

INVESTMENT PLAZA | OFFICE SPACE AVAILABLE FOR LEASE

**1101 & 1107 INVESTMENT BOULEVARD
EL DORADO HILLS, CA 95762**

LOCATED ON THE CORNER OF
LATROBE RD AND INVESTMENT BLVD
SOUTH OF HIGHWAY 50



Mike Sotelo

Senior Director – Sales & Leasing

916.677.8155

mike.sotelo@tricommercial.com

LIC: #01809363

3400 Douglas Blvd, Suite 190,
Roseville, CA 95661



About the Property

Investment Plaza consists of two, 2-story Class A office buildings with multiple amenities. Located in the desirable El Dorado Hills, the property is in close proximity to major shopping centers and Highway 50.

Property Highlights

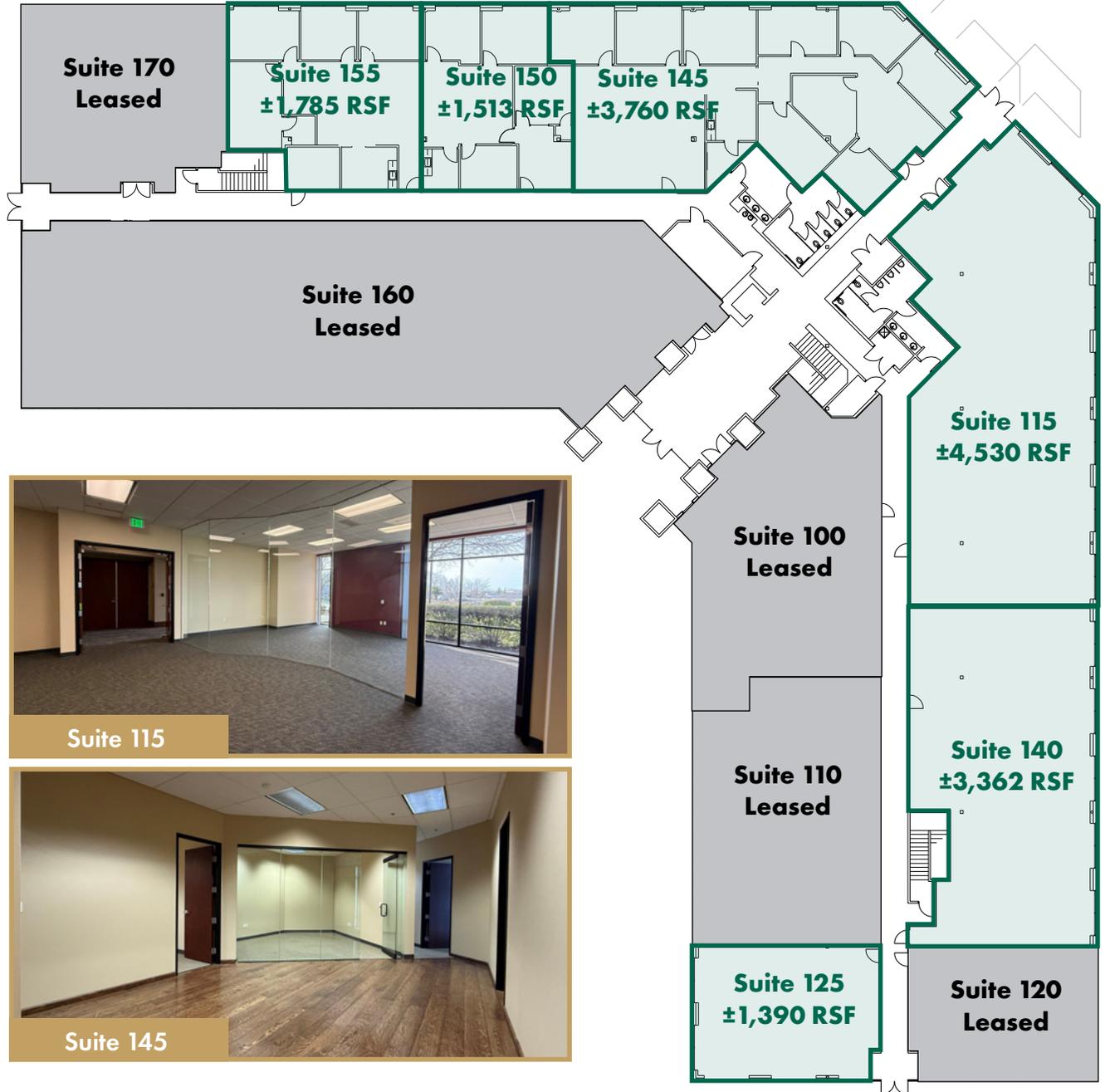
- Above Standard Finishes
- Slate Entry
- Beautiful Exterior Water Features
- Lush Landscape
- Dramatic 2-story Lobby
- Secure Campus Environment
- Card Key Entrance
- On-Site Property Management
- 4/1,000 Parking Spaces
- Fitness Room
- Weight and Exercise Equipment
- Showers and Lockers
- Extra Amenities Available
- Dry Cleaning Pickup
- Onsite Car Washing Service
- Prominent Exposure Latrobe Rd
- Close proximity to the El Dorado Hills Town Center and regional executive housing

