

# 5180 GOLDEN FOOTHILL PARKWAY, EL DORADO HILLS, CA 95762



OFFICE OR MEDICAL USES ALLOWABLE



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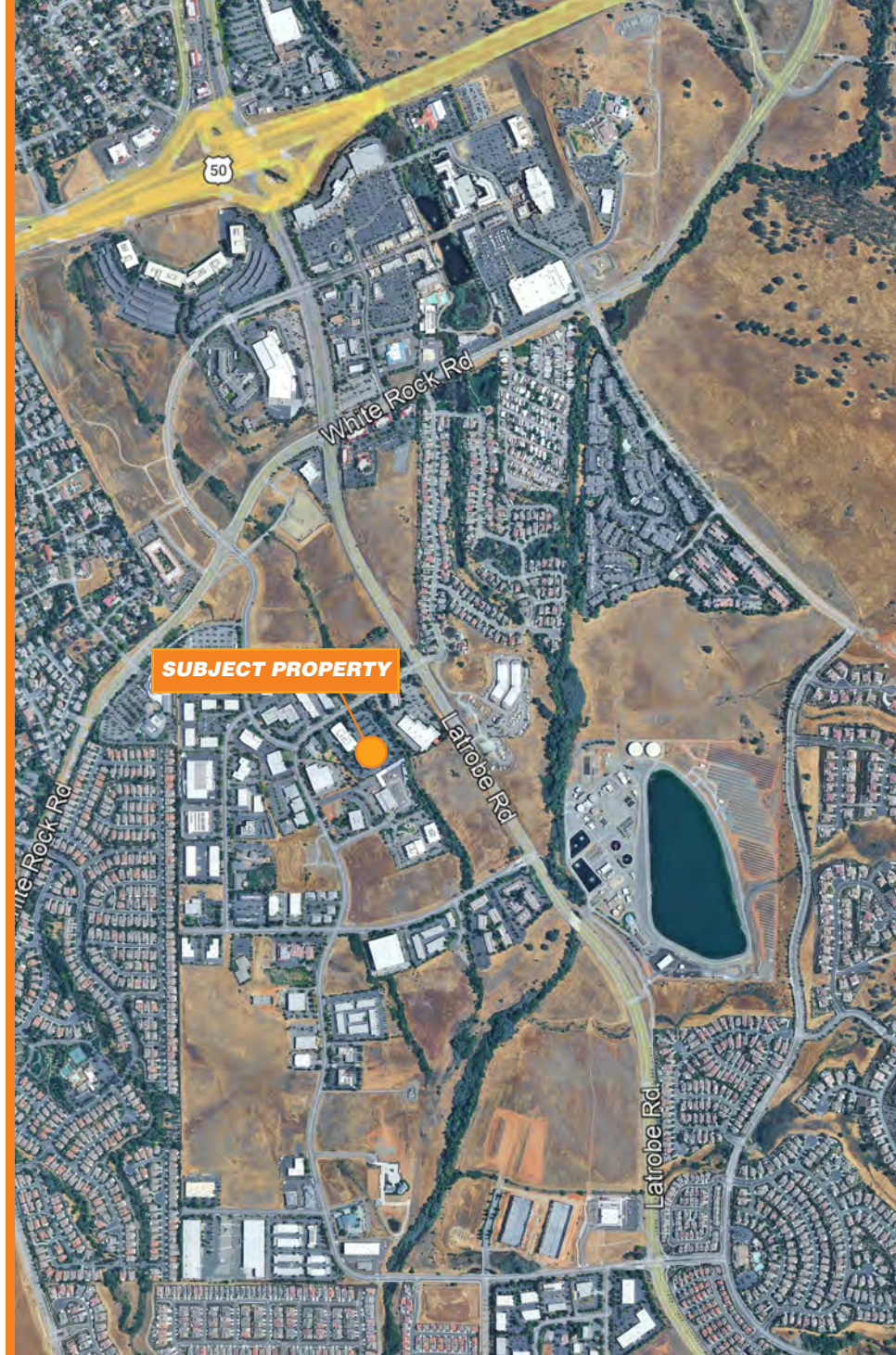
# PROPERTY DETAILS

5180 Golden Foothill Parkway is a two-story, Class “A” office building located along Golden Foothill Parkway, in El Dorado Hills, California.

