

THE RIDGE AT TOWN CENTER WEST

4207 TOWN CENTER BOULEVARD
EL DORADO HILLS, CA

NEWMARK

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PROJECT HIGHLIGHTS



SPACE & FLEXIBILITY

- ±23,573 SF of Class A space available — divisible from 6,576 SF to a full-floor 23,573 SF
- Three flexible demising options on the second floor: 6,576/8,207/8,727 SF
- Efficient rectangular floor plates with existing buildout ready for quick occupancy
- Medical use permitted — ideal for specialty practices, imaging, or outpatient care



BUILDING QUALITY

- Two-story, best-in-class Class A office building
- Abundant natural light with floor-to-ceiling glass and mountain/valley views
- Prominent building-top and monument signage available
- Recently refreshed common areas, lobby, and restrooms



PARKING

- 5.0/1,000 SF parking ratio — well above market standard, supports dense or medical users
- Covered and reserved parking available



LOCATION & ACCESS

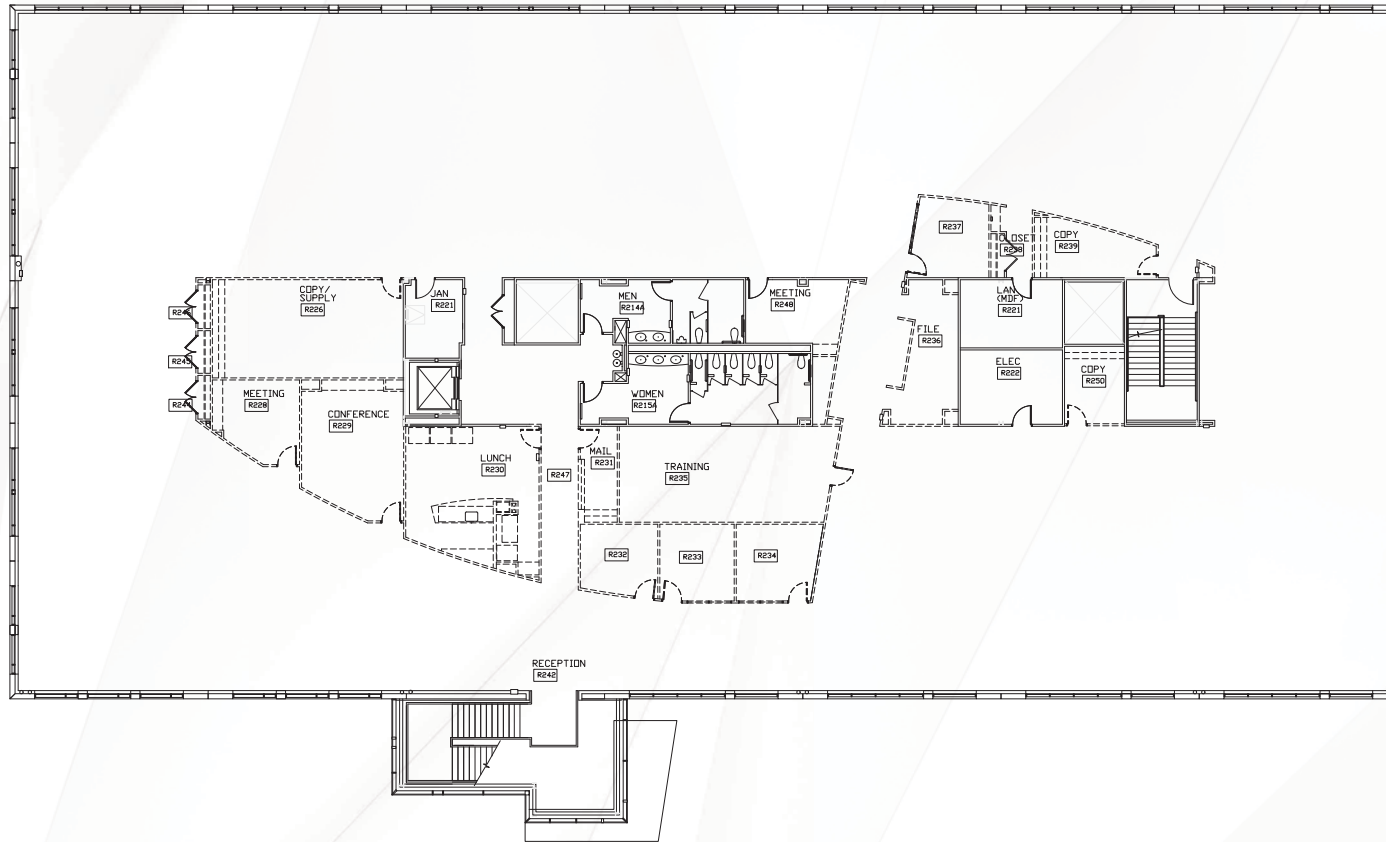
- Immediate Highway 50 access — 25 minutes to downtown Sacramento, 90 minutes to Lake Tahoe
- Walking distance to El Dorado Hills Town Center: 60+ shops, restaurants, and services
- Adjacent to Target, Nugget Market, Regal Cinemas, and the Town Center dining district
- Surrounded by El Dorado Hills' affluent, highly educated workforce
- Top-rated El Dorado Hills schools and executive housing within minutes



