

FOR LEASE EL DORADO HILLS BUSINESS PARK

1101 & 1107 INVESTMENT BLVD. | EL DORADO HILLS, CA.

NEWMARK

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1101 & 1107
INVESTMENT BLVD.

PROJECT HIGHLIGHTS

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±1,366 up to ±14,854 RSF Spaces Available

- Two Class A two-story buildings
- Situated in El Dorado Hills Business Park, a sprawling 900-acre business park home to over 200 companies
- Buildings offer views of the valley and the Sierras
- Conference facilities and a workout center with showers and lockers are available
- After hours card key building access
- Located less than 2 miles from Highway 50, offering easy access
- Situated near the prestigious El Dorado Hills Town Center, a lifestyle destination featuring premium shopping and dining options

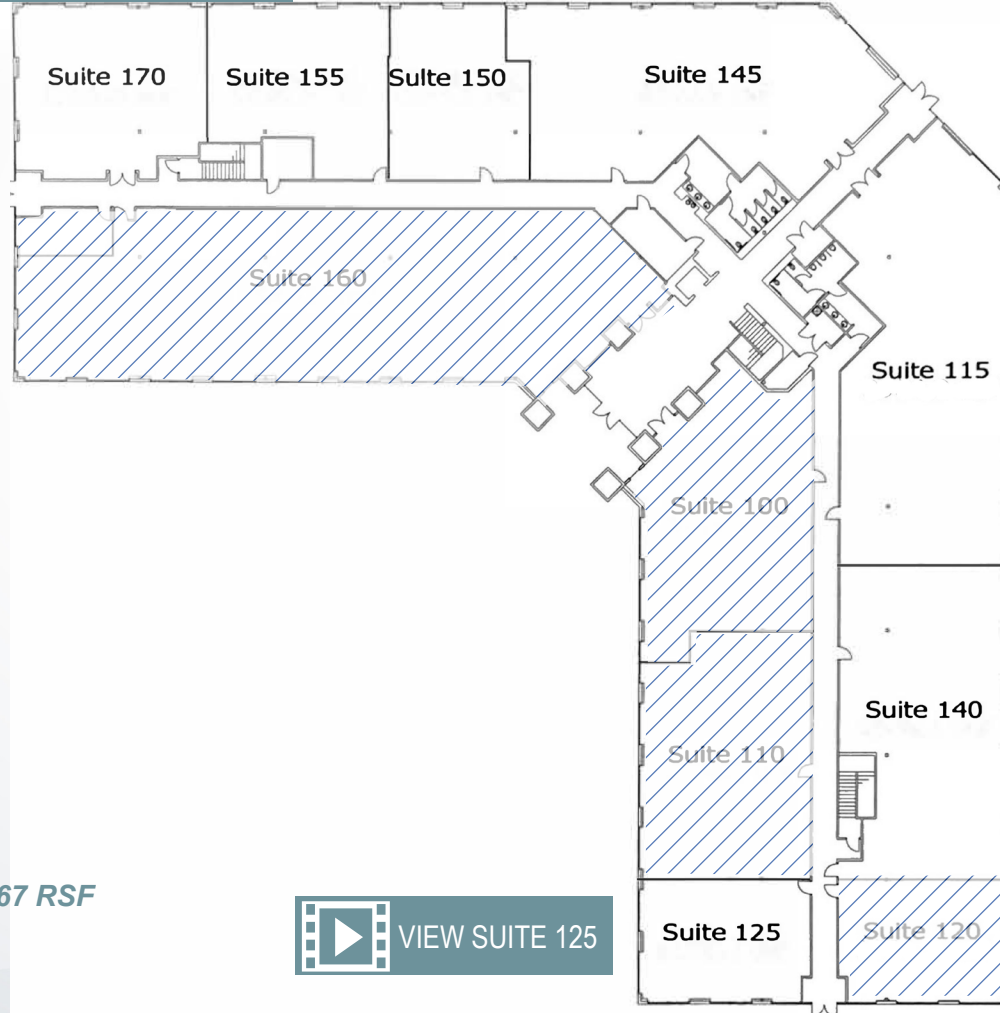


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1101 Investment Plaza



 VIEW SUITE 170



 VIEW SUITE 115

 VIEW SUITE 140

 VIEW SUITE 125

First Floor

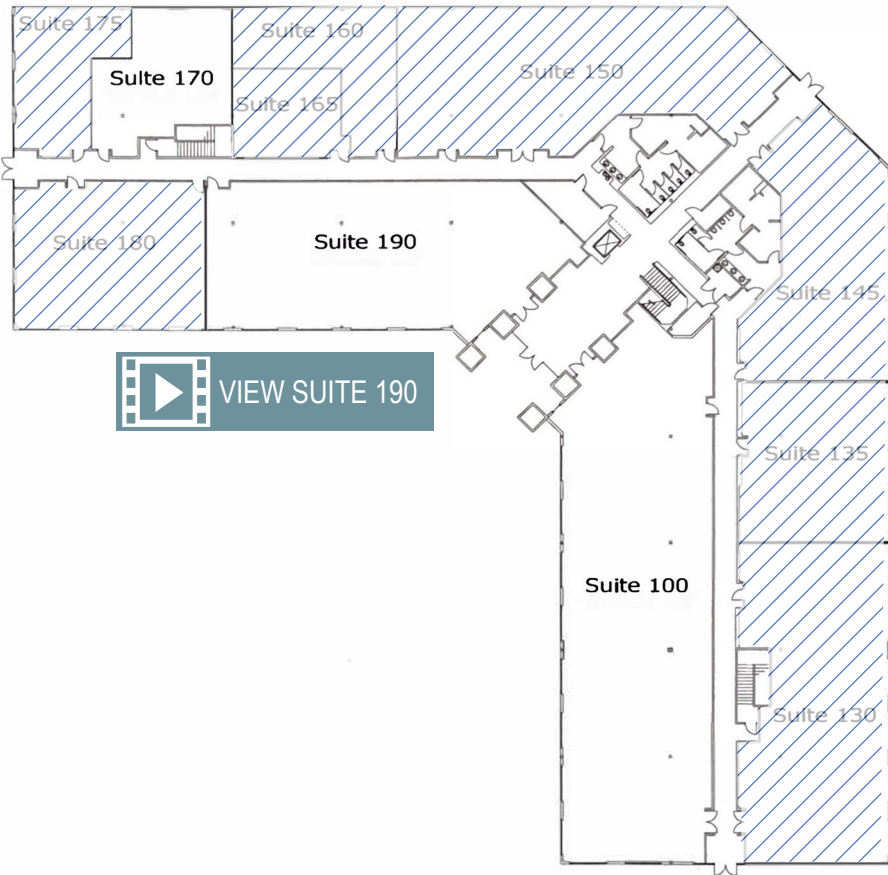
- » Suite 115 - ±4,452 RSF
- » Suite 125 - ±1,366 RSF
- » Suite 140 - ±3,304 RSF
- » **Suite 115 & 140 ±7,756 RSF**
- » Suite 145 - ±3,695 RSF
- » Suite 150 - ±1,487 RSF
- » Suite 155 - ±1,754 RSF
- » Suite 170 - ±2,030 RSF
- » **Suites 145, 150, 155 & 170 - ±8,967 RSF**

1101 & 1107
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1107 Investment Plaza

