



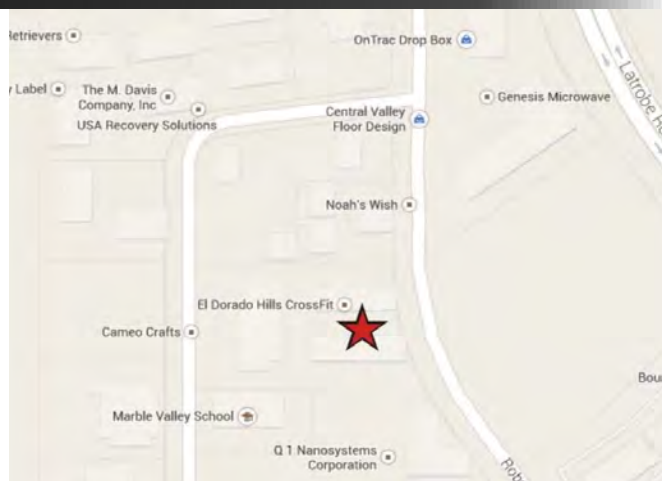
EL DORADO HILLS FLEX CONDO FOR SALE or LEASE

4972 Robert J. Mathews Pkwy., Unit 100



PROPERTY HIGHLIGHTS

- End Unit Condo With Offices & Warehouse Available +/- 4,372 SF
- Owners Association in place maintains exterior, pride of ownership
- Desirable central El Dorado Hills location, immediate access to Latrobe, Highway 50 & retail services at Town Center
- Tilt up concrete construction, good clear height with roll up and man doors
- Abundant parking, 300 AMP power service (3 Phase)
- Comcast Fiber, Comcast Cable and AT&T services available
- Lease Rate \$1.85 PSF Modified Gross Rate
- Purchase Price \$1,199,000



Contact listing broker with questions or to arrange a tour

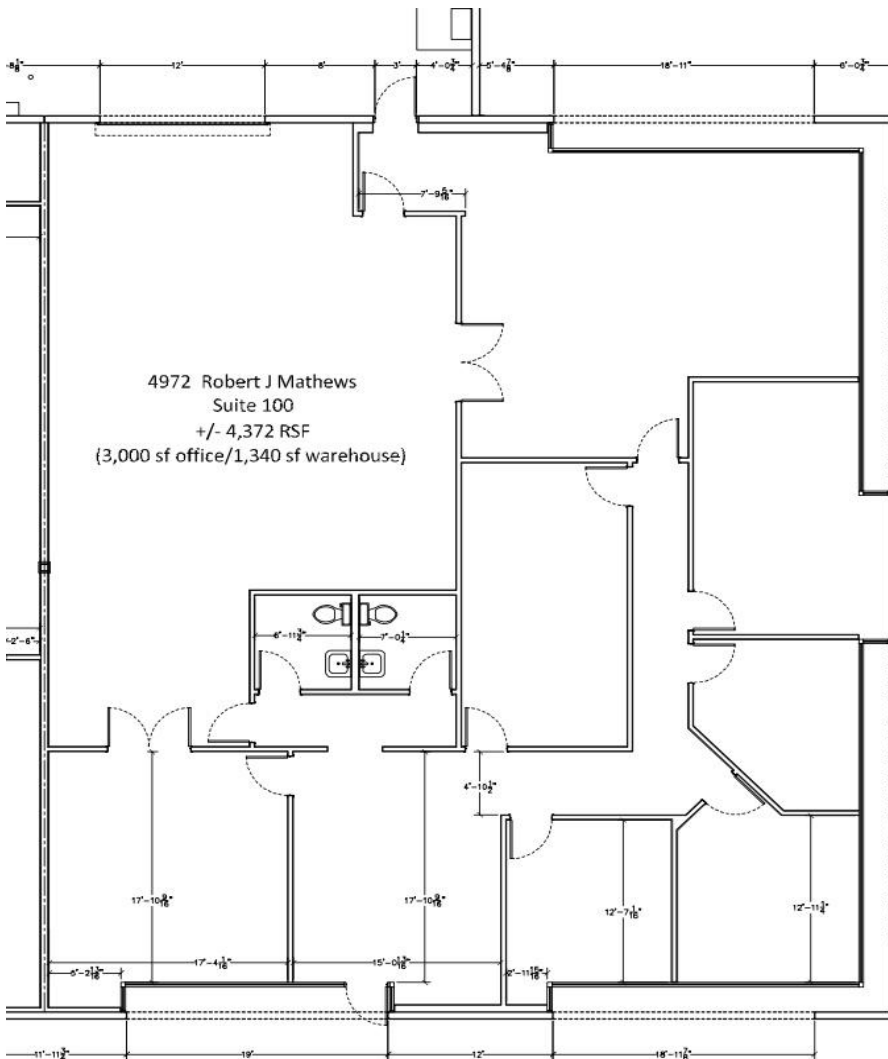
DAN WATSON
Broker Associate
831-227-7098

dan.watson@kw.com
DRE License #01786748



KW Commercial | 548 Gibson Drive, Ste 200 | Roseville, CA 95661 | 916.788.8800 | License #1272617

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.



****Condo unit square footages vary and may contain common area proration.**

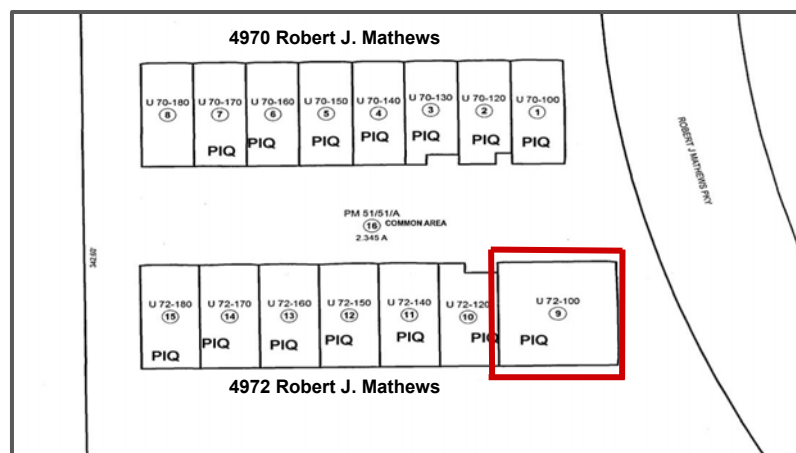
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PROPERTY PHOTOS

4972 Robert J. Mathews Pkwy., #100
El Dorado Hills, CA



*For more information or to arrange a tour,
contact the listing agent:*

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