

5190
GOLDEN FOOTHILL PKWY
EL DORADO HILLS, CA

± 19,920 SF

FOR SALE AND LEASE

NEWMARK

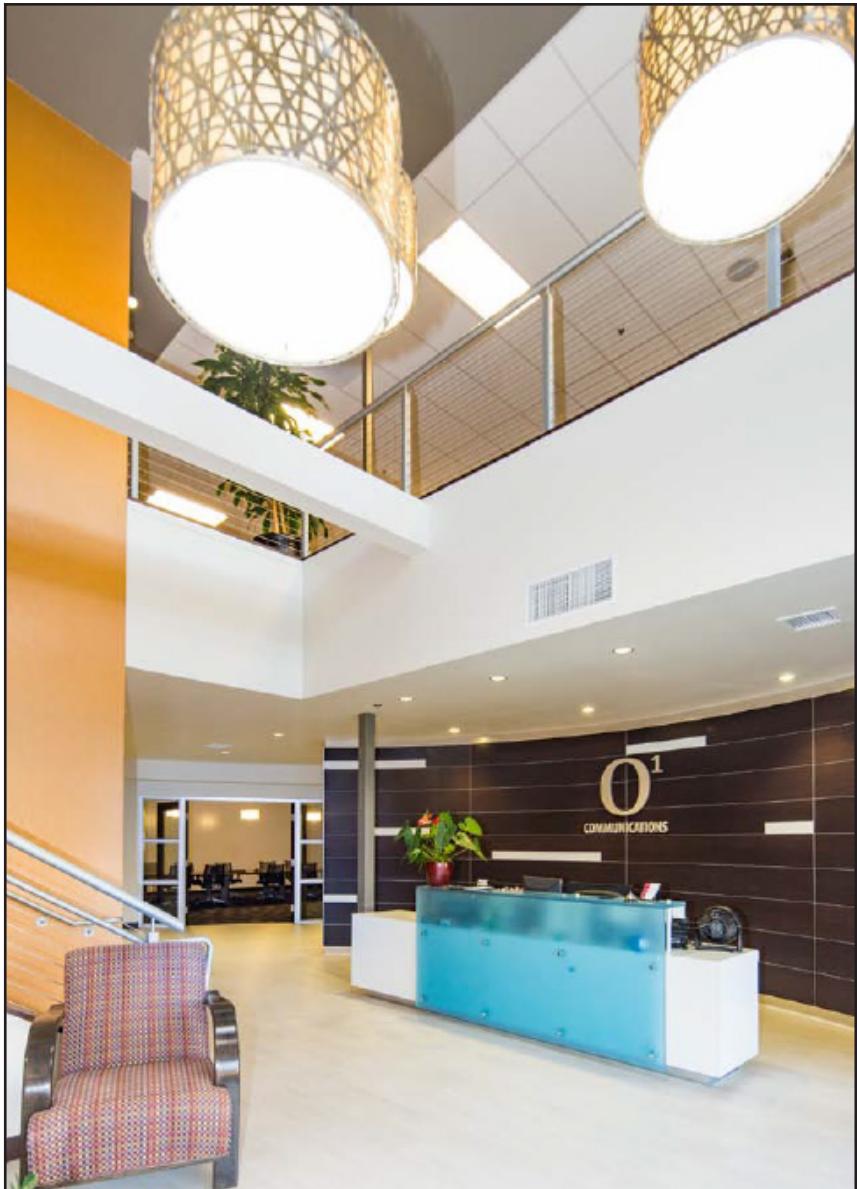
EXCLUSIVE AGENTS:

