

A large, two-story commercial building with a light beige facade and a dark tiled roof. The entrance features a wide concrete walkway leading to glass doors. Large windows are visible on the upper floor. The building is surrounded by greenery, including trees and shrubs.

5190

GOLDEN FOOTHILL PKWY
EL DORADO HILLS, CA

± 19,920 SF



FOR SALE AND LEASE

The Newmark logo, featuring the word "NEWMARK" in a bold, white, sans-serif font against a dark background.

NEWMARK

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BUILDING SUMMARY



GENERAL PROPERTY OVERVIEW

ASKING PRICE:	Call for pricing details
LEASE RATE:	\$2.35/SF Full Service Gross
BUILDING SIZE:	Approximately 20,000 SF
LAND AREA:	Approximately 95,832 SF (±2.2 Acres)
PARKING:	Above standard with ±97 spaces (±4.8 spaces per 1,000 SF)
ZONING:	R&D (various uses permitted)
LOCATION:	Within the master planned El Dorado Hills Business Park just south of Highway 50 on Latrobe Road.

CLASS A RENOVATIONS COMPLETED IN 2010

- Contemporary interior design by Williams & Paddon, AIA
- Impressive 2-story lobby atrium at main entry
- New Network/Communications room with redundant HVAC
- All new HVAC units placed on roof

BUILDING SUMMARY

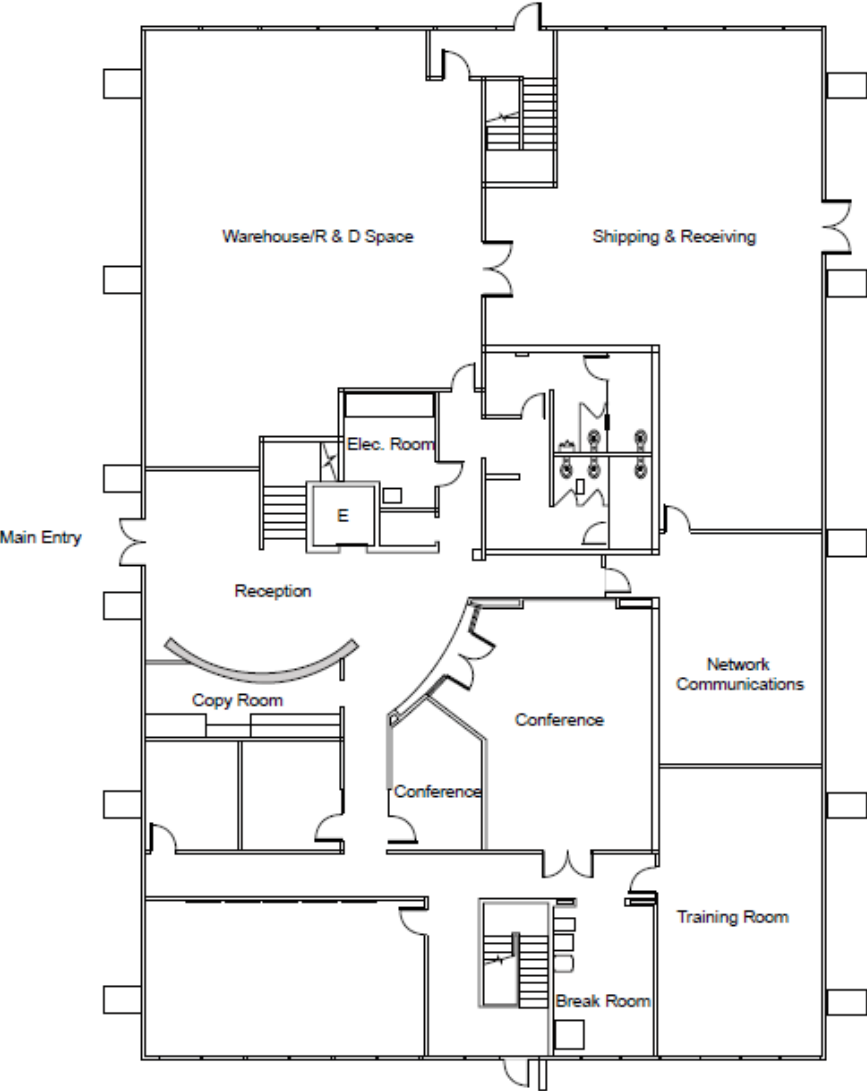
ADDITIONAL FEATURES:

