

LA BORGATA
3905-3907 PARK DRIVE
EL DORADO HILLS, CA
1,190 SF - 2,709 SF OFFICE SUITES

ETHAN CONRAD
PROPERTIES INC.



MAJOR REMODEL COMPLETED

EXCLUSIVELY REPRESENTED BY:

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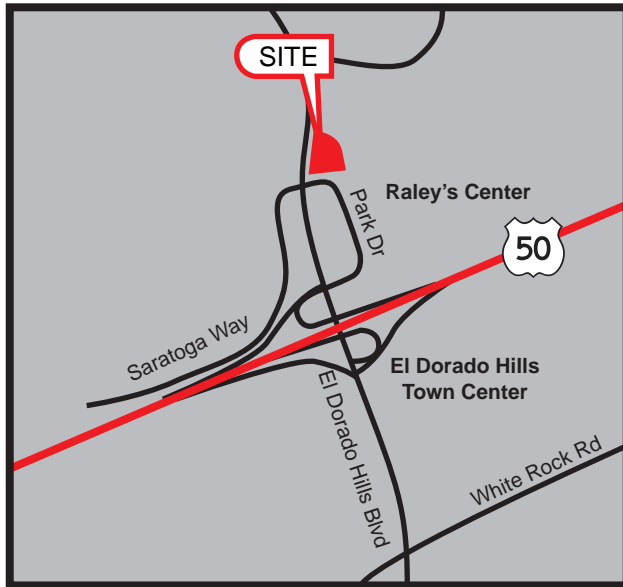
ROME
REAL ESTATE GROUP

916.779.1000

ETHAN CONRAD PROPERTIES, INC.
1800 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | FAX: 916.779.1200
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FEATURES:

- Turn-key Class B office suites available
- Walk to lunch - restaurants within the center on the ground floor
- Convenient access to and from Hwy 50
- 4.34/1,000 parking ratio
- Large windows in the office suites offer excellent views of the property
- Retail flyer available



COMMENTS:

La Borgata is a luxurious mixed-use center located in the heart of El Dorado Hills. The center features six beautiful buildings and plush landscaping that give it the feel of a Mediterranean Village. The center is anchored by high profile tenants: Sienna Bistro, Sky Sushi & Bank of America. Neighboring tenants include: Raley's, Walgreens, Nugget Market, Target, Regal Cinemas, & Starbucks.

LEASE RATES:

3905:

Suite 110* - 2,709 SF: \$6,475.00, NNN (\$2.39 PSF)

3907 Park Dr

Suite 210* - 1,190 SF: \$2,368.00, NNN (\$1.99 PSF)

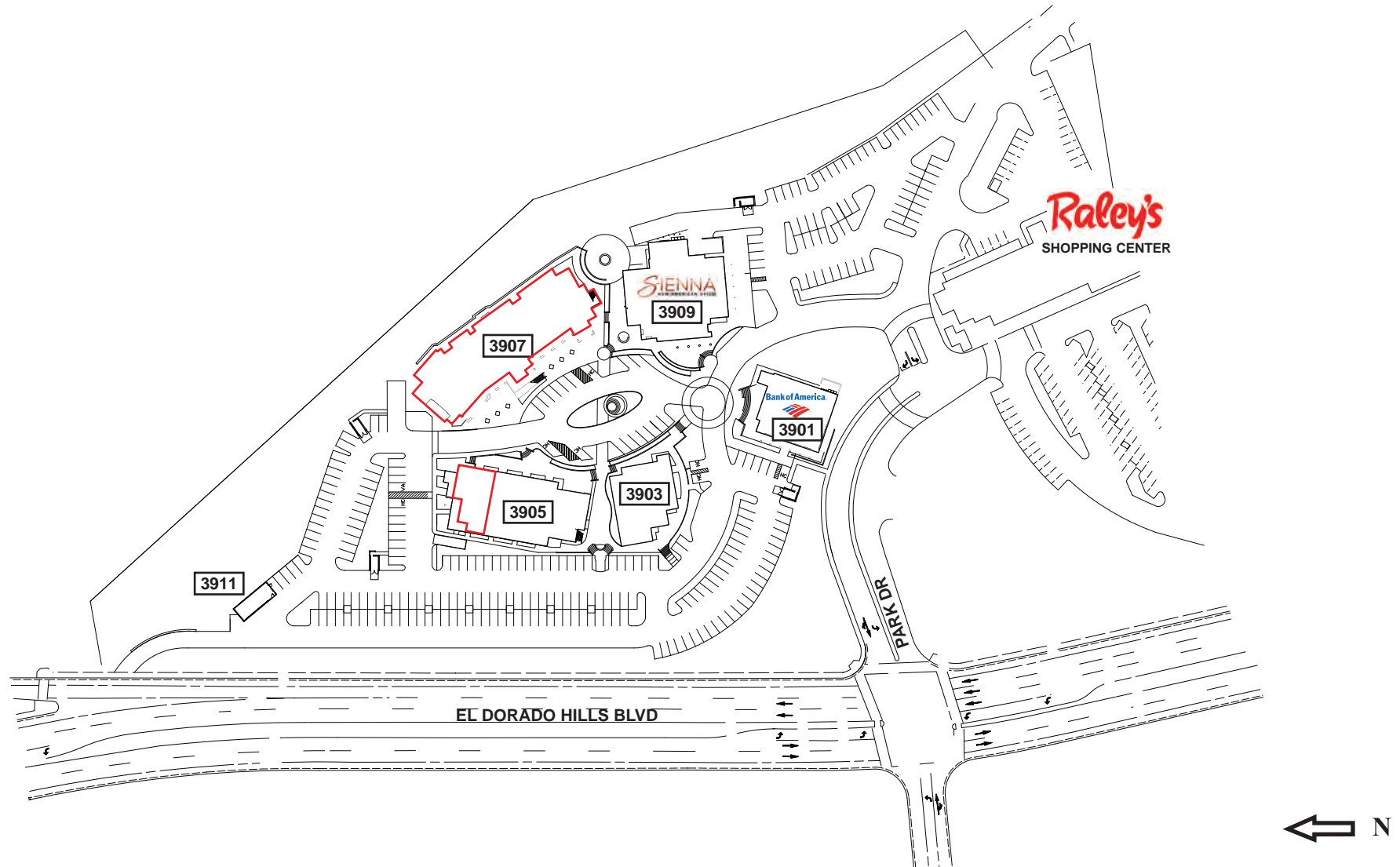
Suite 225* - 1,410 SF: \$2,750.00, NNN (\$1.95 PSF)