JASON BRINITZER
916.569.2341
JASON.BRINITZER@NMRK.COM
CA RE LIC #02114854

JACK BLACKMON
916.569.2372
JACK.BLACKMON@NMRK.COM
CA RE LIC #01999561

JODIE ROBINSON
916.569.2318
JODIE.ROBINSON@NMRK.COM
CA RE LIC #022143577

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

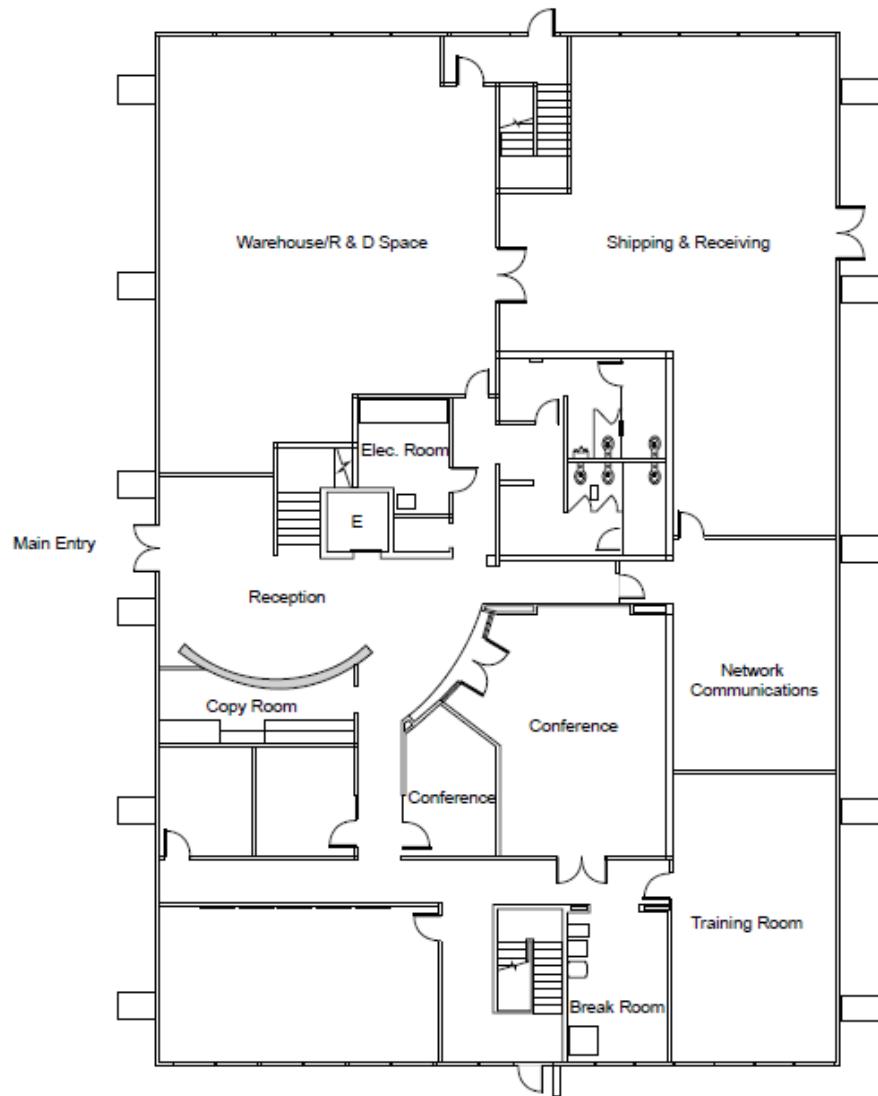
ADDITIONAL FEATURES:

- Highly visible corner location at signalized intersection of Latrobe Road and Golden Foothills Parkway (Entry 1 to El Dorado Hills Business 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

