

4995 Golden Foothill Parkway

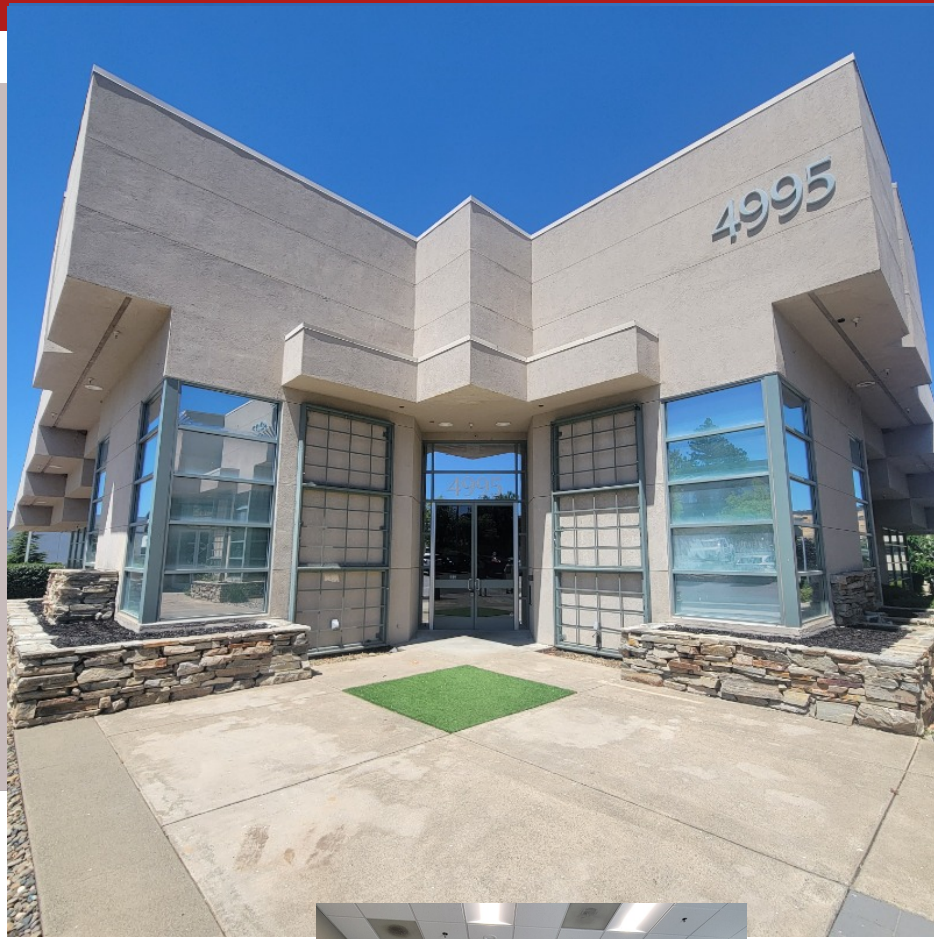
Asking Price: \$1,695,000 / \$212 PSF

Lease Rate Negotiable

EL DORADO HILLS, CA 95762

Freestanding El Dorado Hills Office Building

**FOR
SALE**
or
LEASE



Highlights

- +/- 8,004 SF Building/ APN 117-110-001, +/- 8,004 SF Divisible Space to Lease
- Investor or Owner User Opportunity - Identity Building;
- Central Visible Location - Immediate Access to Town Center & Highway 50;
- Abundant Reciprocal Dedicated Parking, R & D Zoning Allows Multitude of Uses;
- Quality Construction With Extensive Renovations - Well Maintained Property - Newer AC Unit;
- Among Nicest Build Outs in EDH Business Park;
- Please Direct Tour Requests or Any Questions to the Listing Team.



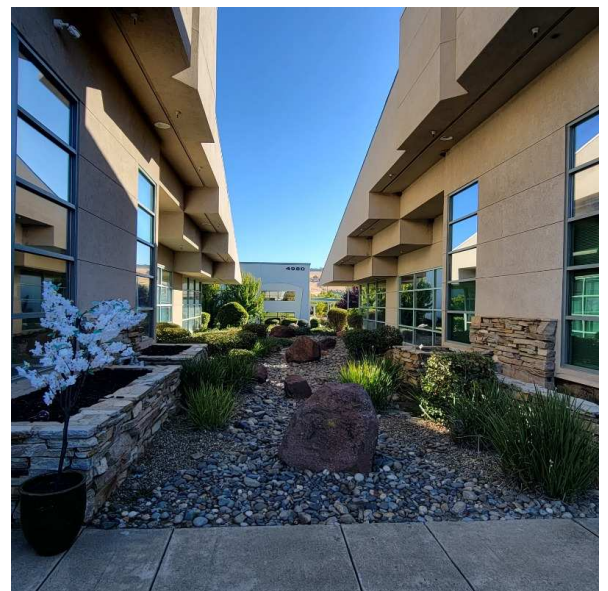
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AERIAL MAP