Suite 210/225* - 2,600 SF: \$4,914.00, NNN (\$1.89 PSF)

NNN costs are approximately \$0.66 PSF.

*Available with 30 days notice.

SITE PLAN



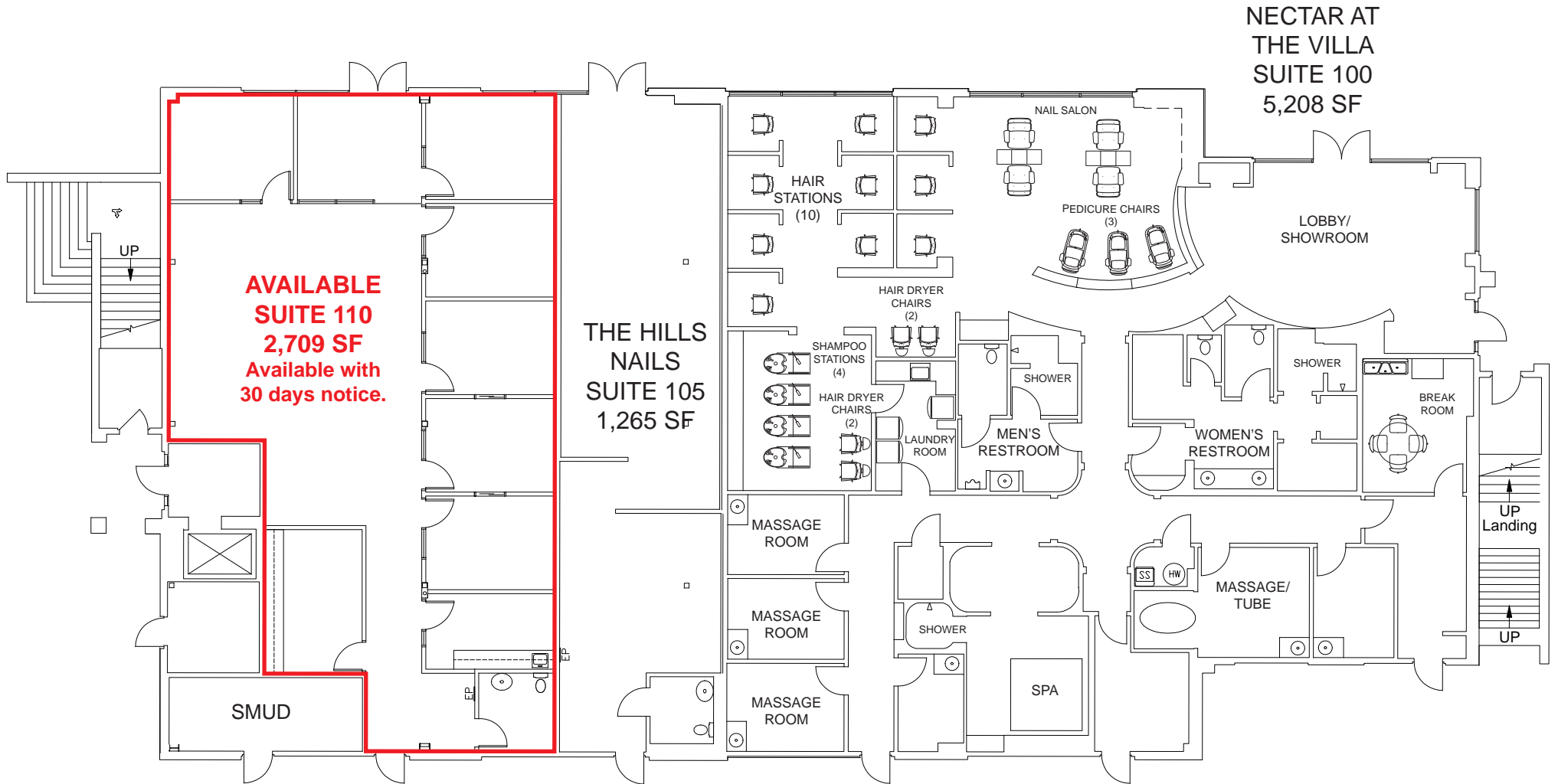
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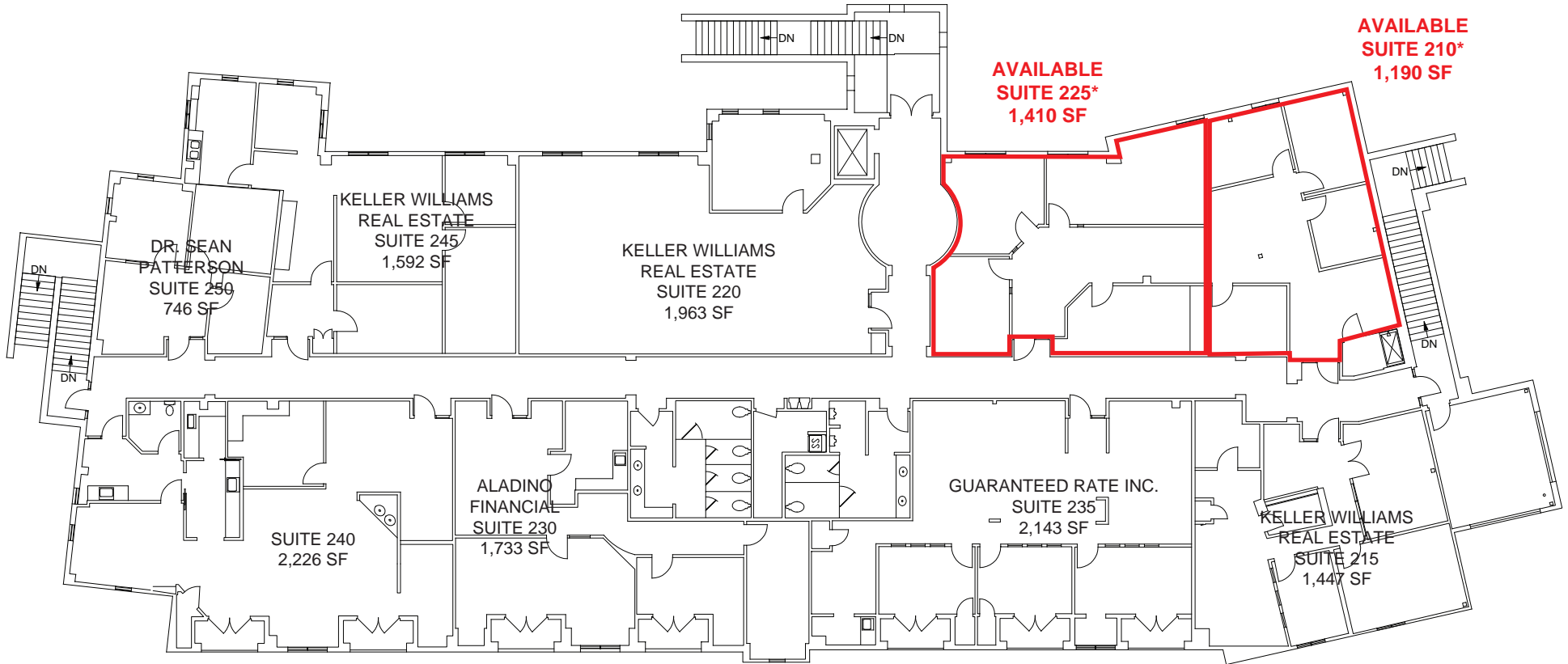
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3907 PARK DR



| SUITE | SF | LEASE RATE | RENT |
|---------|-------|-------------|------------|
| 210 | 1,190 | \$1.99, NNN | \$2,368.00 |
| 225 | 1,410 | \$1.95, NNN | \$2,750.00 |
| 210/225 | 2,600 | \$1.89, NNN | \$4,614.00 |

NNN costs are \$0.66 PSF

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