The Property offers easy access to Highway 50 for Sacramento and El Dorado Hills/Latrobe Road commuters. The building is located less than a mile from the high-end shopping center, El Dorado Hills Town Center, the main retail center for El Dorado Hills with a variety of boutiques, restaurants, and entertainment options. 5180 Golden Foothill Parkway is 27 miles from Downtown Sacramento and 39 miles from Sacramento International Airport.

- Class “A” Office/Medical Building with Ample Parking
- **Office** and **Medical** uses allowable with current zoning
- **Suite 100:** ±5,567 RSF build out includes seven (7) private offices with excellent window lines, large open space for cubicles, conference room, break room and reception.
  - Space can be demised down to ±1,900 SF
- **Suite 150:** ± 6,952 RSF build out includes three (3) private offices/meeting spaces, one (1) storage area, and one (1) mechanical room.
- The building has nice outdoor seating for visitors, clients and employees.
- Located in a highly desirable El Dorado Hills location with close proximity to Highway 50.
- The building enjoys close proximity to many shopping, retail and restaurant center.

**LEASE RATE: \$2.15/SF Full Service**



# PROPOSED FLOOR PLAN

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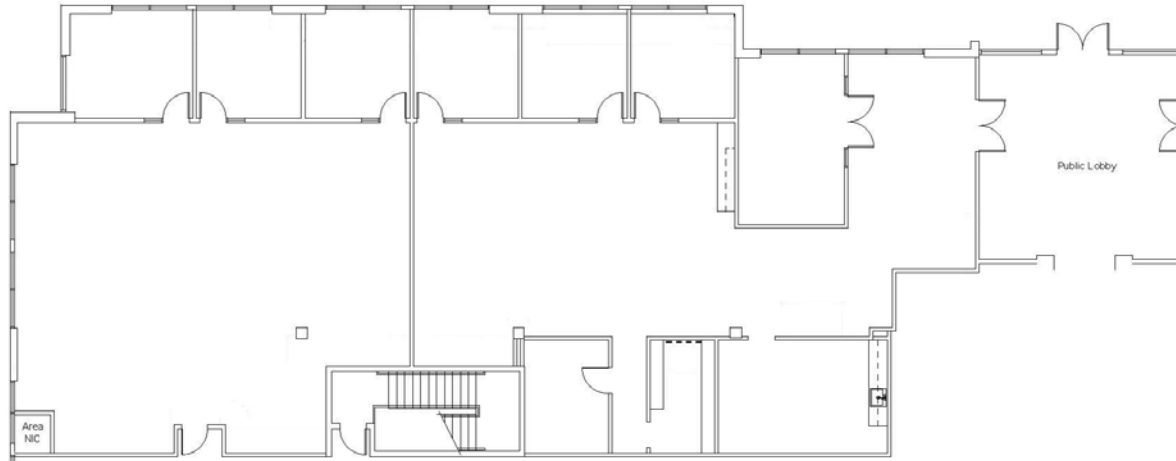


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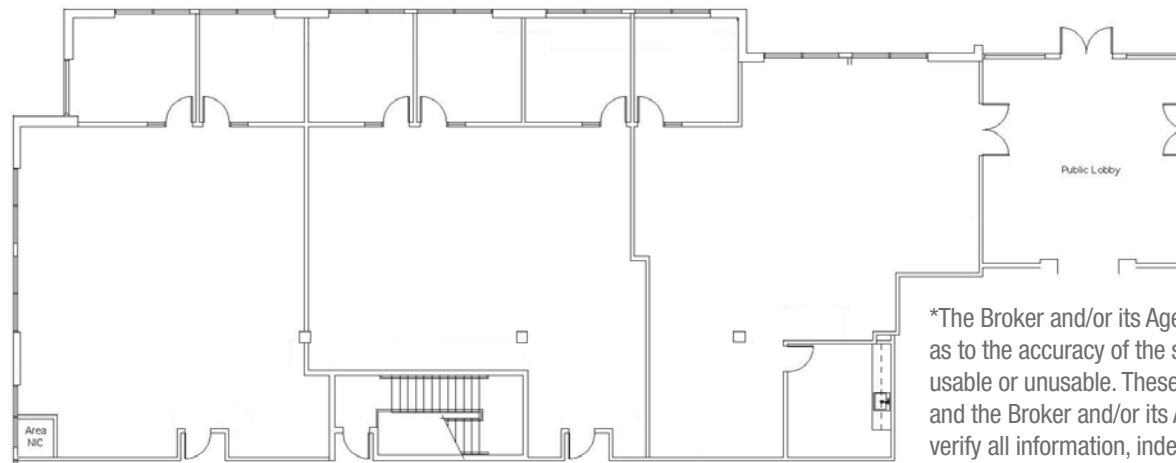
\*The Broker and/or its Agents make no warranty or representation as to the accuracy of the size of the Property, net or gross average, usable or unusable. These numbers are for reference purposes only and the Broker and/or its Agents strongly recommend that the Tenant verify all information, independently.

