

NEWLY REMODELED Office and Flex Spaces For Lease El Dorado Hills Business Park



El Dorado Hills 5080 Robert J Mathews Parkway

Office and warehouse space is available for lease in prestigious El Dorado Hills Business Park only minutes from Highway 50 and Town Center shopping and restaurants. The building includes a common area break room and restrooms with showers. These spaces are ideal for small businesses.

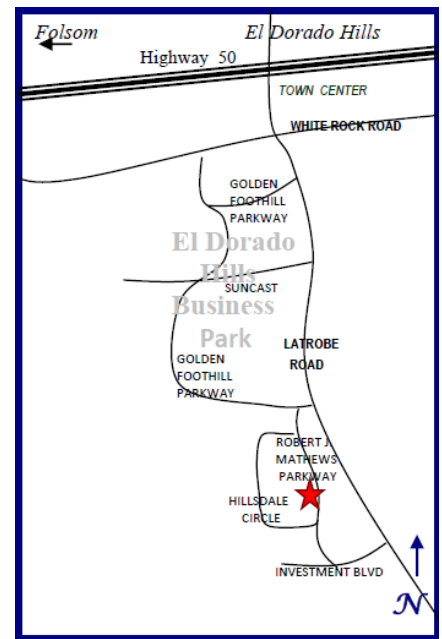
Flex Spaces: Approx. \$1.00 per rentable sq.ft.
Plus NNN's est. \$0.60 psf (includes PGE)

Individual Offices: Monthly rates; no NNN's

*Tenant responsible for its own
janitorial, internet, phone & alarm*

For information contact
Marilyn Gautschi, Broker
(916) 934-6446

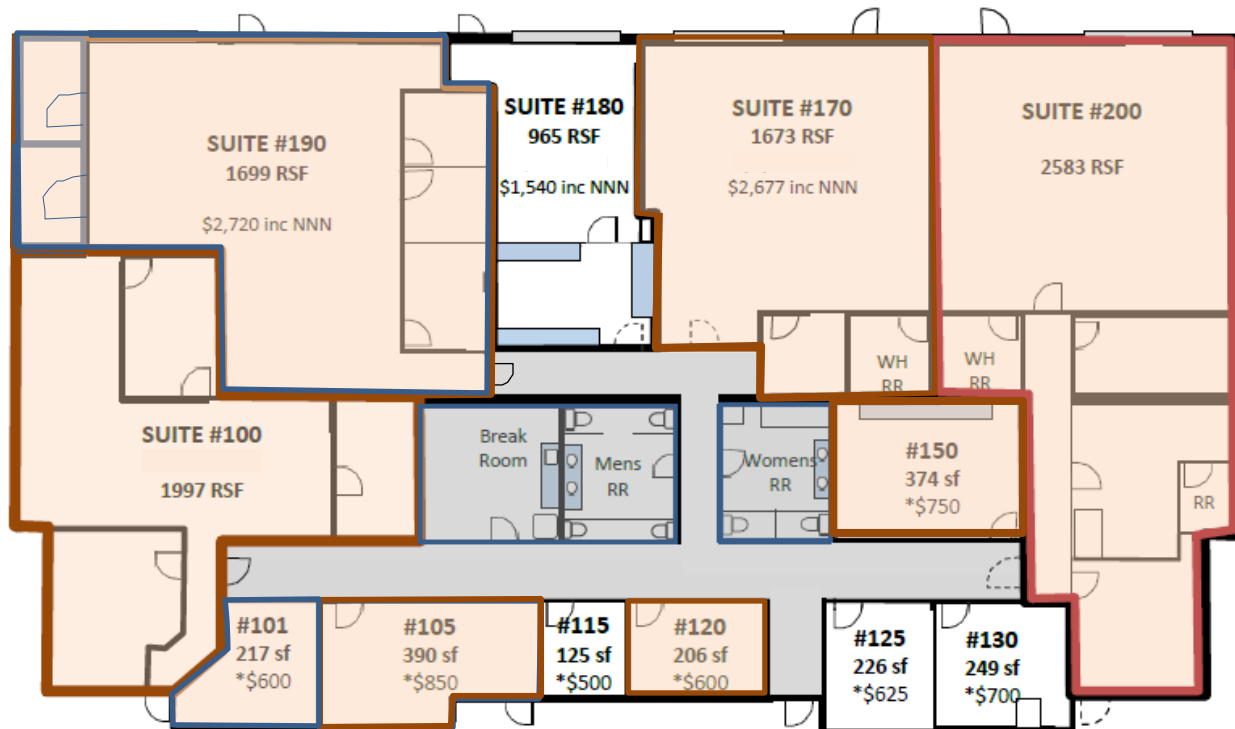
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AMERICAN COMMERCIAL REAL ESTATE

4944 Windplay Dr., Ste. 245 El Dorado Hills, CA 95762 DRE 00702641

5080 Robert J Mathews Parkway El Dorado Hills, CA 95762



NOTE: The Base Rent stated herein includes NNN's and is NOT tied to square footage and is not subject to adjustment should the actual size be determined to be different. Lessee is advised to verify the actual size prior to executing a Lease.

Building Amenities:

- Break Room
- Lots of windows and natural light
- Men & Women Restrooms with showers
- Central Heat and Air conditioning
- 12'x 12' rollup doors in warehouse units

Adjacent units can be combined as needed

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