

**PALMS COMMERCE CENTER, El Dorado Hills**  
**1700 sf FLEX SPACE FOR LEASE**



**4826 Golden Foothill Parkway, Ste. 3**  
**El Dorado Hills, CA**

1,700 sf office-warehouse in Palms Commerce Center, in prestigious El Dorado Hills Business Park. Includes 384 sq.ft. conditioned office and 1316 sf warehouse with 10 x 12 rollup door, restroom, glass storefront, and high ceiling. Only minutes to shopping and restaurants and Highway 50.

**1,700 sq.ft.**

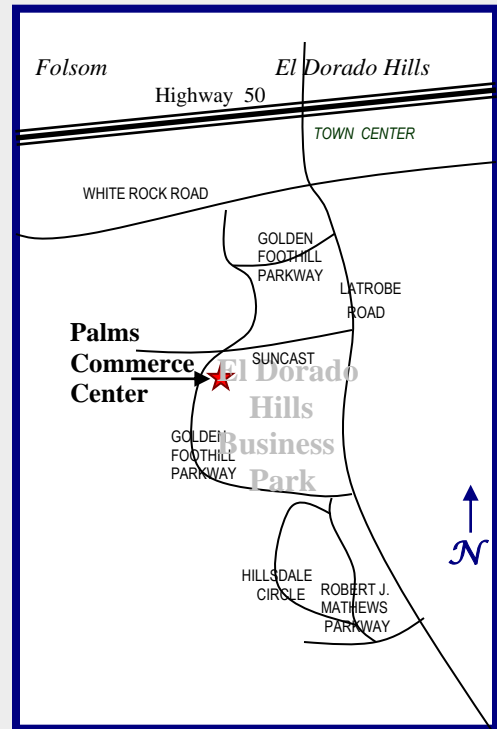
**2-3 Year Term \$1,870/mo NNN**

**4 + Year Term \$1,785/mo NNN**

Est. NNN's are \$0.30 per sq.ft. (\$510 per mo)

*Tenants are responsible for their own janitorial, PGE, phone, and internet*

Contact Marilyn Gautschi, Broker (916) 934-6446  
marilyn.gautschi@gmail.com  
DRE #00702641



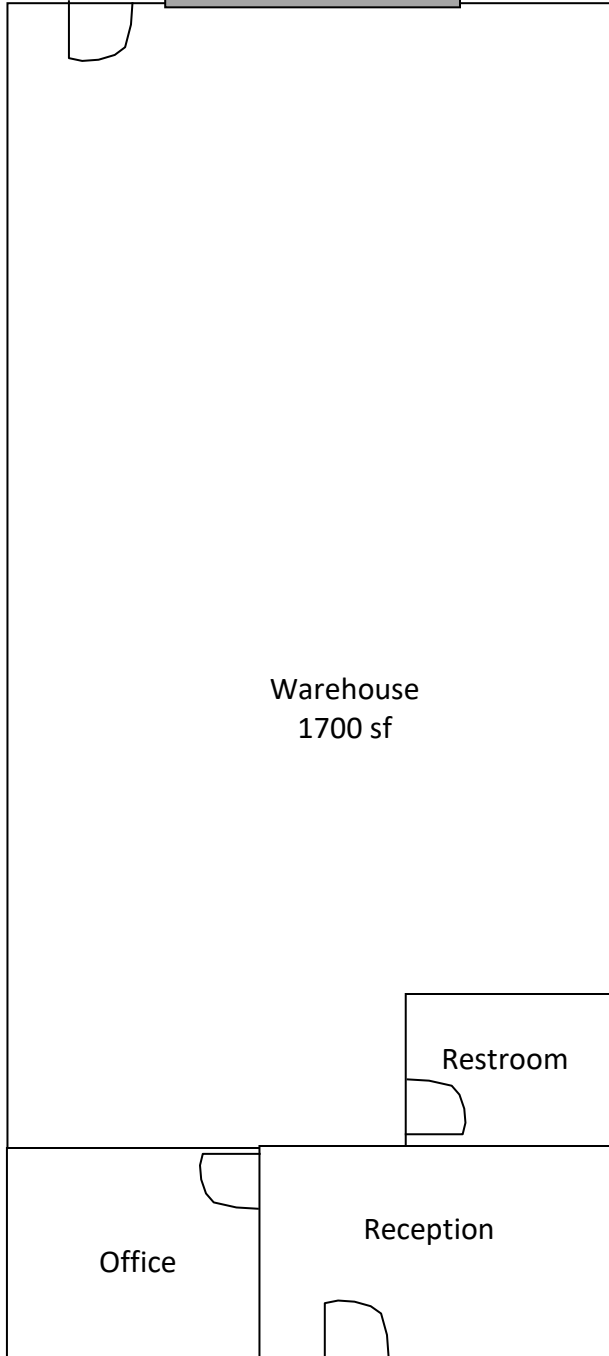
**AMERICAN COMMERCIAL REAL ESTATE**

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

*The information contained herein has been obtained from the Owner or other sources deemed reliable, however, American Commercial Real Estate does not guarantee the accuracy, and prospective tenants shall carefully and independently verify this information.*

# PALMS COMMERCE CENTER

**1,700 sq.ft. Flex Space For Lease**  
**4826 #3 Golden Foothill Pkwy, El Dorado Hills, CA**



*Not to Scale*



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