

El Dorado Hills Business Park

1264 HAWKS FLIGHT COURT



FOR LEASE

Highlights

- › Two-story Class A building located in the El Dorado Hills Business Park
- › Easy access to Highway 50
- › All retail amenities located close by

Thomas Walcott, SIOR, CCIM
Senior Vice President
+1 916 563 3002
thomas.walcott@collier.somc
License #01121178



1234 Hawks Flight Court, El Dorado Hills, CA



colliers.com/sacramento

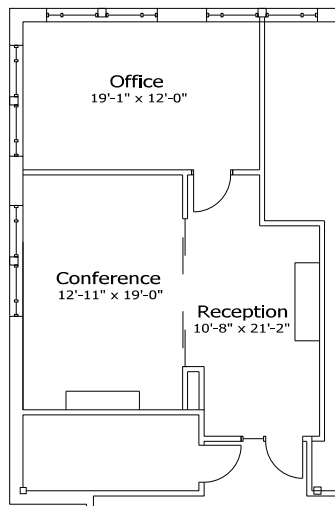
Property Details

Asking Rent	\$2.15/SF Full Service
Space Available	±5,179 SF
Divisible	±838 - 4,341 SF
Suite 150	±1,039 SF
Suite 170	±4,341 SF (Available 5/1/2019)
Parking Ratio	4.00/1.000
Year Built	2007
Total Building Area	±28,884 SF

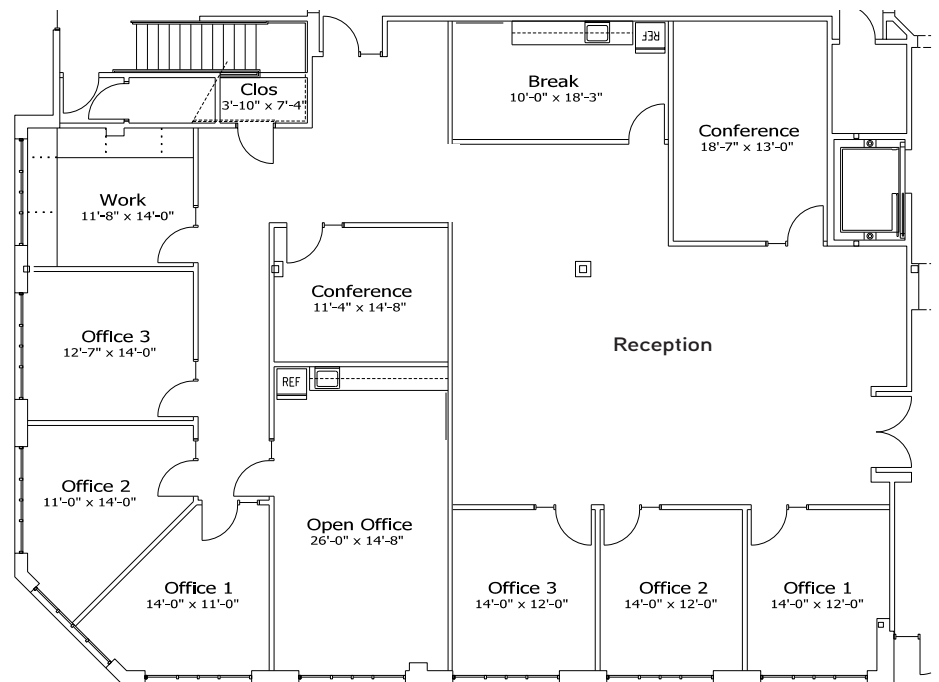


Floor Plans

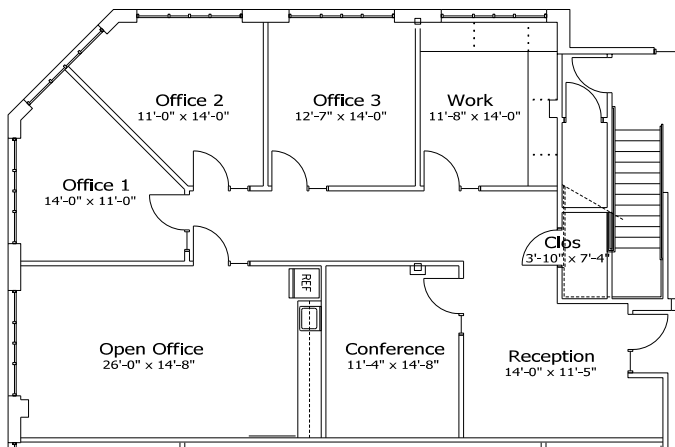
Suite 150 | ±838 RSF



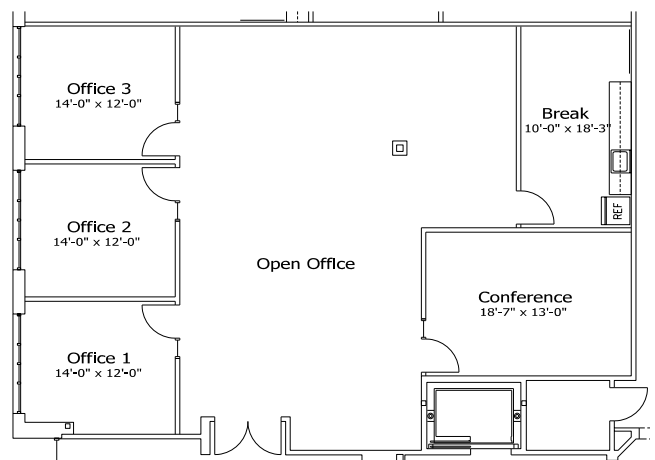
Suite 170/190* | ±4,341 RSF



Suite 170* | ±2,053 RSF



Suite 190* | ±2,288 RSF



*available 5/1/2019





FOLSOM LAKE

blue of california



	1 MILE	3 MILES	5 MILES
2018 Population	±5,470	±29,528	±96,302
Ave. HH Income	\$149,777	\$165,557	\$151,329
White Collar Employees	79%	79%	78%
Blue Collar Employees	13%	10%	10%
Ave. Households	1,975	8,946	30,932
Median Age	45	39	39

EL DORADO HILLS TOWN CENTER

Live music venues, farmer's market
fine dining, and more



SITE

HAWKS FLIGHT CT

SUNCAST LN

WHITE ROCK RD

LATROBE RD

GOLDEN FOOTHILL PKWY

Thomas Walcott, SIOR, CCIM
Senior Vice President
+1 916 563 3002
thomas.walcott@colliers.com
License #01121178

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2019. All rights reserved.