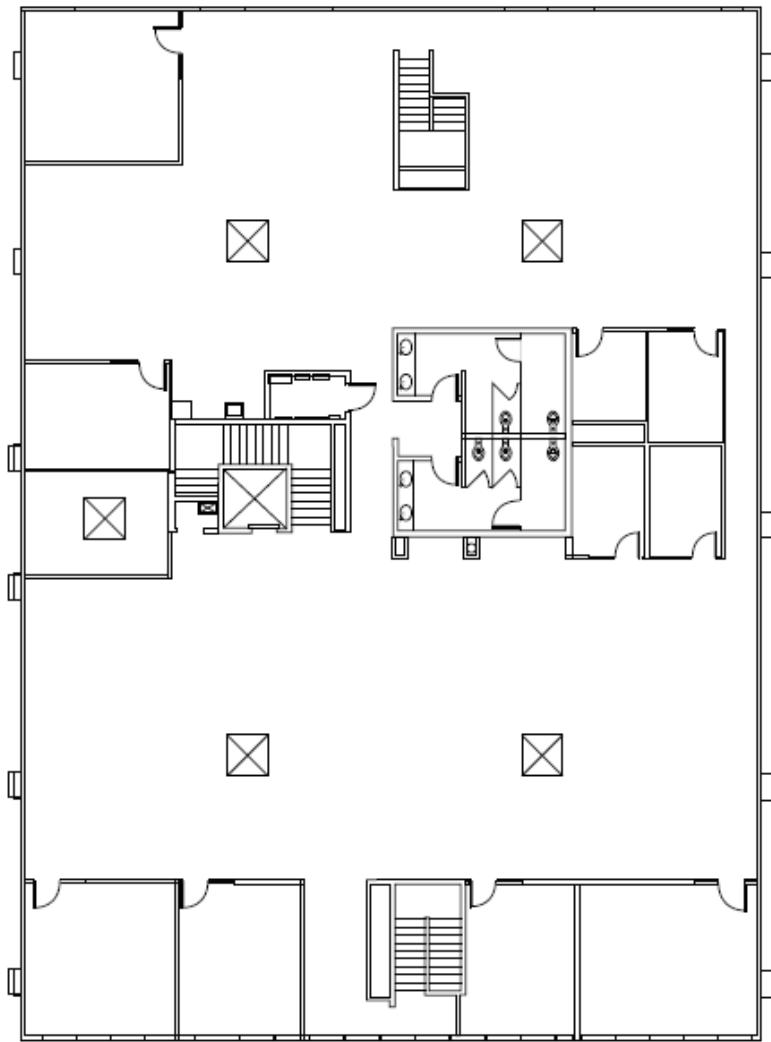


FLOOR PLAN

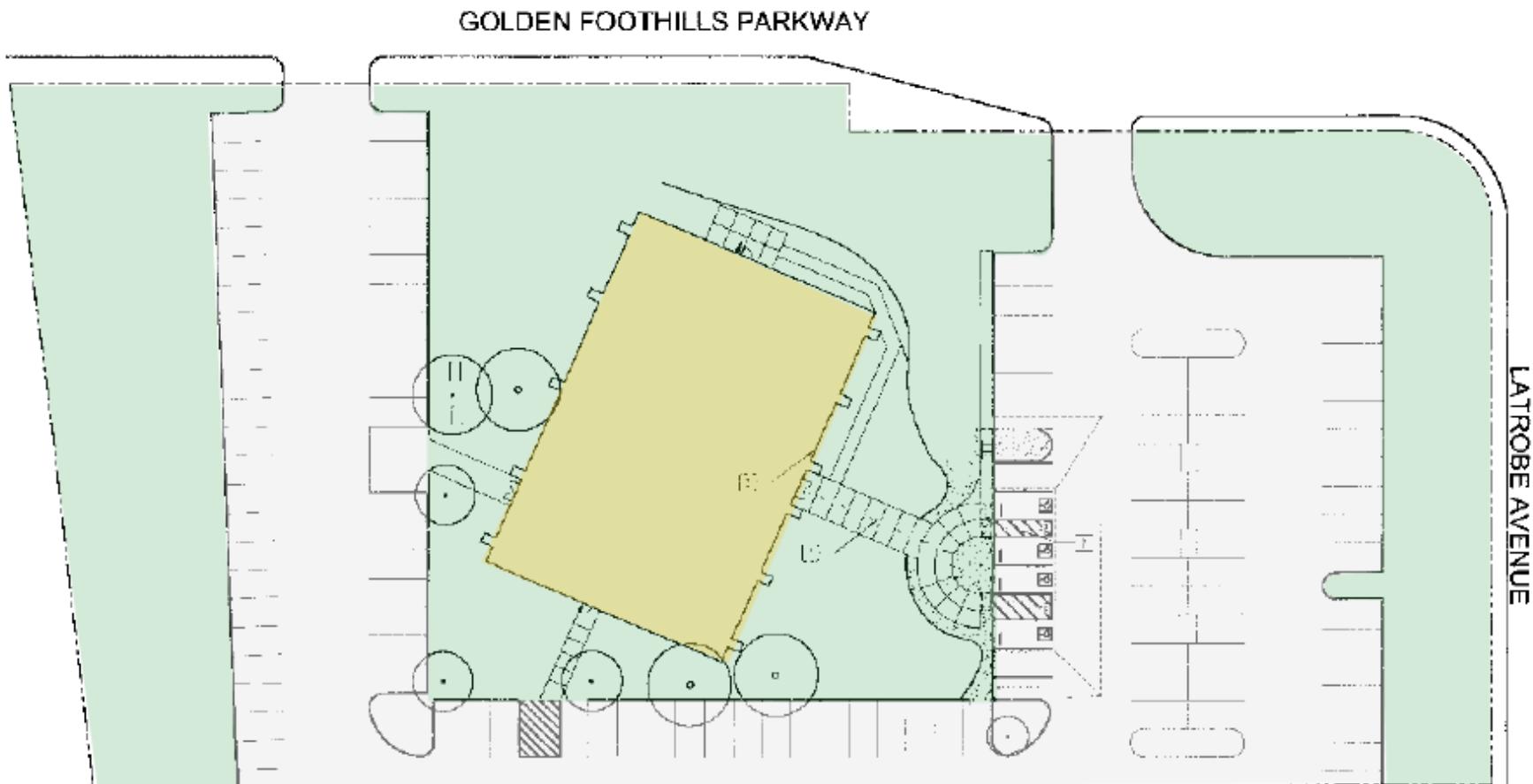
FIRST FLOOR PLAN