1101 INVESTMENT BLVD | FIRST FLOOR

AVAILABILITY

Lease Rate: * \$1.80/ SF; Full Service

*Promo lease rate is for first year of lease term for New Tenants. Minimum of 3-year term, As-Is.



1101 INVESTMENT BLVD | SECOND FLOOR

AVAILABILITY

Lease Rate: * \$1.80/ SF; Full Service

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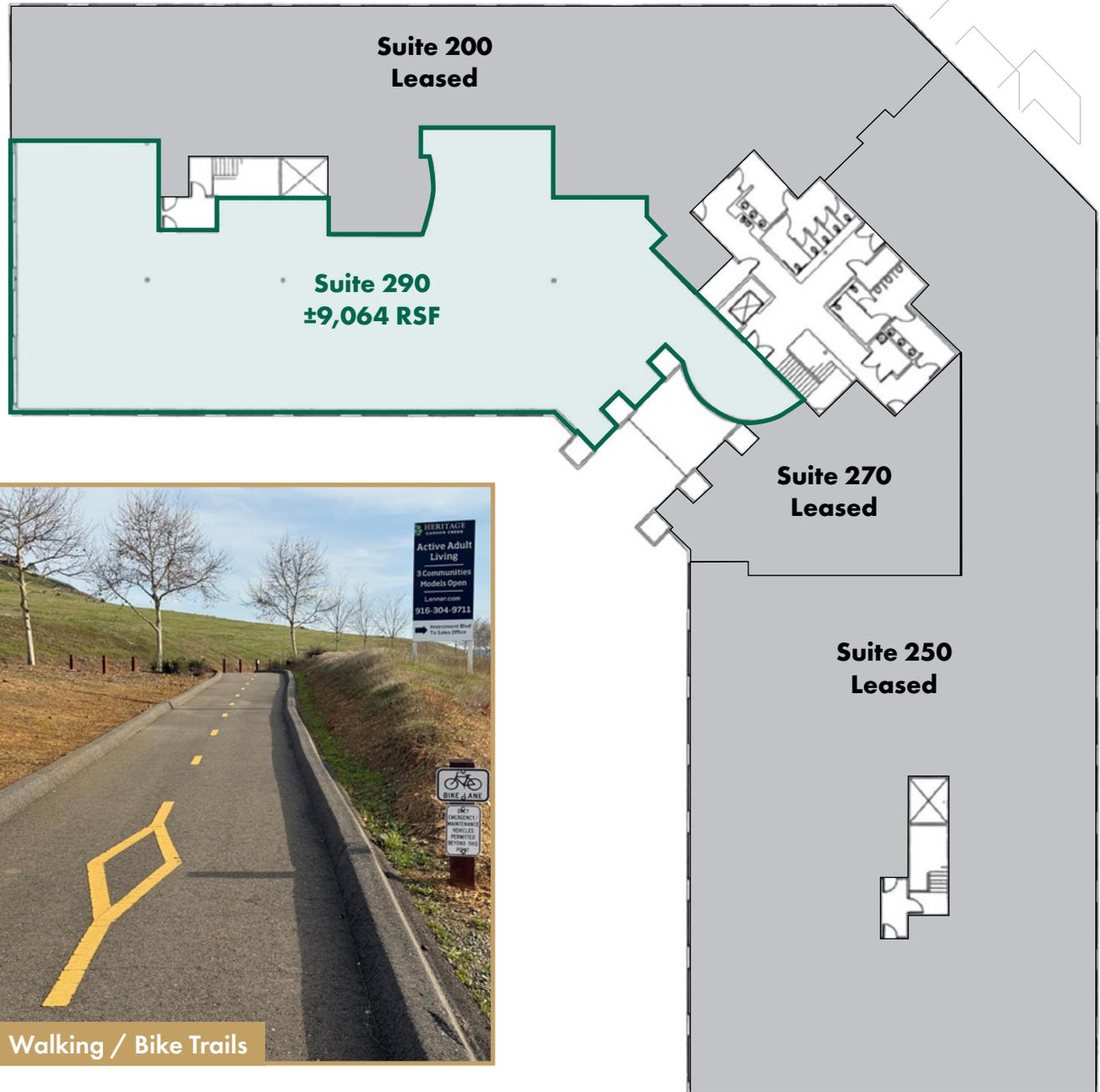
Walking / Bike Trails



