale or Lease +/-6,430 SF -- Offices and Warehouse
- Condo-Plan & Owners Association in place, pride of ownership property
- Desirable central El Dorado Hills location, immediate access to Latrobe, Highway 50 & retail services at Town Center
- Tilt up concrete construction, good clear height with 2 overhead roll up doors, with dropped ceiling office build out including glass store front and multiple restrooms
- There are (2) 200 AMP power services (3 Phase) for the 3 Units
- Comcast Fiber, Comcast Cable and AT&T services available
- Purchase Price \$1,540,000 / \$240 PSF
- Lease Rate \$1.50 PSF Modified Gross Rate



Contact listing broker with questions or to arrange a tour, please do not disturb tenants.

DAN WATSON

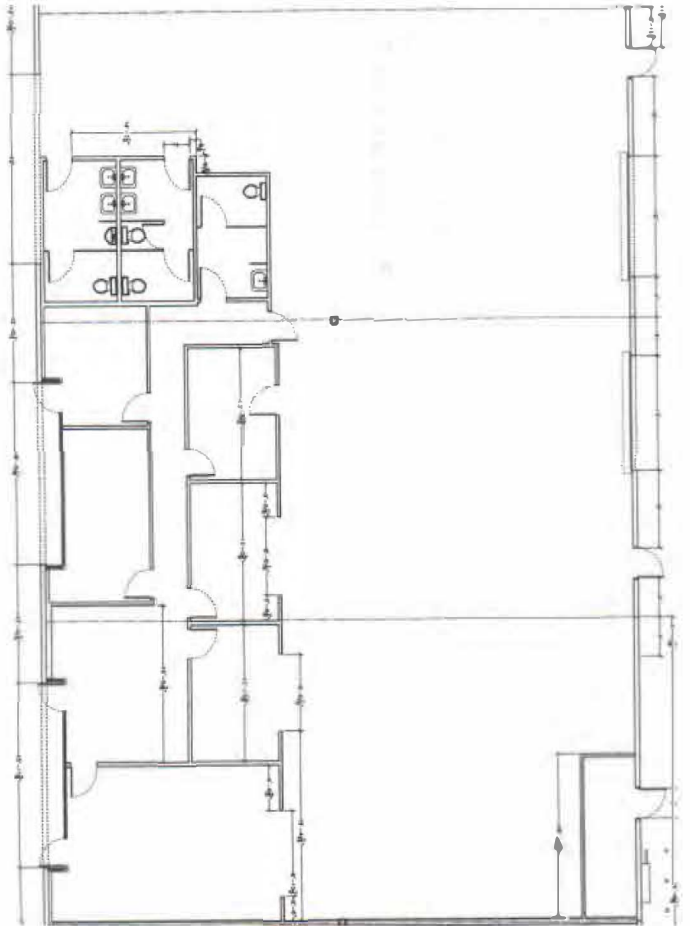
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*For more information or to arrange a
tour, contact the listing agent:*

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