- Highly visible corner location at signalized intersection of Latrobe Road and Golden Foothills Parkway (Entry 1 to El Dorado Hills Bussiness Park)
- Building signage
- Easy access to Highway 50
- Close proximity to El Dorado Hills Town Center for all retail services including restaurants, banking, fitness club, hotel, theatre, etc.
- AT&T and Comcast Fiber in the building.
- Includes at a minimum 4,000 SF of warehouse/R&D space

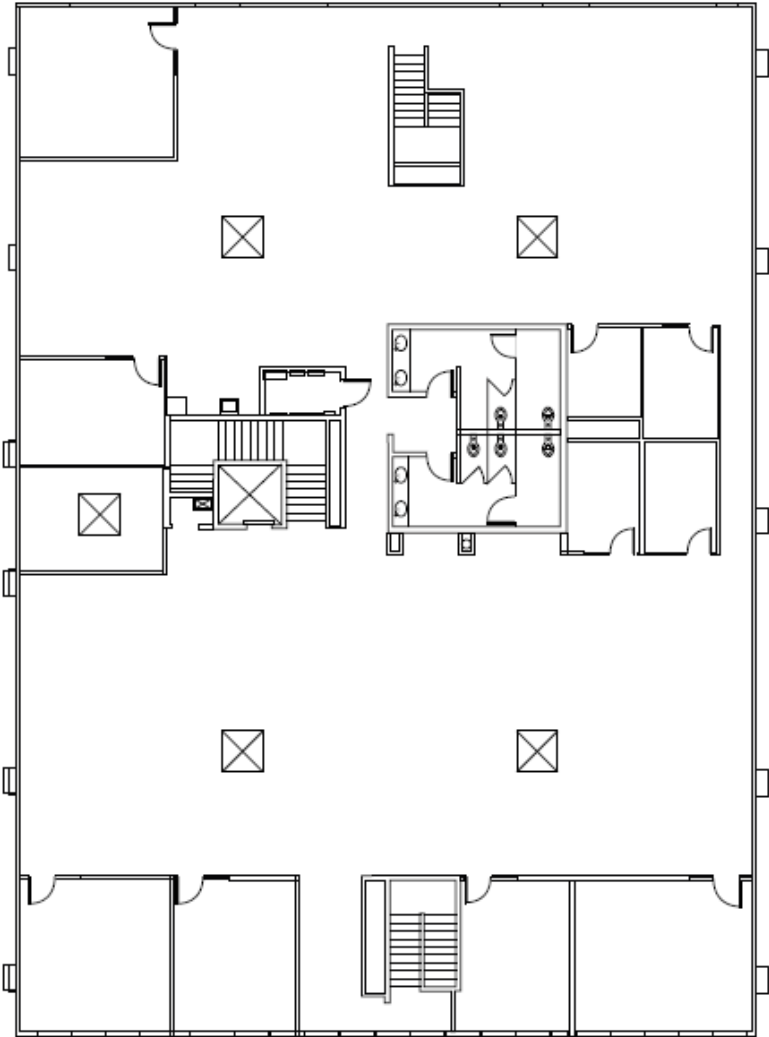


FLOOR PLAN

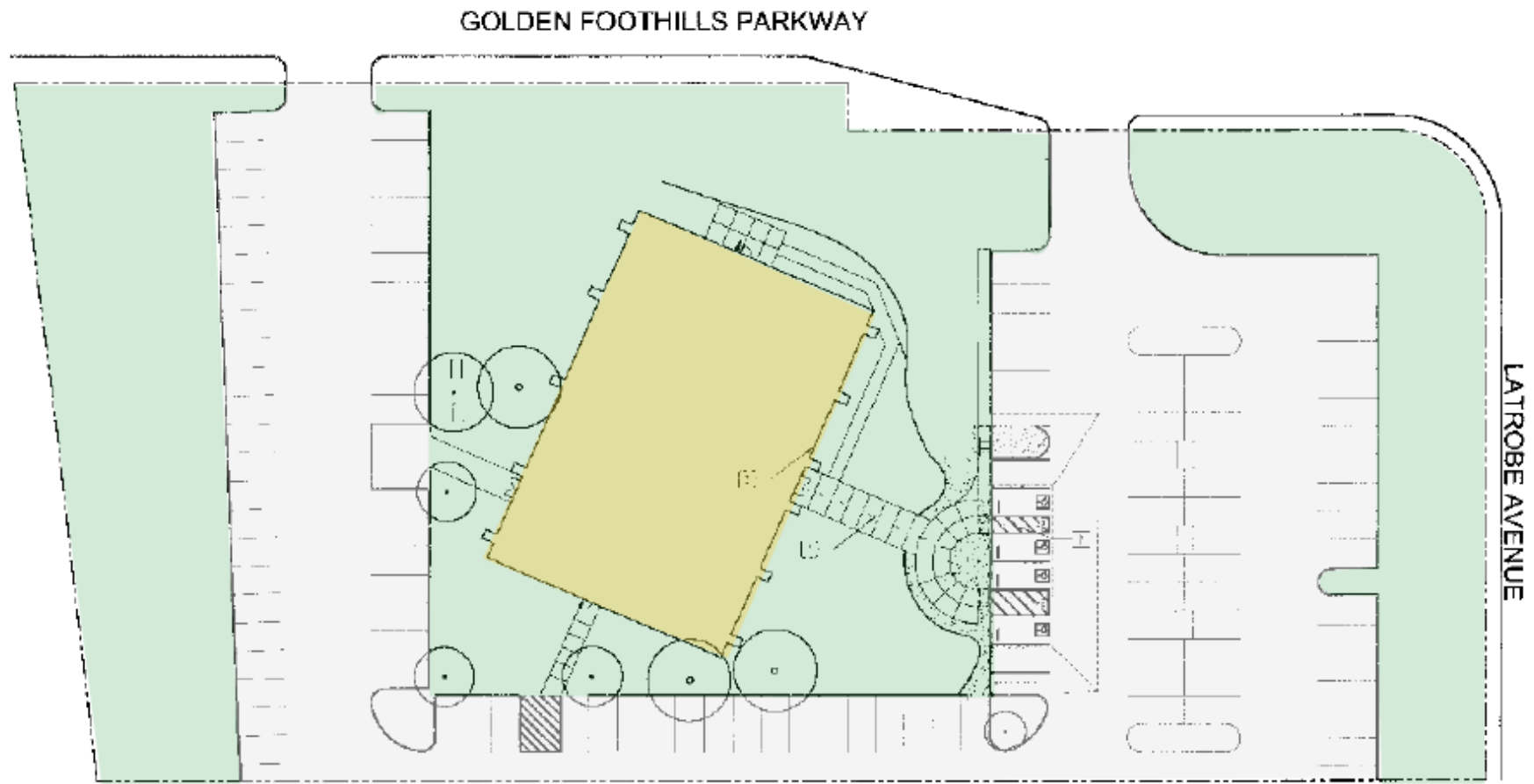
FIRST FLOOR PLAN



SECOND FLOOR PLAN



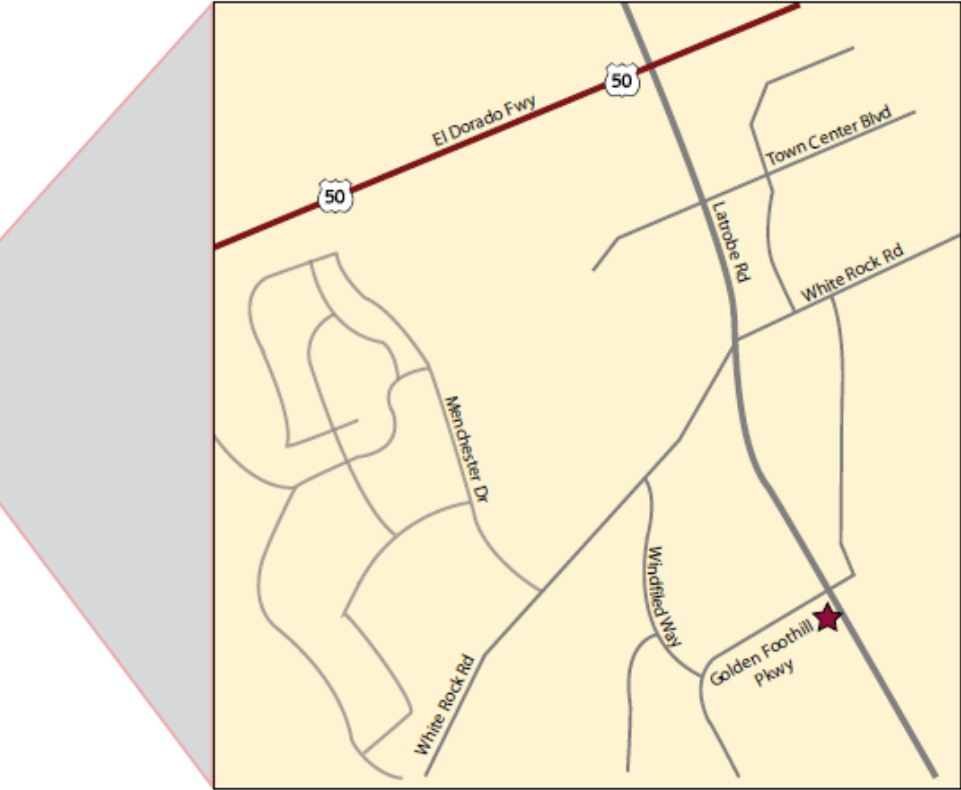
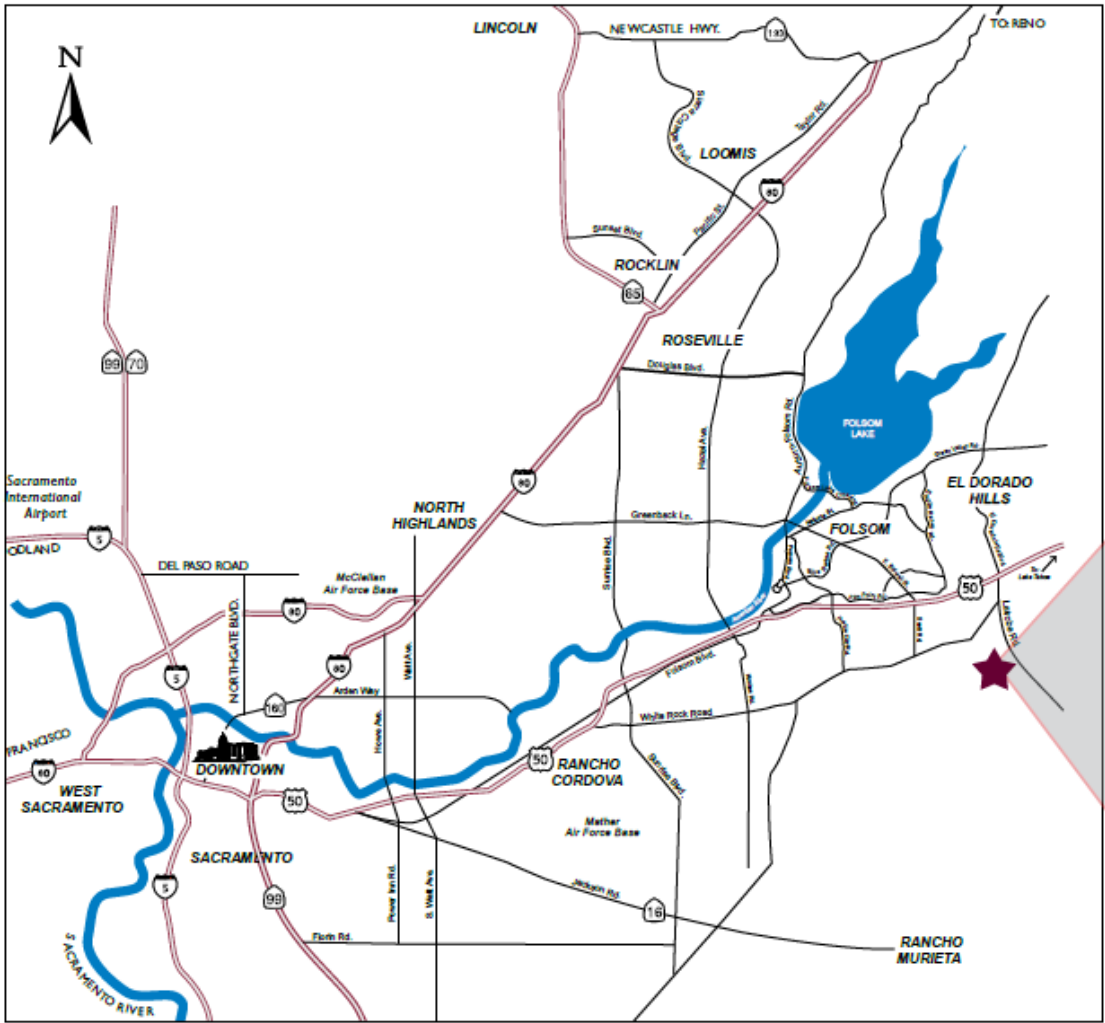
SITE PLAN



