



FOR SALE

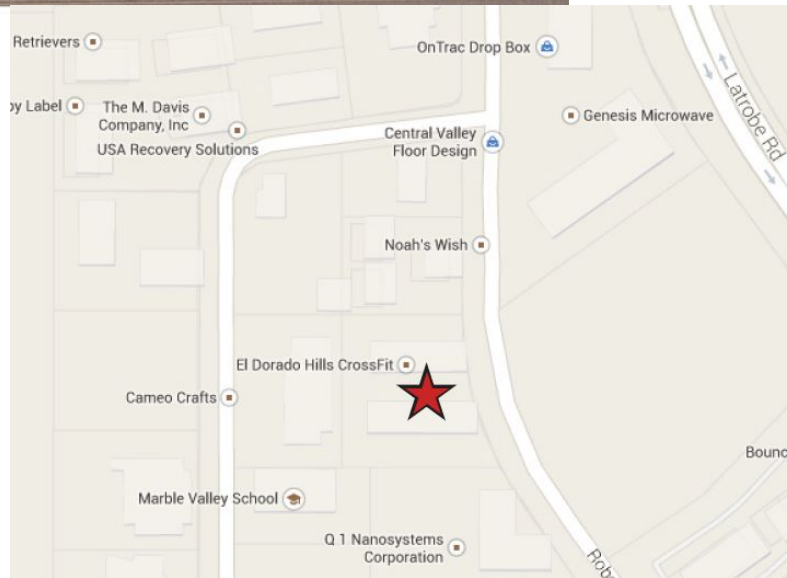
4972 Robert J. Mathews Parkway
El Dorado Hills, CA 95762

BUILDING CONTAINS WAREHOUSE, FLEX, AND OFFICE CONDOS



PROPERTY HIGHLIGHTS

- Purchase single or multiple units
- Association in place, estimated NNN costs \$0.22/SF/Month
- Units can be purchased subject to existing leases
- Condo-Plan in place with REA
- Maximum contiguous space is +/- 17,360 RSF
- Office Flex or warehouse units available
- Entire building available (Subject to Existing Leases)
- 300 Amp service in unit 100 (Three Phase)
- 200 Amp service in units 120, 160, and 180 (Three Phase)
- Sound board on half demising wall in unit 180
- Water drops throughout
- Comcast Fiber, Comcast Cable, and AT&T in common power room



For more information, please contact:

BOB KUHLM

Director

KW Commercial

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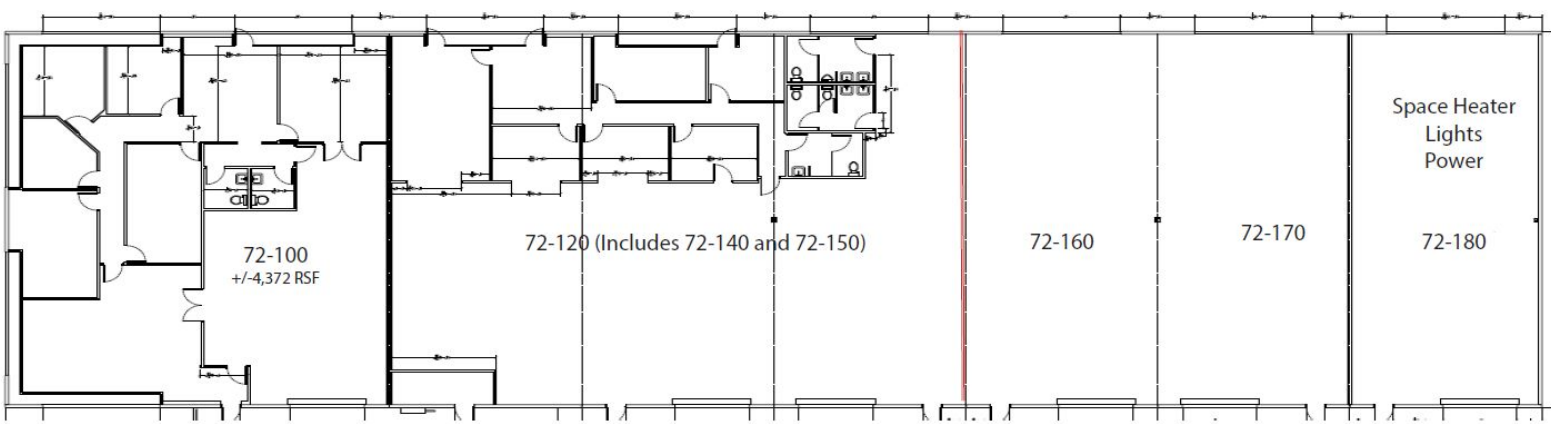
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www.bobkuhl.com

KW Commercial | 548 Gibson Drive, Ste 200 | Roseville, CA 95661 | 916.788.8800 | License #1272617

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

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4972 RJM

UNIT	72-100	72-120*	72-140	72-150	72-160	72-170	72-180
ACTUAL U-SQ. FOOTAGE OF UNIT	4,340	2,042	2,170	2,170	2,170	2,170	2,170
PRORATION OF POWER ROOM	32	16	16	16	16	16	16
SQ. FOOTAGE OF UNIT	4,372	2,058	2,186	2,186	2,186	2,186	2,186
PRICE / SF	\$ 227	\$ 206	\$ 203	\$ 183	\$ 189	\$ 183	\$ 183
PRICE	\$ 991,380	\$ 423,948	\$ 443,758	\$ 400,038	\$ 414,038	\$ 400,038	\$ 400,038

* Square Footage reduced by 128 SF for Power Room and prorated to all units.
 ** Income & Expense and Tenant information available upon request and subject to a confidentiality agreement.
 *** All square footages referenced here are approximate. Condo unit and Lease square footages may vary as Leases may contain common area proration.

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