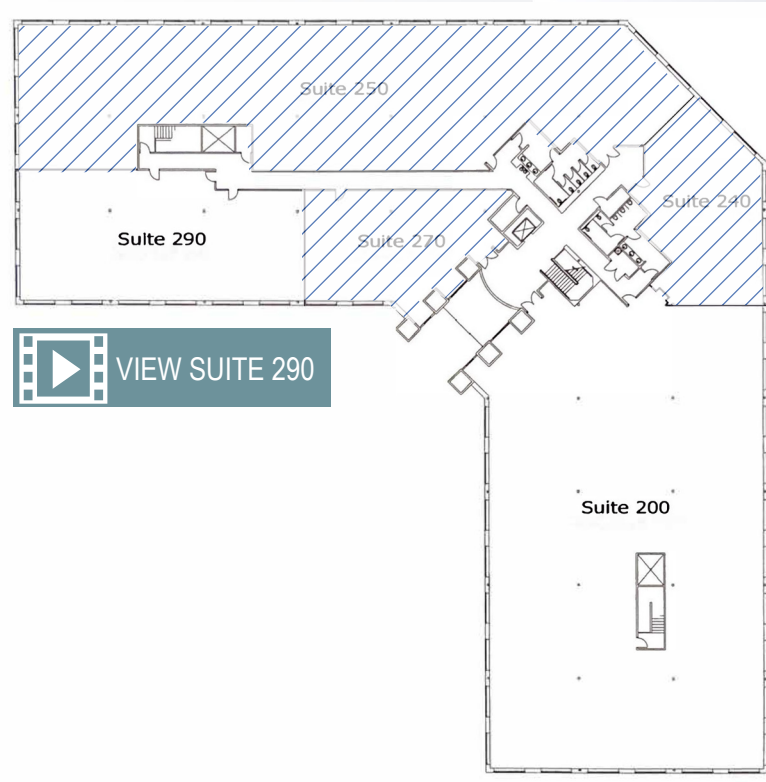
First Floor

- » Suite 100 - ±6,831 RSF
- » Suite 170 - ±1,415 RSF
- » Suite 190 - ±4,376 RSF



Second Floor

- » Suite 200 - ±14,854 RSF
- » Suite 290 - ±4,212 RSF

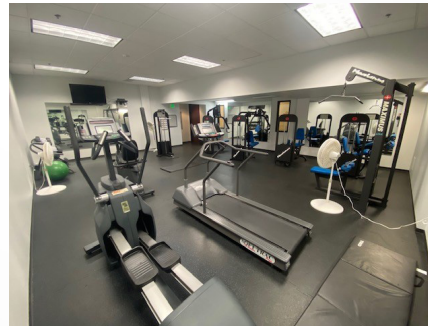


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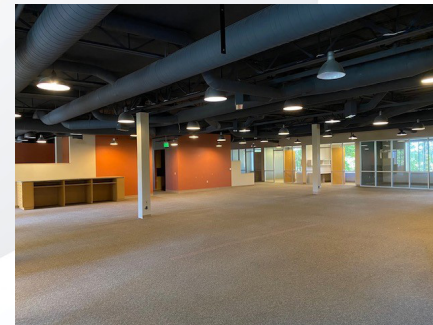
Gallery



