

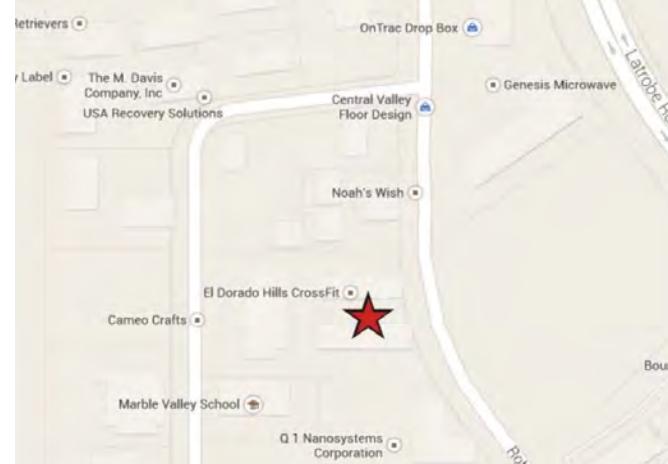
# EL DORADO HILLS FLEX CONDO FOR SALE or LEASE

**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

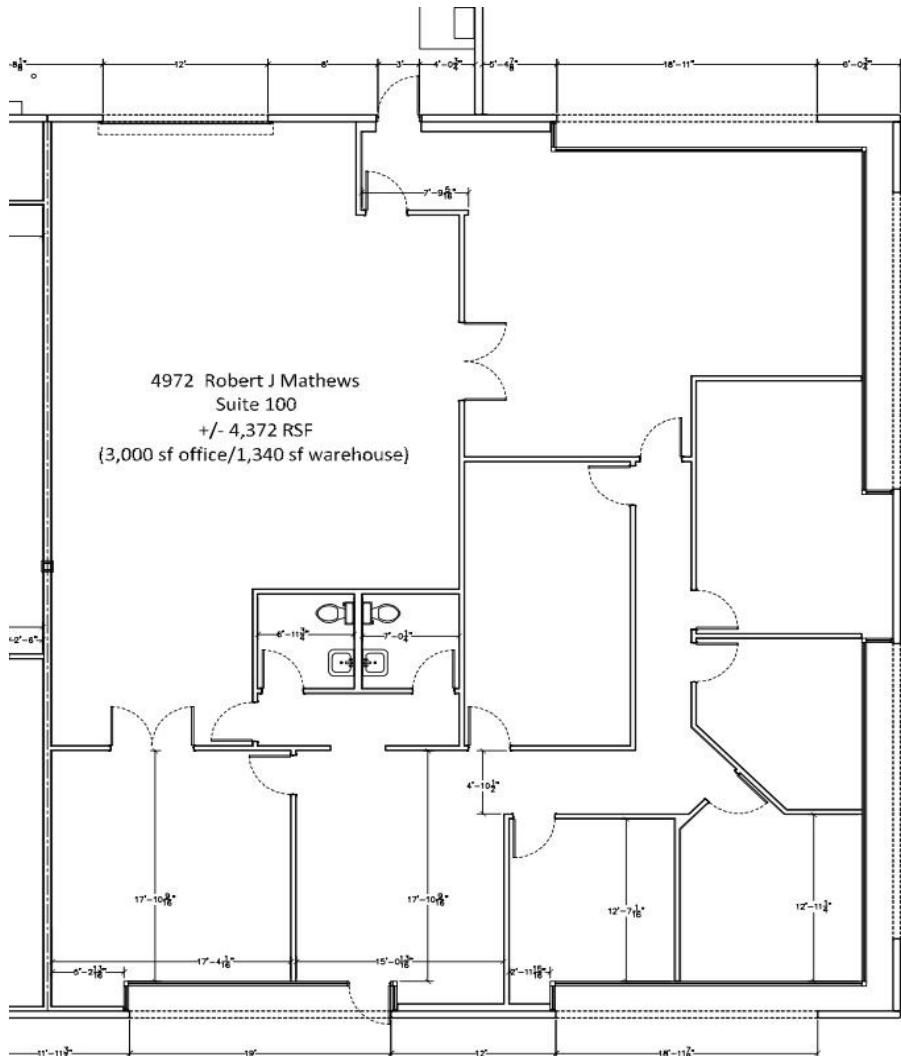
[dan.watson@kw.com](mailto:dan.watson@kw.com)

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\*Square Footage reduced by 128 SF for Power Room and prorated to all units.

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

For more information,  
please contact:

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Cell: 831.227.7098

[dan.watson@kw.com](mailto:dan.watson@kw.com)

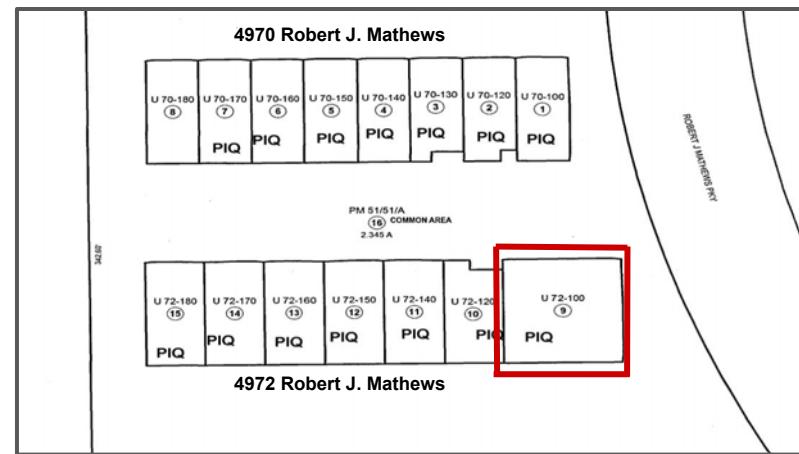
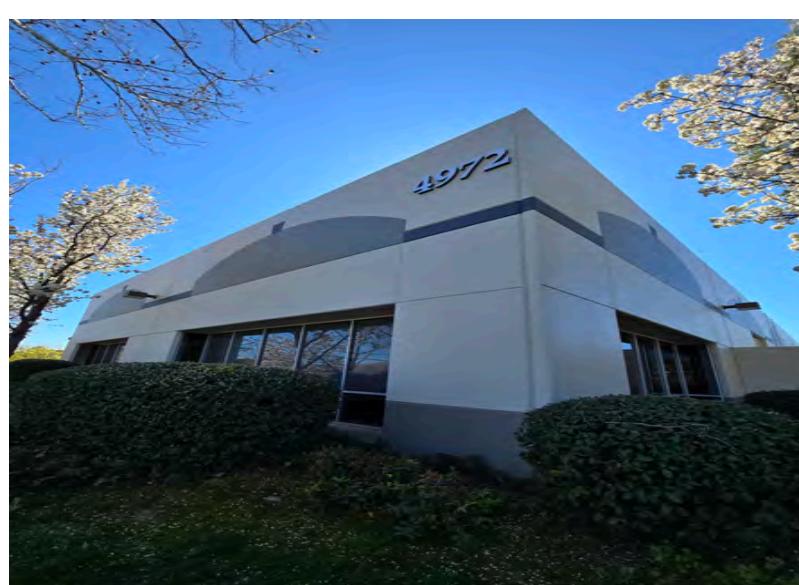
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# PROPERTY PHOTOS

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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Broker Associate  
Cell: 831.227.7098  
[dan.watson@kw.com](mailto:dan.watson@kw.com)  
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