

OFFICE
FOR LEASE

1101 & 1107 Investment Boulevard
El Dorado Hills, CA 95762

Investment Plaza



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Accelerating success.



PROPERTY OVERVIEW

Located within the El Dorado Hills Business Park, Investment Plaza is comprised of two, two-story office buildings. Investment Plaza offers upscale finishes with slate entry and beautiful exterior water features and lush landscaping. Additionally, the buildings have card key entry, are professionally managed; and building amenities include fitness room with weights and other exercise equipment as well as showers and lockers. Tenants also enjoy non-landlord provided services such as dry cleaning pick up and on-site car washing services.



AVAILABILITY

1101 INVESTMENT PLAZA

- > Suite 120—±7,535 SF*
- > Suite 240—±2,438 SF
- > Contiguous Space ±6,609 SF
 - Suite 270—±2,374 SF
 - Suite 290— ±4,235 SF

*Available with 30 day notice

HIGHLIGHTS

- > New Ownership
- > Class A two-story office
- > Upscale finishes and lobby
- > Planned cafe with seating area
- > Workout center with shower and lockers
- > Views of the valley and the Sierras
- > Card key building access (after hours)
- > 4/1000 parking ratio
- > Easy access to Highway 50

AVAILABLE SUITES

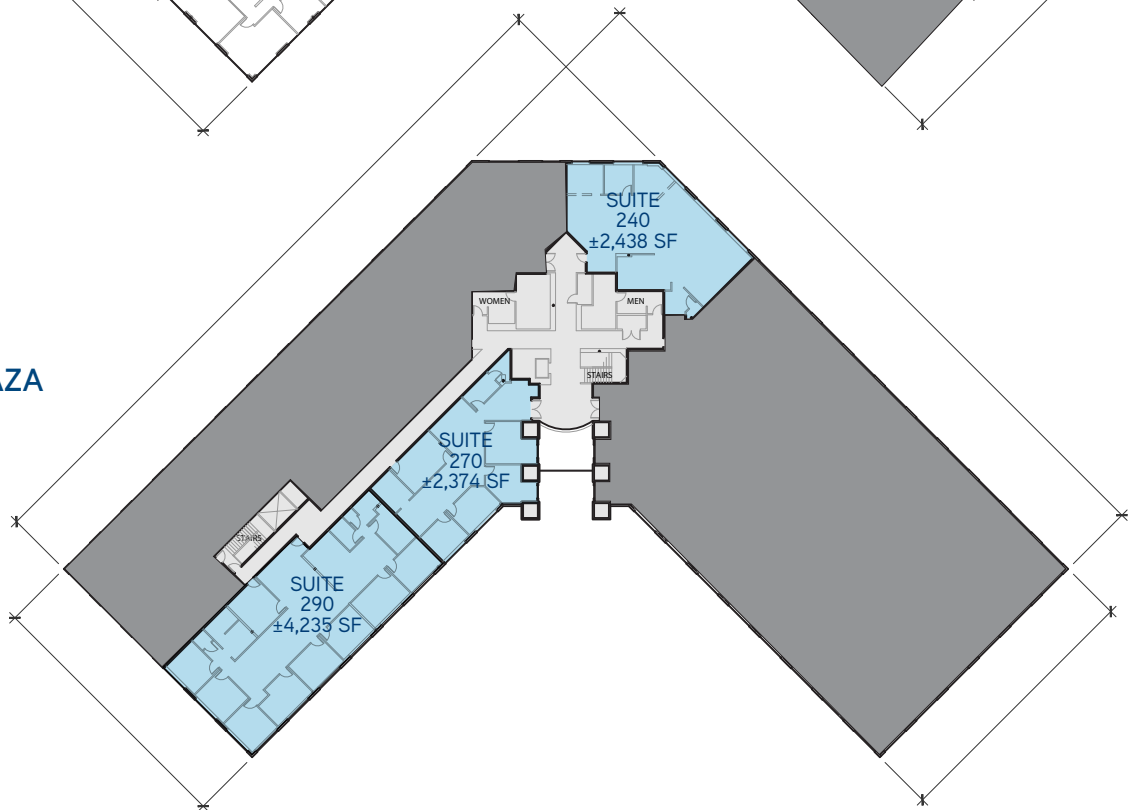
1107 INVESTMENT PLAZA FIRST FLOOR

- › Suite 120—±7,535 SF
- *Available with 30 day notice



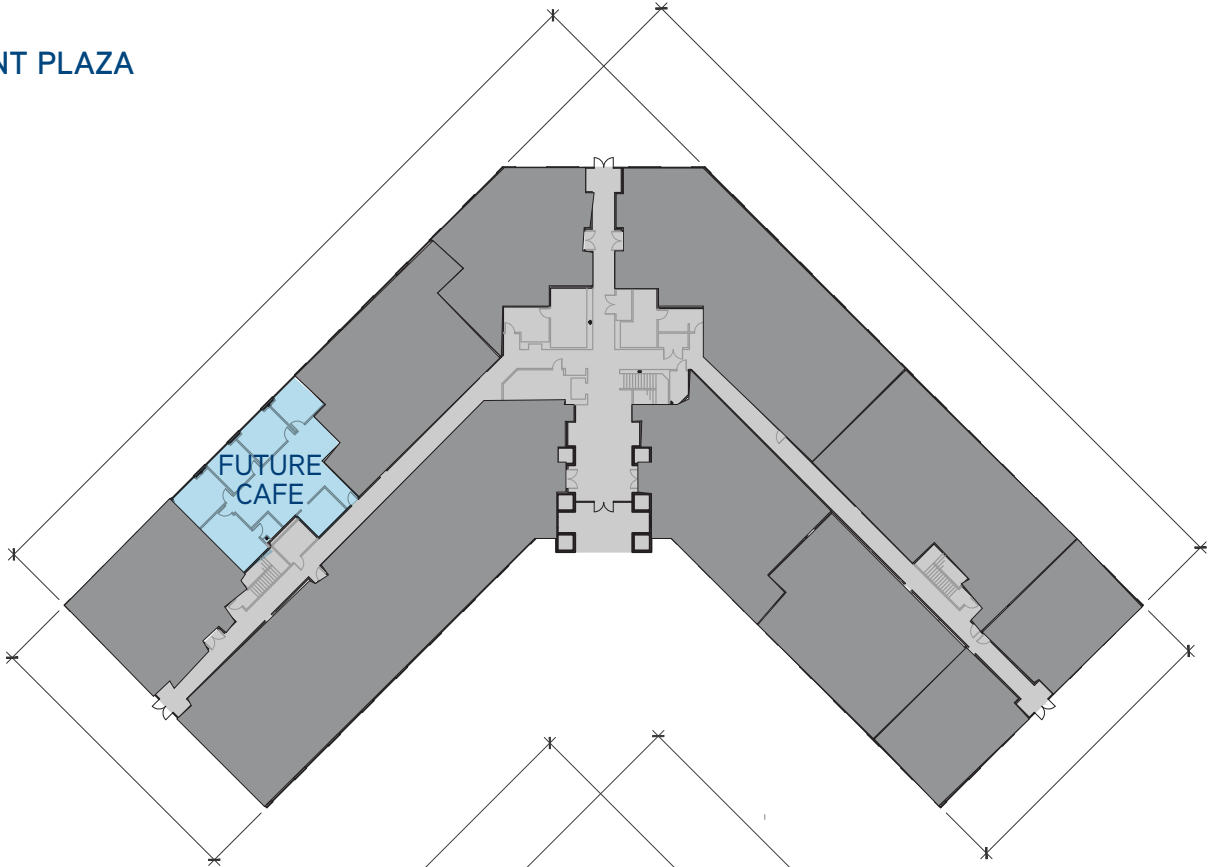
1107 INVESTMENT PLAZA SECOND FLOOR

- › Suite 240—±2,438 SF
- › Suite 270—±2,374 SF
- › Suite 290—±4,235 SF



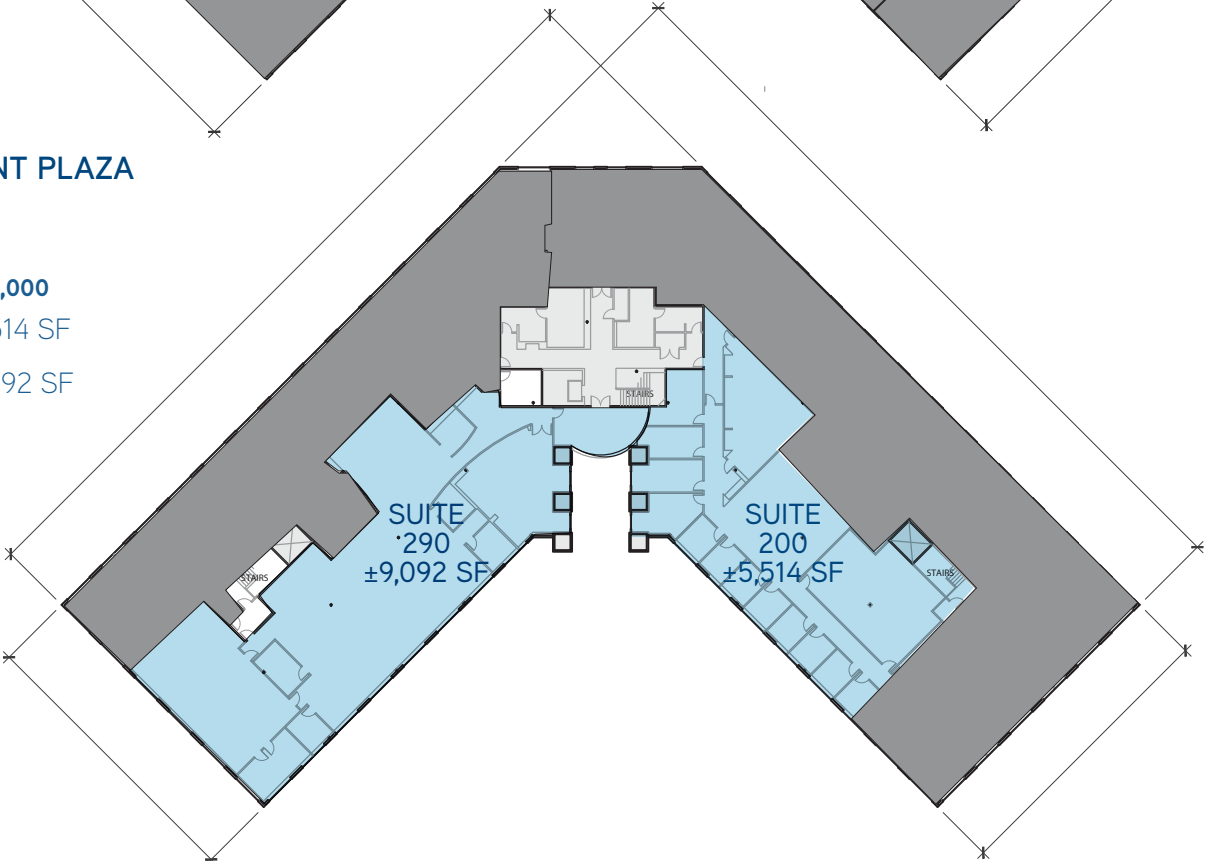
AVAILABLE SUITES

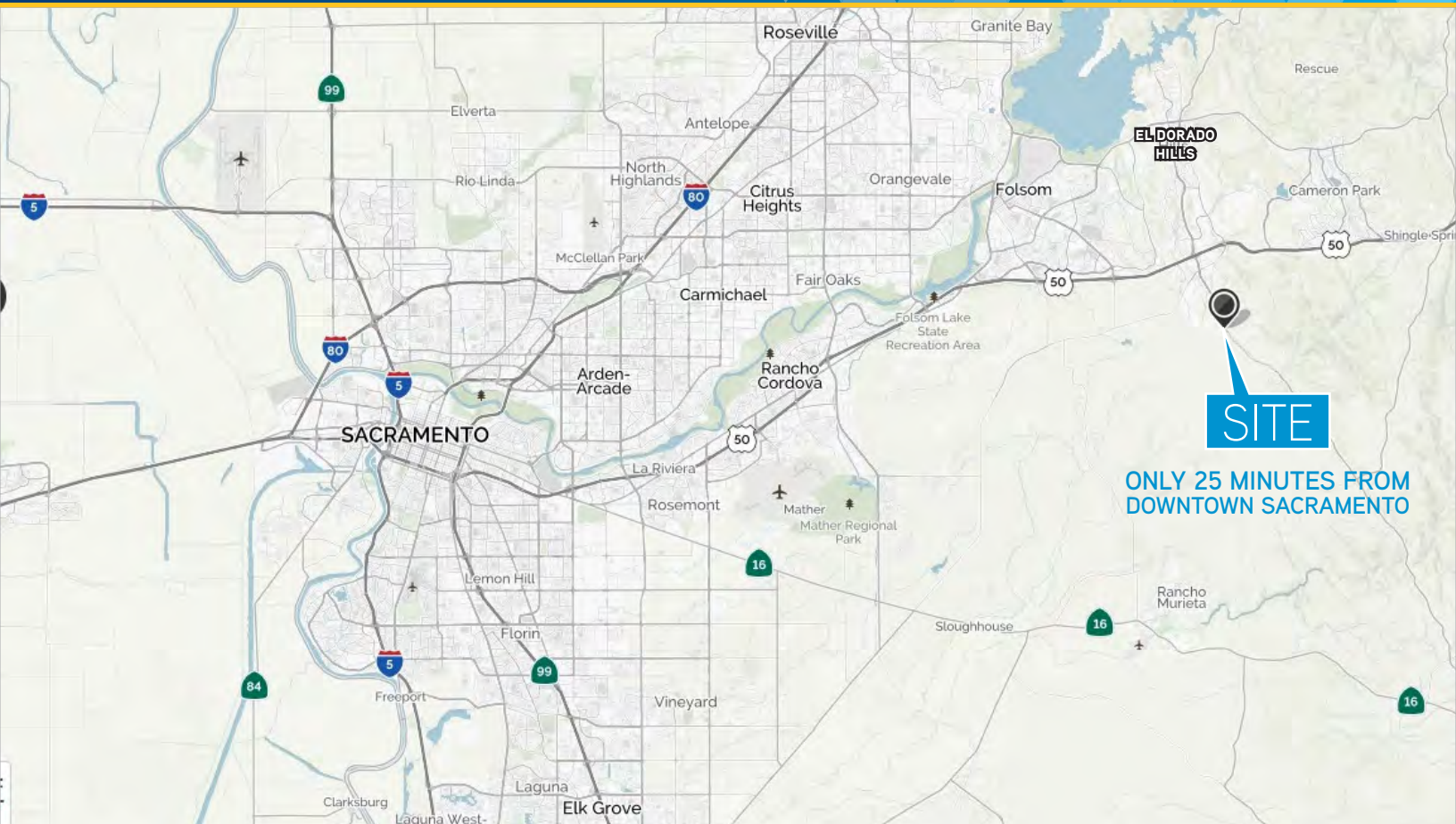
1101 INVESTMENT PLAZA
FIRST FLOOR



1101 INVESTMENT PLAZA
SECOND FLOOR

- CONTIGUOUS SF ±15,000
- > Suite 200— ±5,514 SF
 - > Suite 290— ±9,092 SF





AREA HIGHLIGHTS

Located within the El Dorado Hills Business Park, Investment Plaza is located less than two miles from Highway 50 and less than two miles from the prestigious El Dorado Hills Town Center and Montano De El Dorado Shopping Plaza.

- › Nearby amenities include Starbucks, Sushi Kuma, Nugget, Togo's, Round Table, Target, Holiday Inn Express, Regal Cinemas, CVS, McDonald's, Chase Bank and many others.
- › Highly visible corner location