# POTENTIAL SUITE 100 LAYOUT

APPROXIMATELY BROKEN DOWN TO  $\pm 3,340$  SF AND  $\pm 2,226$  SF

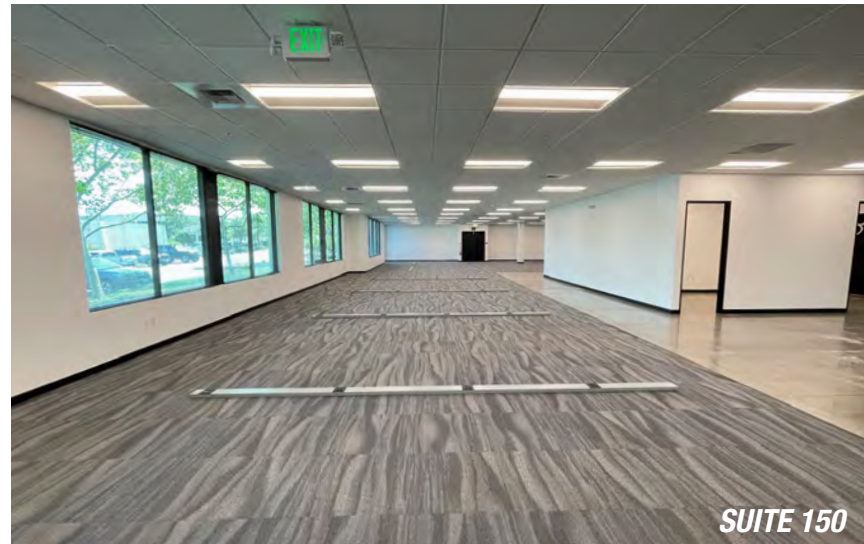


APPROXIMATELY BROKEN DOWN TO  $\pm 1,856$  SF PER UNIT



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# PROPERTY IMAGES



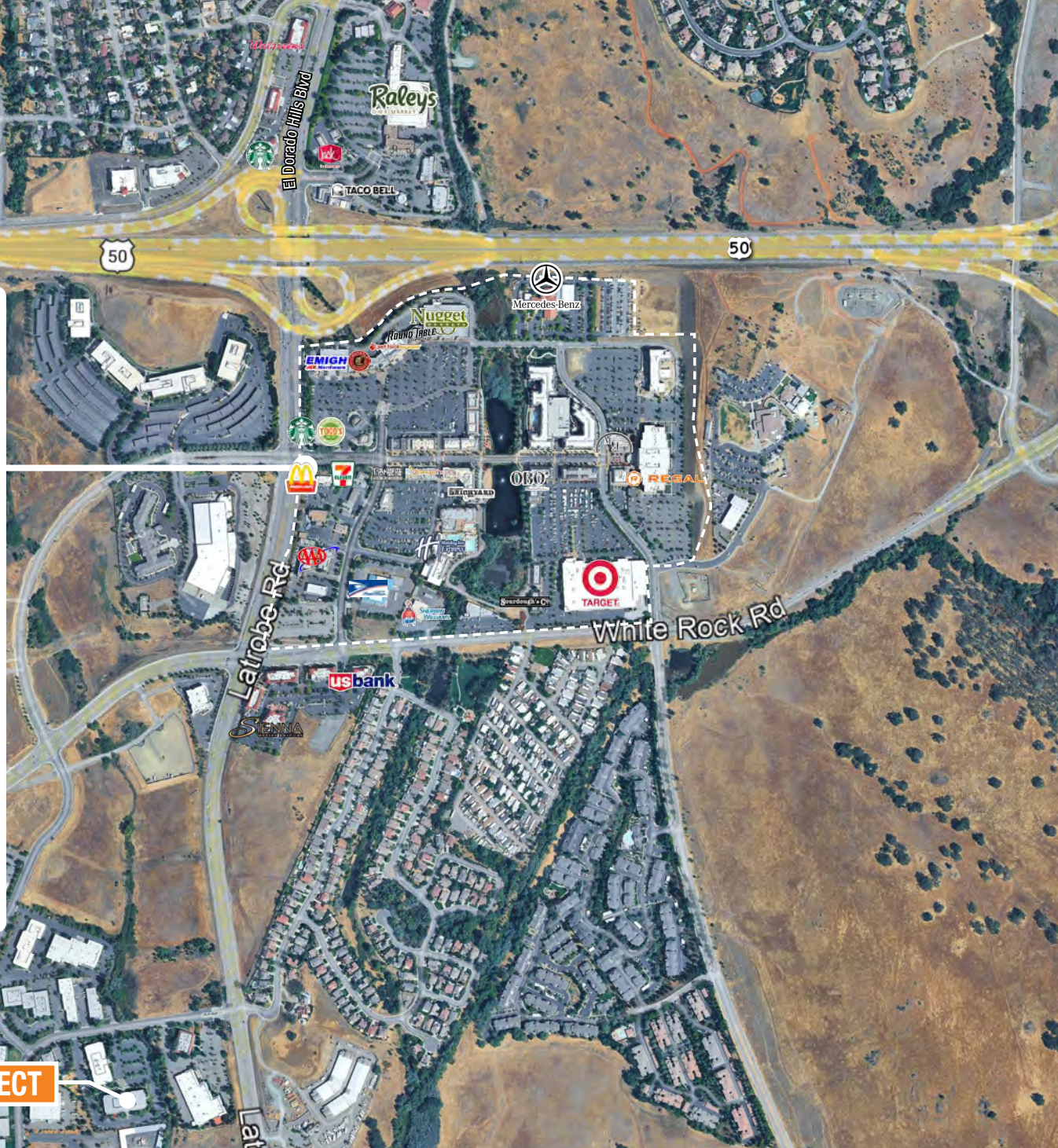