SECOND FLOOR PLAN



SITE PLAN

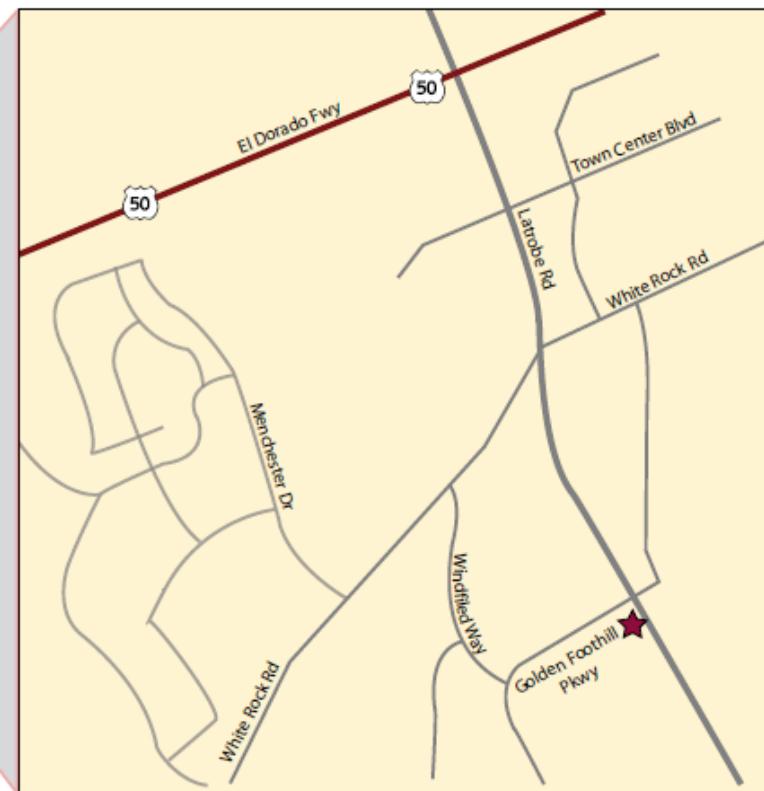
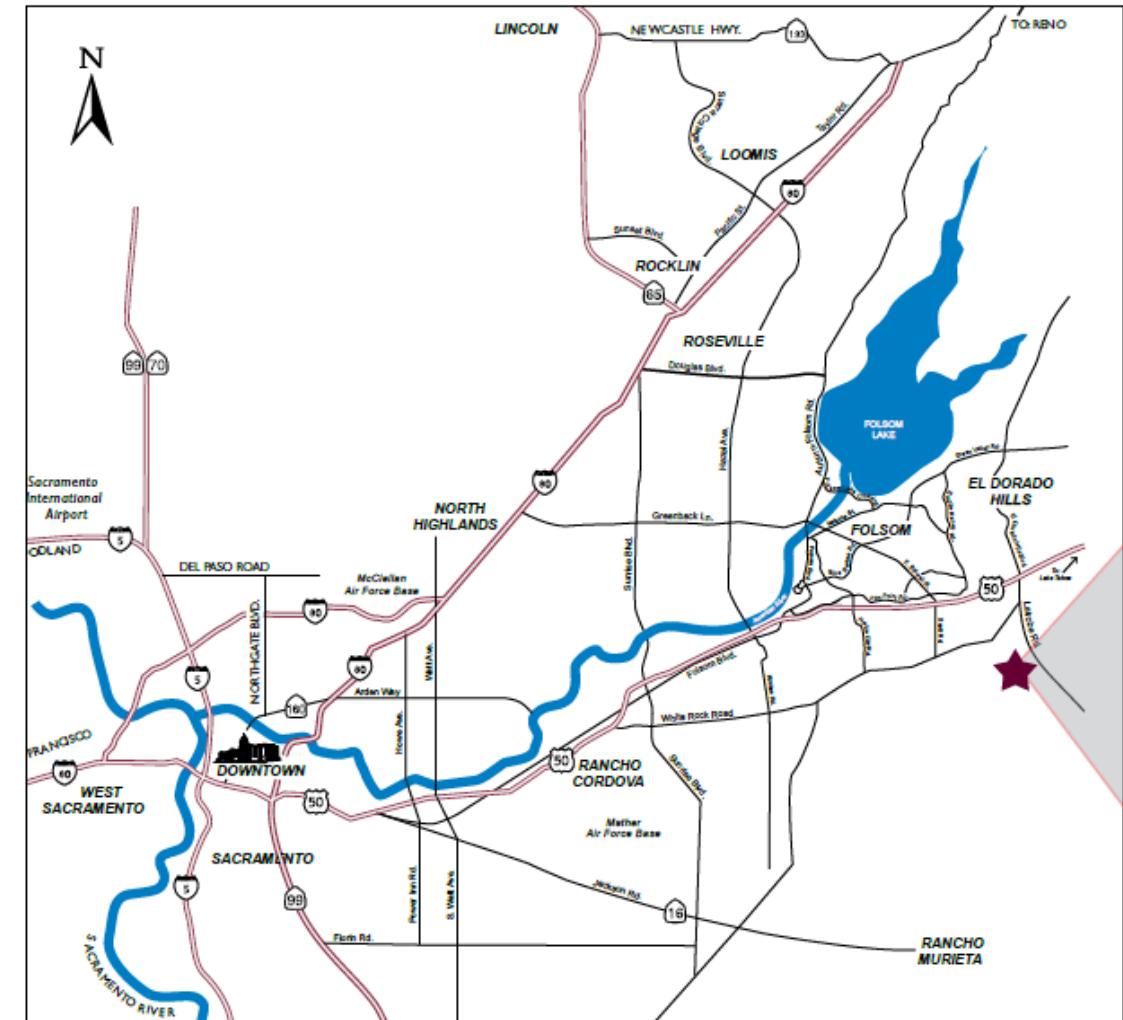