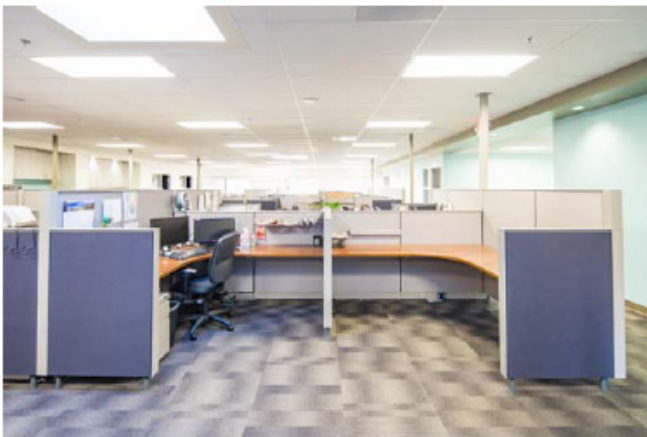
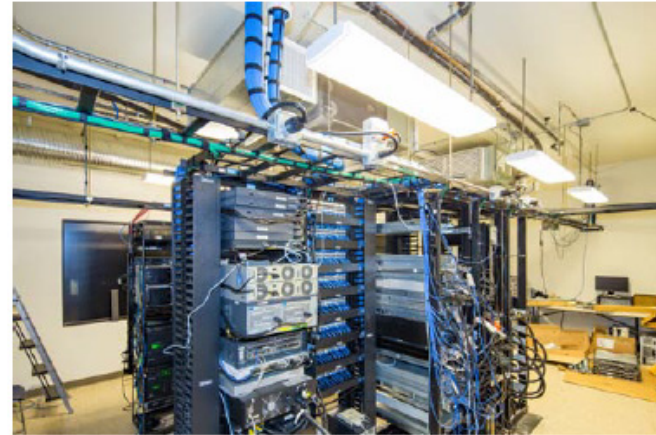
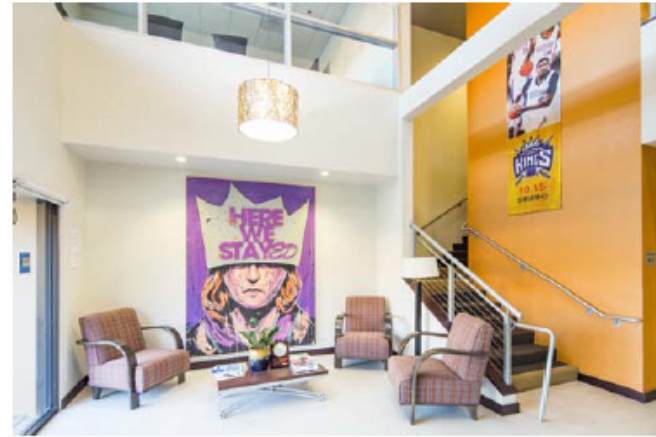
① ACCESSIBLE ACCESS SITE PLAN

1" = 20' 0"

REGIONAL AND AREA MAP



ADDITIONAL PHOTOS



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