

1100 INVESTMENT BOULEVARD

El Dorado Hills, CA



FOR SALE OR LEASE



NEWMARK

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THE OPPORTUNITY

1100 Investment Boulevard offers a compelling dual opportunity as both an owner-user headquarters and a value-add investment. The fully available office/R&D building within the master-planned El Dorado Hills Business Park allows a corporate occupant to control its image, customize improvements, and consolidate operations in a campus-style environment, while retaining flexibility to lease excess space over time. Investors can also view the property as a blank slate for a renovation and repositioning program—upgrading exterior appeal, common areas, and building systems—followed by lease-up to regional and corporate tenants. Together, these dynamics create a rare chance to pair immediate operational utility with long-term upside in one of Sacramento's most established suburban business parks.



PROPERTY HIGHLIGHTS

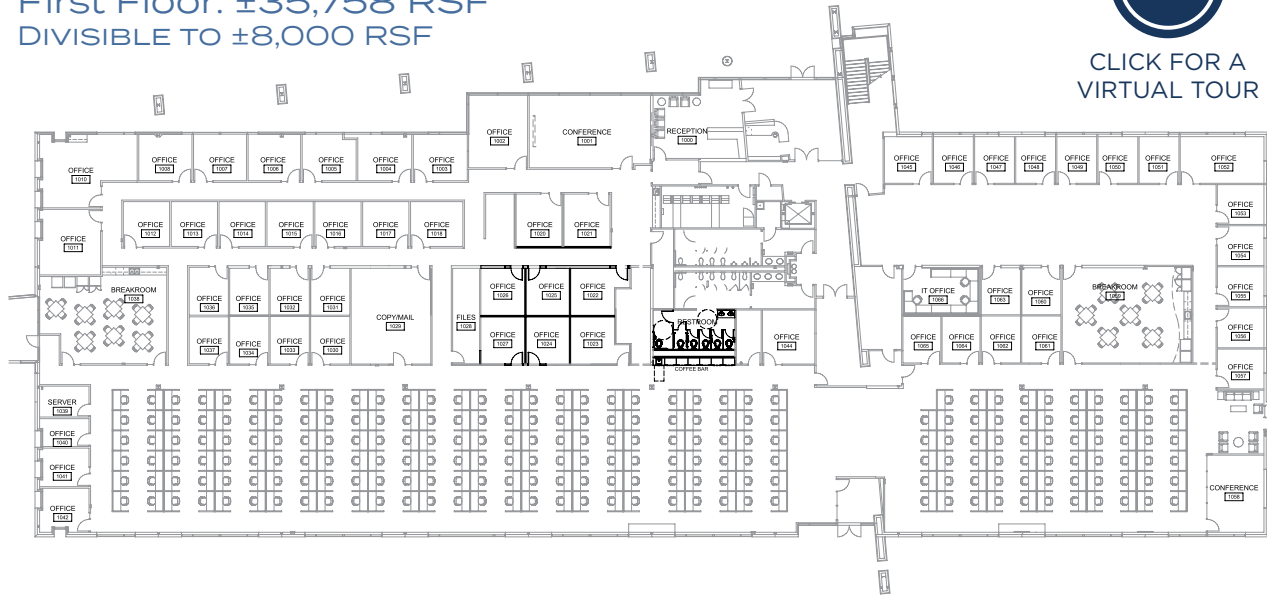
- 71,516 SF Best in Class Building
- APN: 117-720-001-000
- Ideal for Office, R&D, and Medical Use
- Full Building User Opportunity
- Easy access from Highway 50
- Adjacent to El Dorado Town Center and Numerous Other Amenities
- Excess Parking Available