① ACCESSIBLE ACCESS SITE PLAN

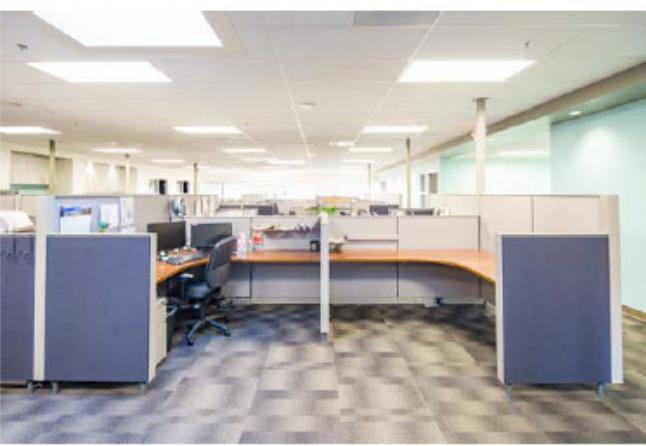
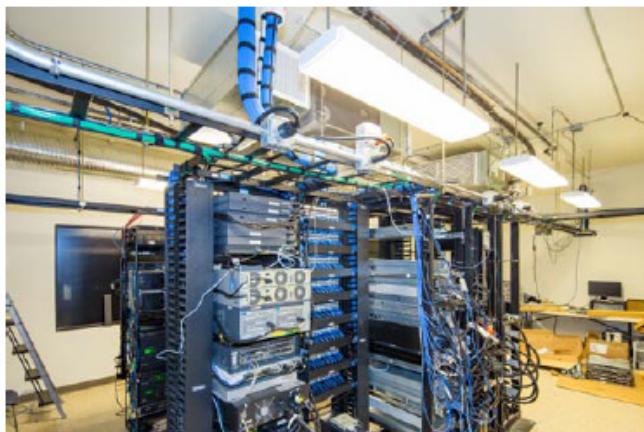
1" = 20' 0"


REGIONAL AND AREA MAP

N



ADDITIONAL PHOTOS



JASON BRINITZER

916.569.2341

jason.brinitzer@nmrk.com

CA RE Lic #02114854

JACK BLACKMON

916.569.2372

jack.blackmon@nmrk.com

CA RE Lic #01999561

JODIE ROBINSON

916.569.2318

jodie.robinson@nmrk.com

CA RE Lic #022143577



980 9th Street, Suite 2500

Sacramento, CA 95814

NEWMARK

Procuring broker shall only be entitled to a commission, calculated in accordance with the rates approved by our principal only if such procuring broker executes a brokerage agreement acceptable to us and our principal and the conditions as set forth in the brokerage agreement are fully and unconditionally satisfied. Although all information furnished regarding property for sale, rental, or financing is from sources deemed reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice and to any special conditions imposed by our principal. 1/26