1107 INVESTMENT BLVD.



FITNESS CENTER



1107 SUITE 290



1101 INVESTMENT BLVD.



COMMON AREA

AMENITIES



Raley's
O-N-E MARKET

BEACH HUT DELI
SINCE 1981

Jack in the Box

TACO BELL

BELLA BRU
CAFE & CATERING

36 HANDLES
LOCAL MARKET

SIENNA

us bank

CVS
pharmacy

LifeStorage

TRACTOR SUPPLY CO

Distillery
AMADOR & DRY DIGGINGS

1101 & 1107 Investment Boulevard

TARGET

McDonald's

7 ELEVEN

BRICKYARD
COURTESY & BBQ

SELLAND'S
ESTABLISHED 2001
MARKET-CAFE

ALMIGHTY

WELLS FARGO

PANDA EXPRESS
CHINESE RESTAURANT

Holiday Inn Express

RUBIO'S
COASTAL GRILL

South Fork GRILLE

CHASE

THE MIMOSA HOUSE

COLD STONE
CREAMERY

STARBUCKS

Round Table PIZZA

ROOSTAR
* HOT CHICKEN *

BAMIYAN
Asian Restaurant

REGAL

ACE
Hardware

CHASE

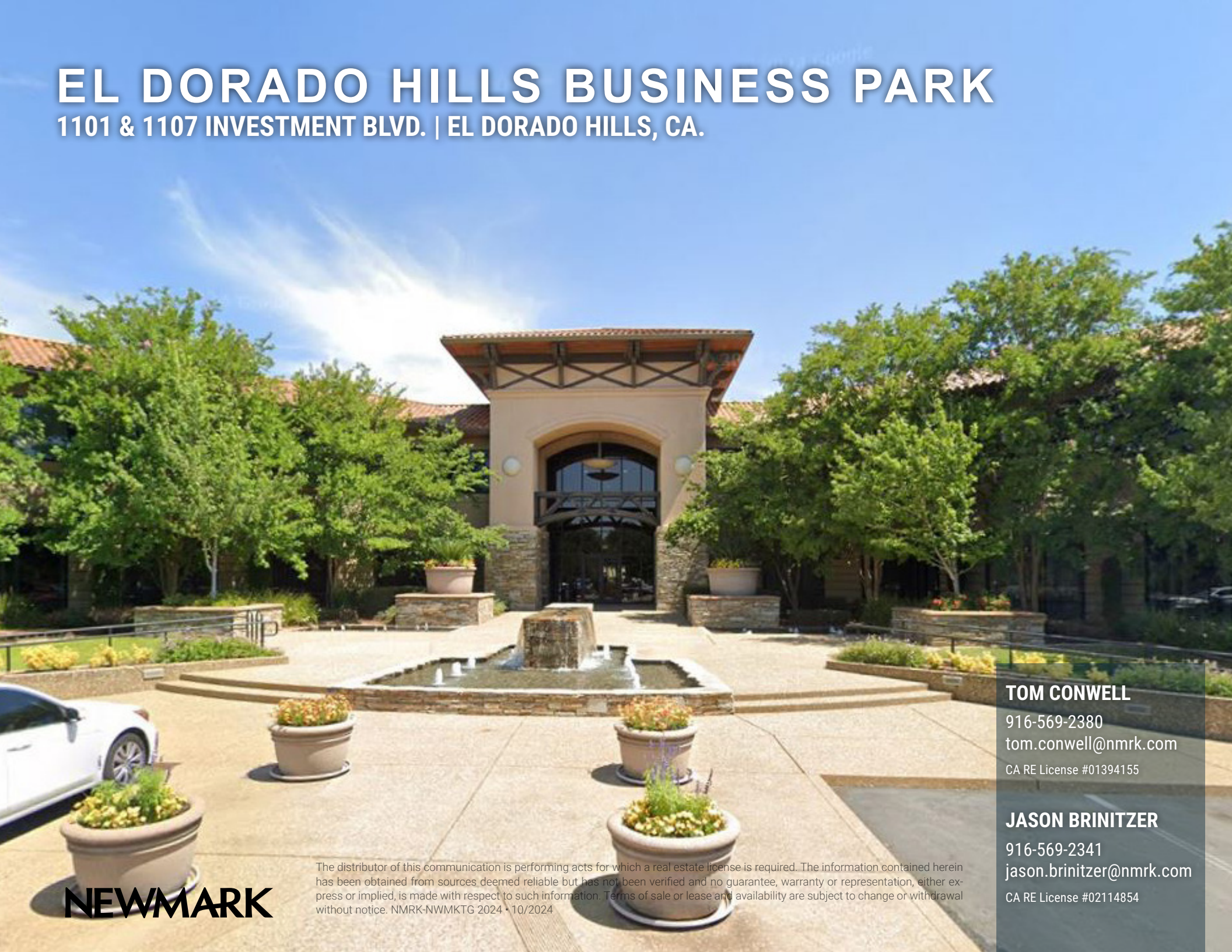
Sourdough & Co
Breads • Soups • Salads

UMI SUSHI



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