4995 GOLDEN FOOTHILL PARKWAY



KW COMMERCIAL | ROSEVILLE
548 Gibson Drive
Roseville, CA 95678
DRE #01272617

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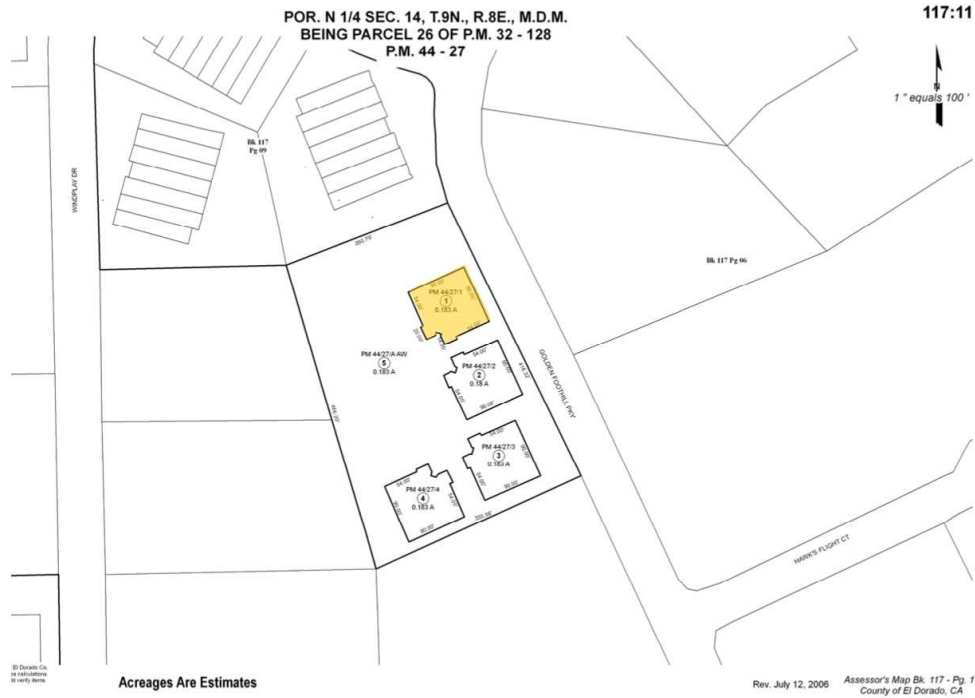
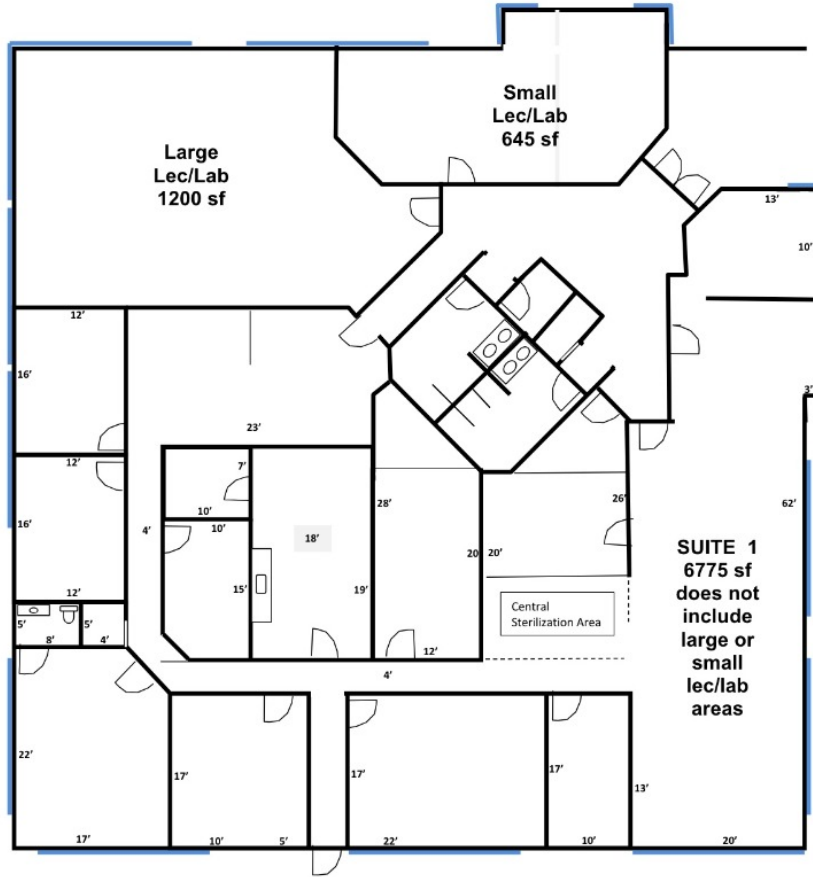
Each Office Independently Owned and Operated

PROPERTY PHOTOS



FLOOR PLAN

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LOCATION MAPS

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DISCLAIMER

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL | ROSEVILLE

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PRESENTED BY:

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