FLOOR PLANS

First Floor: $\pm 35,758$ RSF
DIVISIBLE TO $\pm 8,000$ RSF



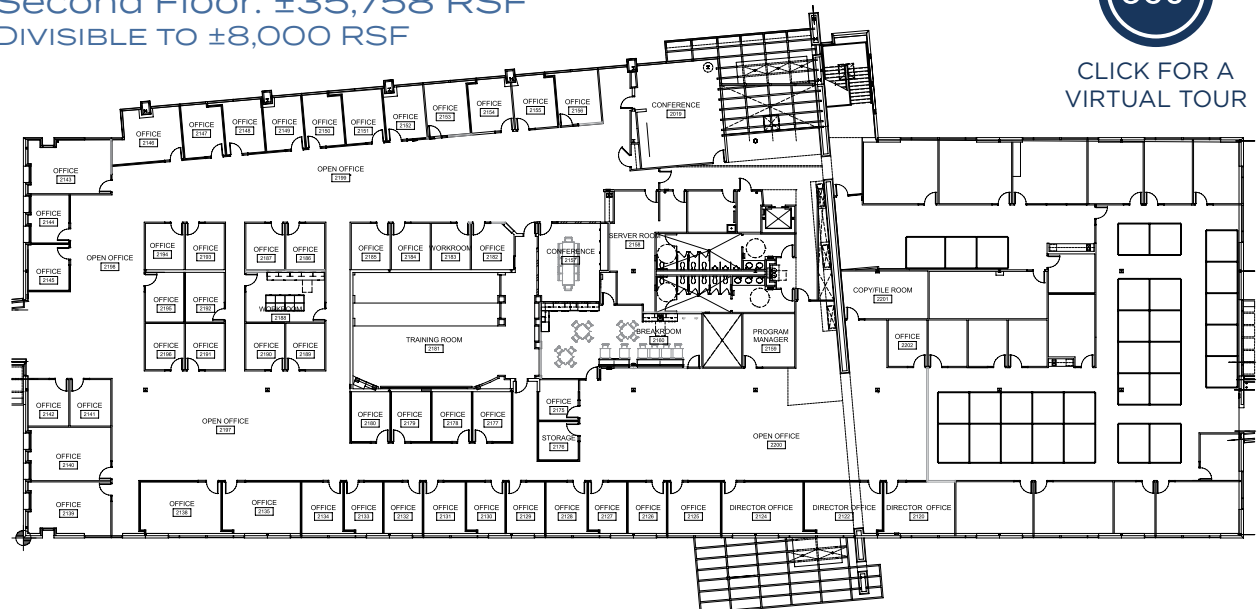
CLICK FOR A
VIRTUAL TOUR



Second Floor: $\pm 35,758$ RSF
DIVISIBLE TO $\pm 8,000$ RSF



CLICK FOR A
VIRTUAL TOUR



AMENITIES MAP



Raley's
ONE-MARKET

BEACH HUT
ICE CREAM

Jack
In the box

TACO BELL

BELLA BRU
CAFE & CATERING

36 HANDLES
OF LIFE

SIENNA

us bank

CVS
pharmacy

LifeStorage

TSC TRACTOR
SUPPLY CO.

Distillery
AMADOR & DRY DIGGINGS

H
Hawthorne Express
BY ING

EL DORADO HILLS
TOWN CENTER

TARGET **McDonald's** **7 ELEVEN** **BRICKYARD** **SELLAND'S**
MARKET-CAFE **ALMIGHTY**

PANDA EXPRESS **THE MEXICAN HOUSE** **rubio's** **South Fork** **WELLS FARGO**
GRILLE

COLD STONE **CKNIGHT'S** **Nugget** **CHASE**
CREAMERY STEAKHOUSE MARKET

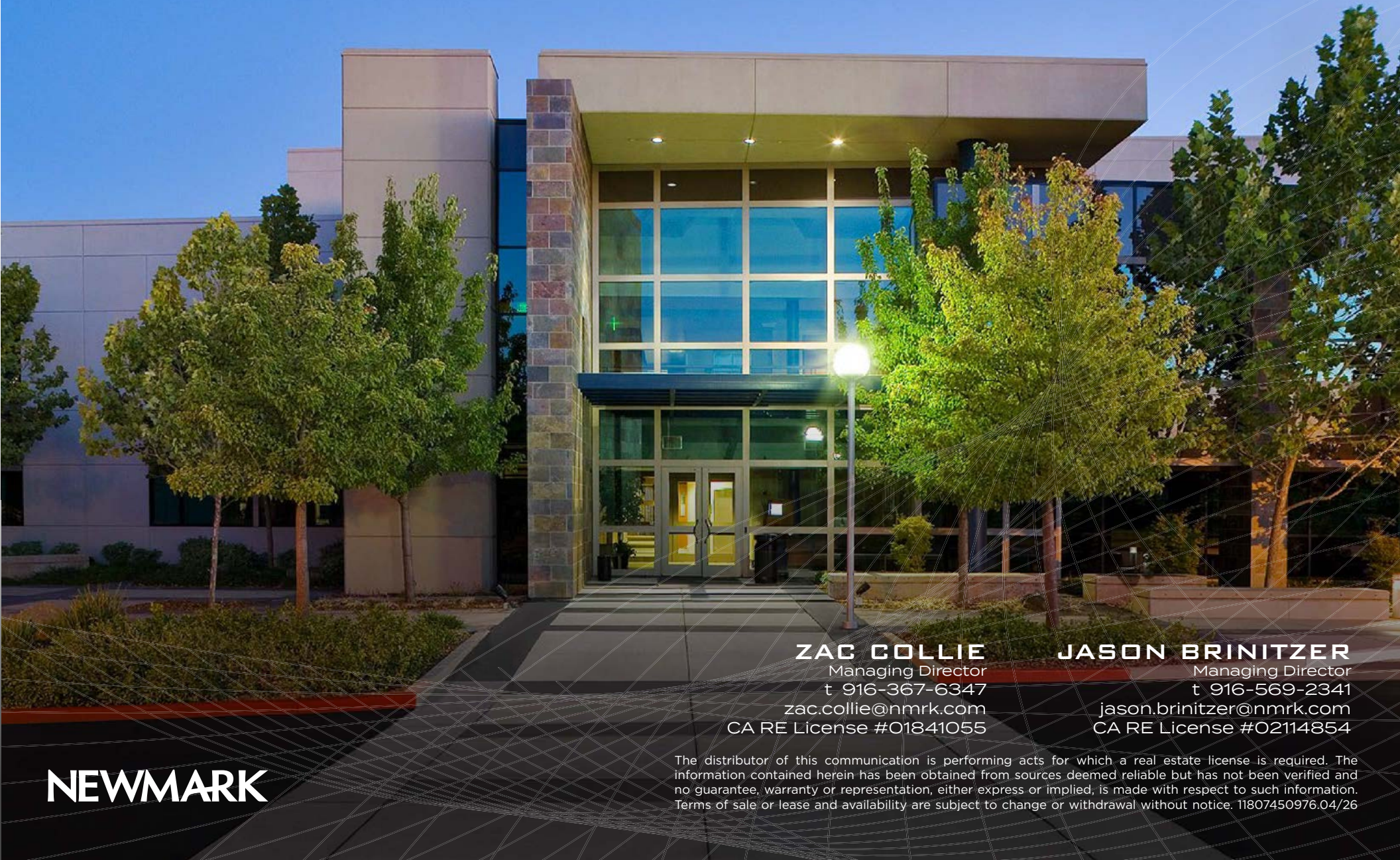
ACE **Starbucks** **Round Table** **ROOSTARZ** **BAMIYAN**
Hardware CHASE

REGAL **CHASE** **Sourdough & Co.** **Umi Sushi**

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