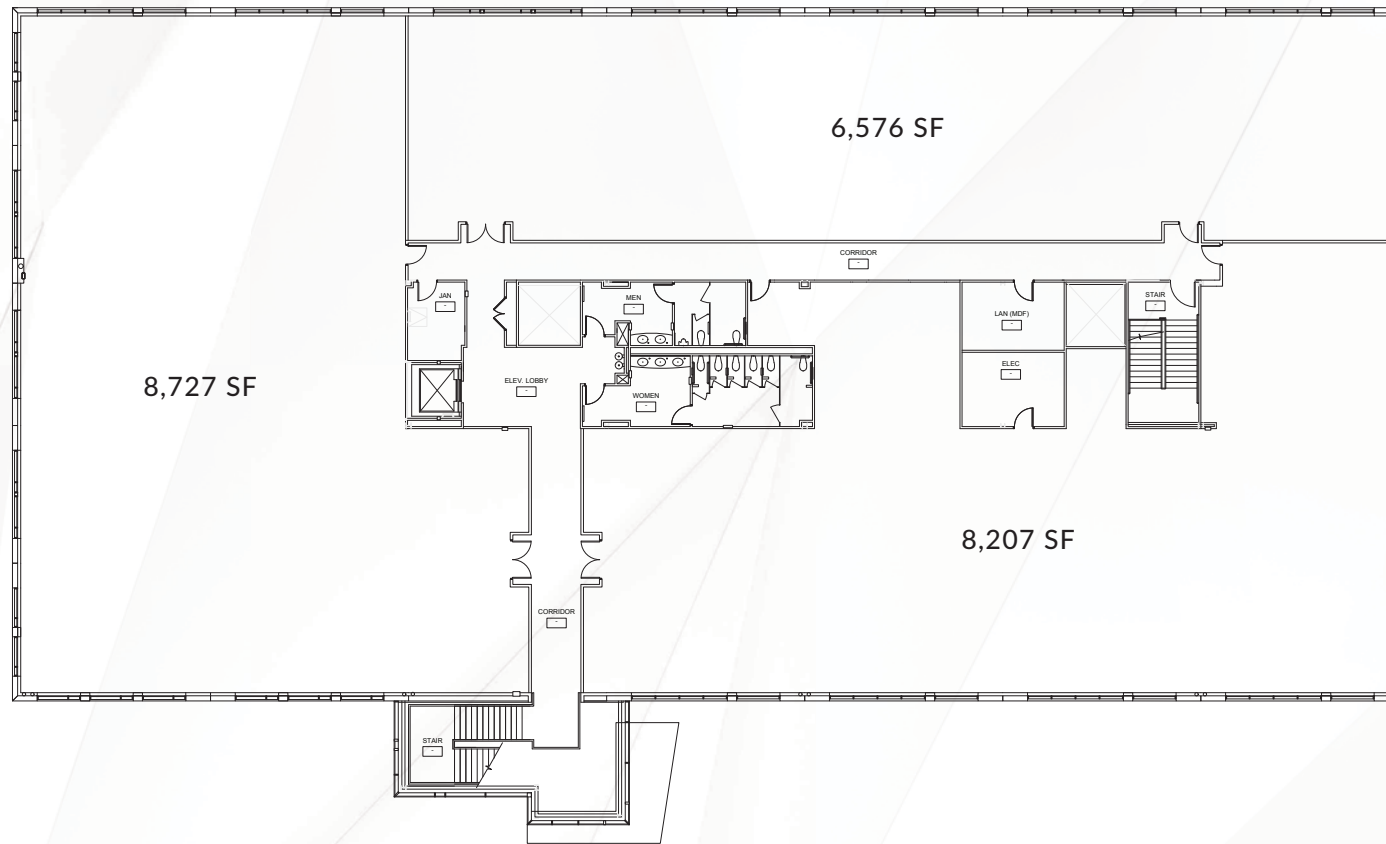
TENANT EXPERIENCE

- On-site property management and responsive ownership
- Secure after-hours access with modern HVAC controls
- Bike storage and outdoor gathering areas

FLOOR PLAN - CURRENT BUILDOUT



FLOOR PLAN - PROPOSED DEMISING OPTIONS



NEARBY AMENITIES



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