# RETAIL AERIAL

## El Dorado Hills Town Center

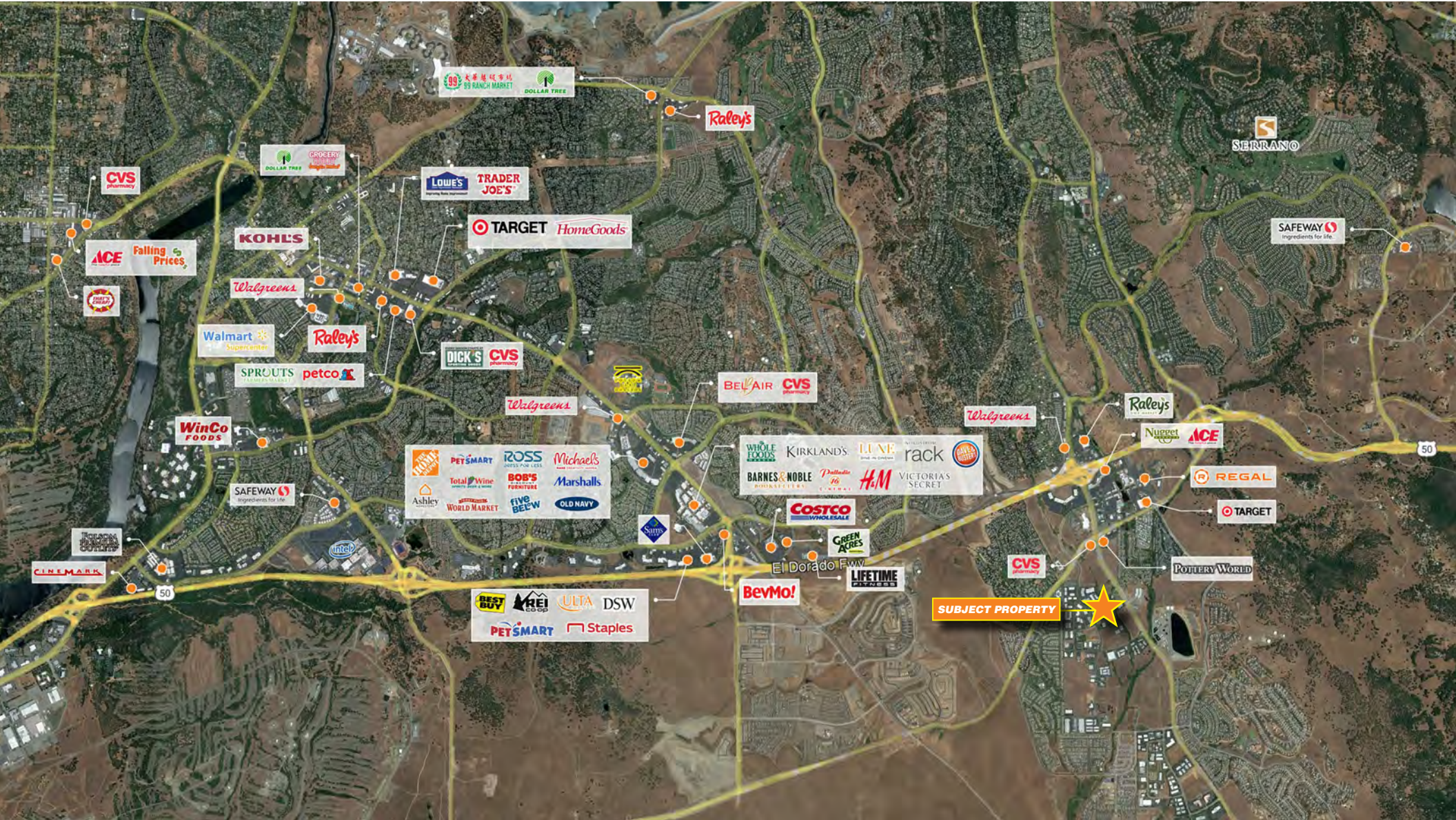


The El Dorado Hills Town Center – a popular lifestyle center with a multitude of high-end shops, restaurants, community resources, financial and travel services, and special event venues. The EDH Town