- › Easy access to Highway 50
- › Located in the premier El Dorado Hills Business Park
- › Located near El Dorado Hills Town Center, a lifestyle center with fine shopping, El Dorado Hills Sports Club, and exceptional restaurants
- › Close to established residential communities, executive housing, and top-rated schools
- › Live, Work and Play – El Dorado Hills Business Park is close to Serrano Country Club
- › Less than 30 miles from Downtown Sacramento

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INVESTMENT PLAZA

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AREA / MARKET

Investment Plaza is located in the highly regarded El Dorado Hills Business Park. It has a visible location at the intersection of Investment Boulevard and Latrobe Road in El Dorado Hills. The site is approximately two miles from the on/off ramps of Highway 50, giving the tenants quick and easy access to all other portions of the Sacramento Metro area. Major retail centers and many other related services are minutes away from the site.

The El Dorado Hills Business Park is generally regarded as the premier business park in all of El Dorado County. The business park is located at the west end of the country and contains approximately 880 acres and is only 25 minutes from downtown Sacramento. Presently, there are approximately 200 companies located in the business park. The business park is home to the two largest employers in El Dorado Hills: Blue Shield of California and DST Output.

El Dorado Hills is considered Sacramento's highest income area, with an average household income of over \$152,900 per year. Several thousand new homes are under construction or planned in the area.

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VILLAGE SQUARE CENTER

- Raley's
- Shell
- Jack in the box
- 76
- Bella Bru
- The UPS Store

TO TAHOE →

EL DORADO HILLS TOWN CENTER

- Nugget Markets
- Target
- Regal Cinemas
- CVS pharmacy
- McDonald's
- SportClips
- Per's
- Holiday Inn Express
- Cold Stone Creamery
- Golden1 Credit Union
- Selland's
- Big O Tires
- Starbucks Coffee
- Massage Envy
- Valero

MONTANO DE EL DORADO

- Peets Coffee & Tea
- FedEx
- Relish Burger Bar
- 36 Handles
- Pottery World



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