Town Center



Walking / Bike Trails



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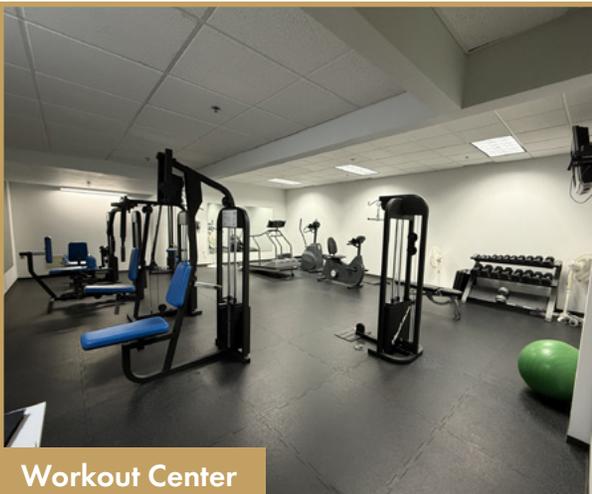
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Workout Center



Town Center



Workout Center



Suite 190

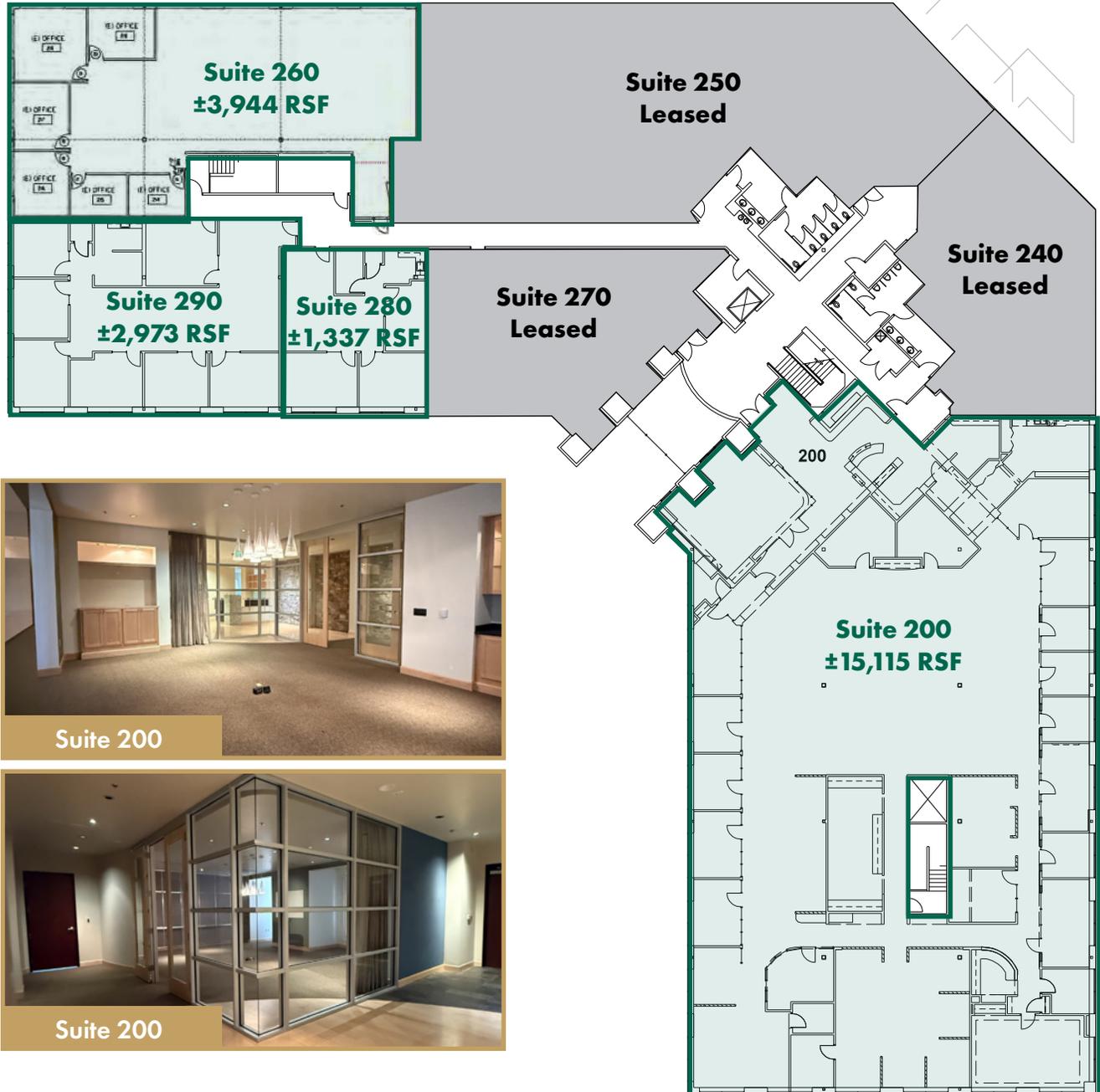


1107 INVESTMENT BLVD | SECOND FLOOR

AVAILABILITY

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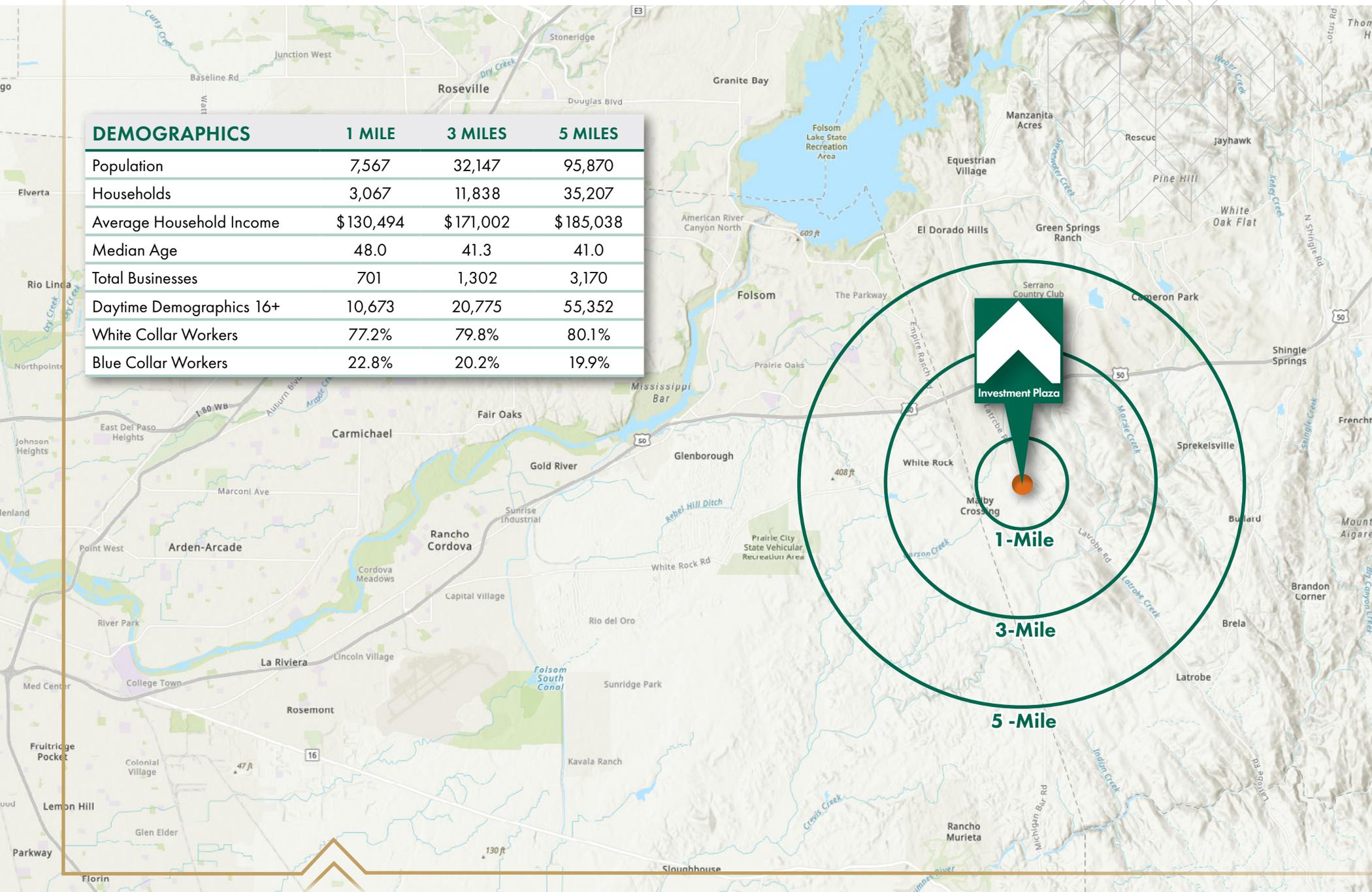
PROPERTY PHOTOS



INVESTMENT PLAZA | OFFICE FOR LEASE

DEMOGRAPHIC REPORT

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|--------------------------|-----------|-----------|-----------|
| Population | 7,567 | 32,147 | 95,870 |
| Households | 3,067 | 11,838 | 35,207 |
| Average Household Income | \$130,494 | \$171,002 | \$185,038 |
| Median Age | 48.0 | 41.3 | 41.0 |
| Total Businesses | 701 | 1,302 | 3,170 |
| Daytime Demographics 16+ | 10,673 | 20,775 | 55,352 |
| White Collar Workers | 77.2% | 79.8% | 80.1% |
| Blue Collar Workers | 22.8% | 20.2% | 19.9% |



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ABOUT TRI COMMERCIAL DRE #00532032

As a full-service brokerage firm, TRI Commercial provides complete tenant/landlord representation in leasing, as well as property acquisition and disposition services. We have a strong presence in San Francisco, Oakland, Walnut Creek, Sacramento, Rocklin and Roseville with direct access to every major office market in Northern California.

Through our affiliation with CORFAC International, we also provide clients with national and international coverage. No matter what your requirements, you'll find a TRI agent who possesses the knowledge, expertise and commitment to fulfill all of your commercial real estate needs.

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