Center draws large crowds to the year-round farmers market, car shows, outdoor concerts, charity cook-offs, and a variety of other entertainment options!

**SUBJECT**



# FOLSOM/EL DORADO HILLS TRADE AREA

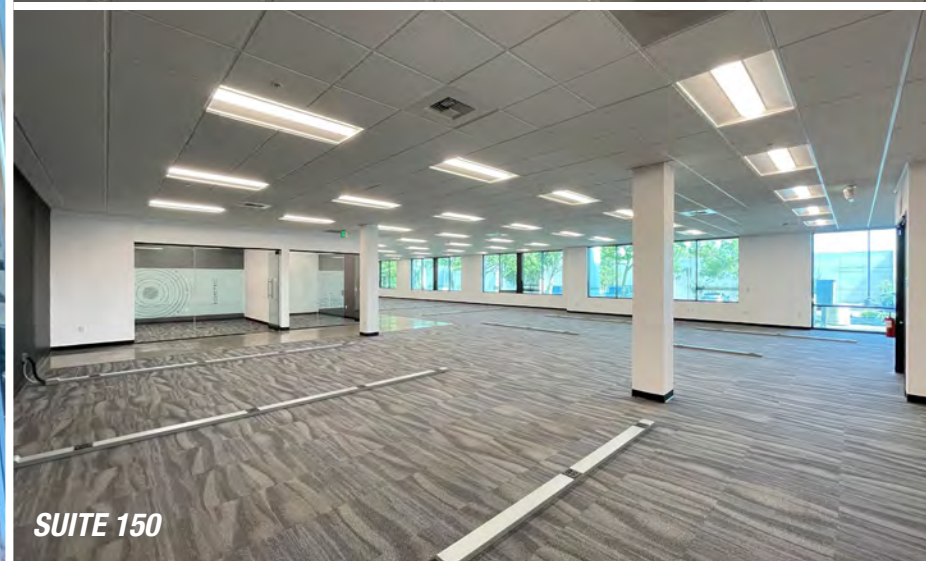




**BUILDING LOBBY**



**SUITE 100**



**SUITE 150**