

**LA BORGATA  
FOR LEASE  
1,763 SF - 3,162 SF OFFICE SUITES AVAILABLE**

**NOW  
REMODELED**



**3905 - 3907 PARK DRIVE  
EL DORADO HILLS, CA**

**FEATURES:**

- Beautiful buildings featuring lavish Mediterranean style architecture
- 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 natural beauty of this center is second to none. The center is anchored by high profile tenants: Sienna Bistro, Sky Sushi and Bank of America. Neighboring tenants include: Raley's, Nugget Market, Target, Regal Cinemas, Starbucks and Walgreens.

**LEASE RATES:**

See additional pages.

**FOR MORE INFORMATION, CONTACT:**

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**Ethan Conrad**

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**ETHAN CONRAD**

PROPERTIES INC.

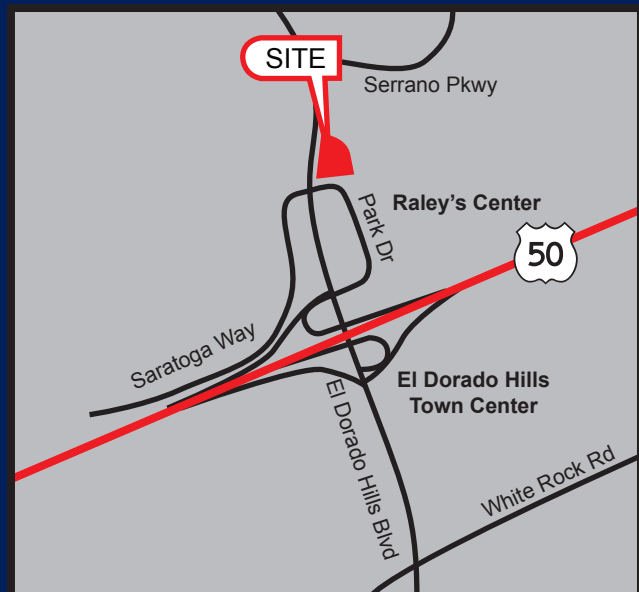
916.779.1000

1300 National Drive, Suite 100

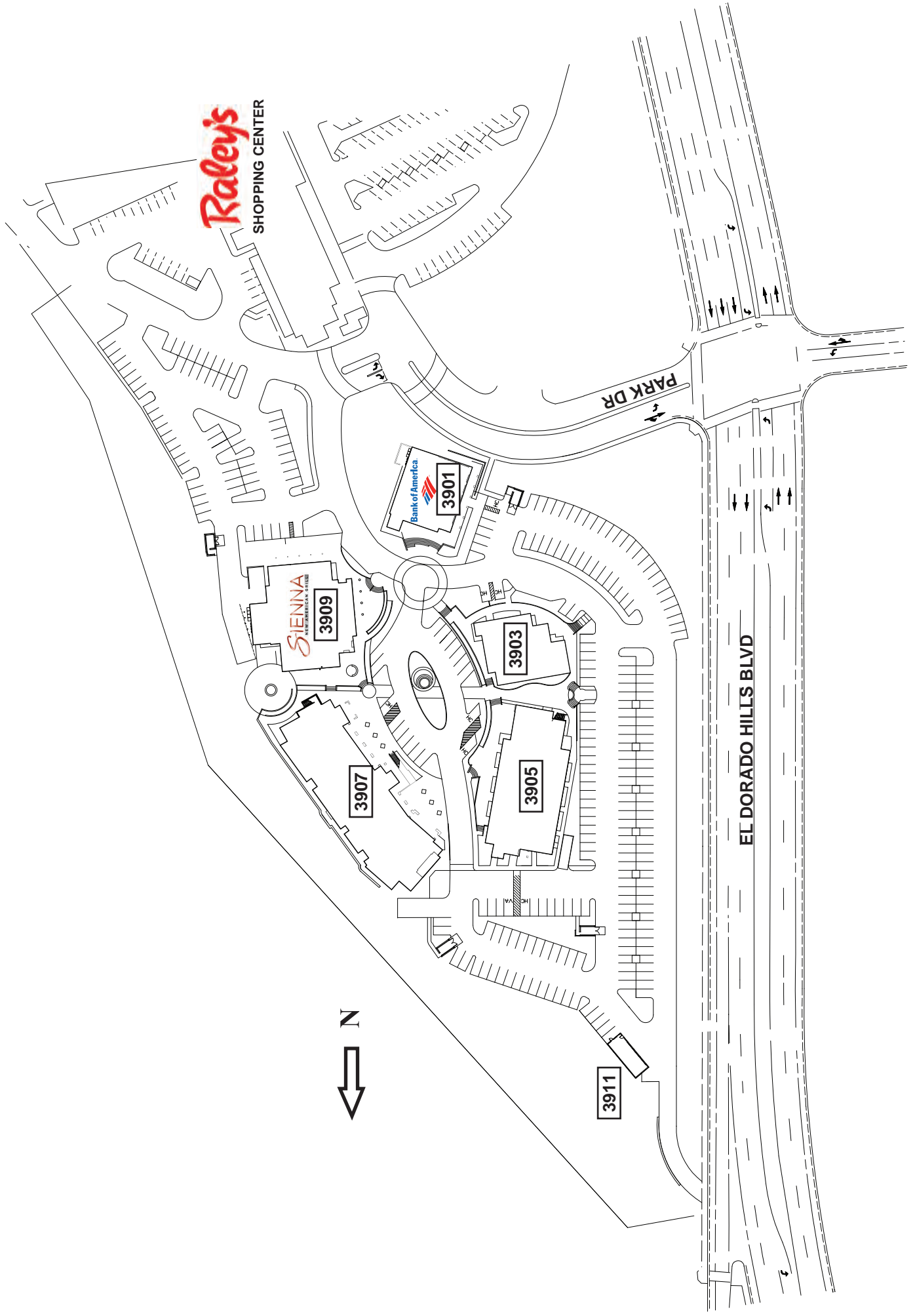
Sacramento, CA 95834

Fax: 916.779.1200

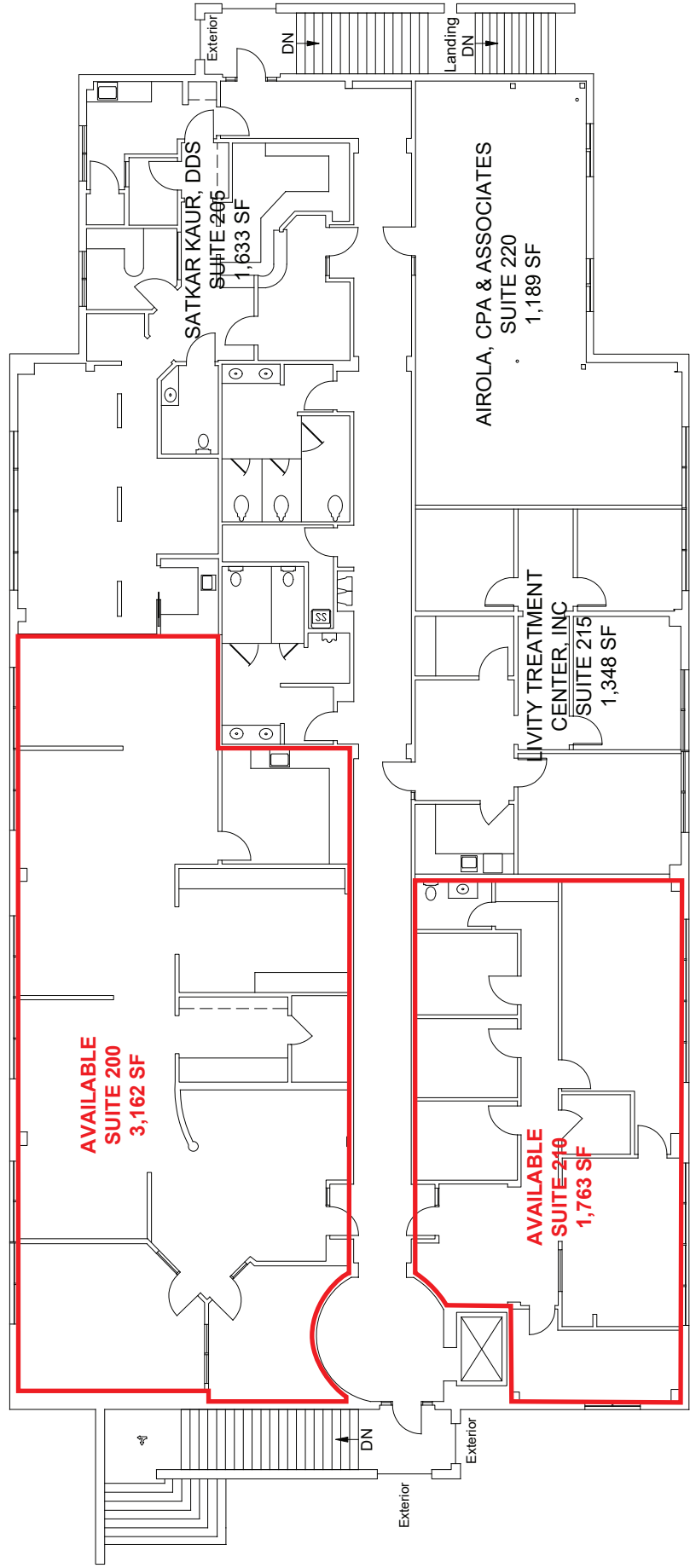
www.ethanconradprop.com



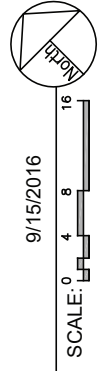
LA BORGATA 3901-3911 PARK DR, EL DORADO HILLS, CA



# LA BORGATA 3905 PARK DR, EL DORADO HILLS, CA



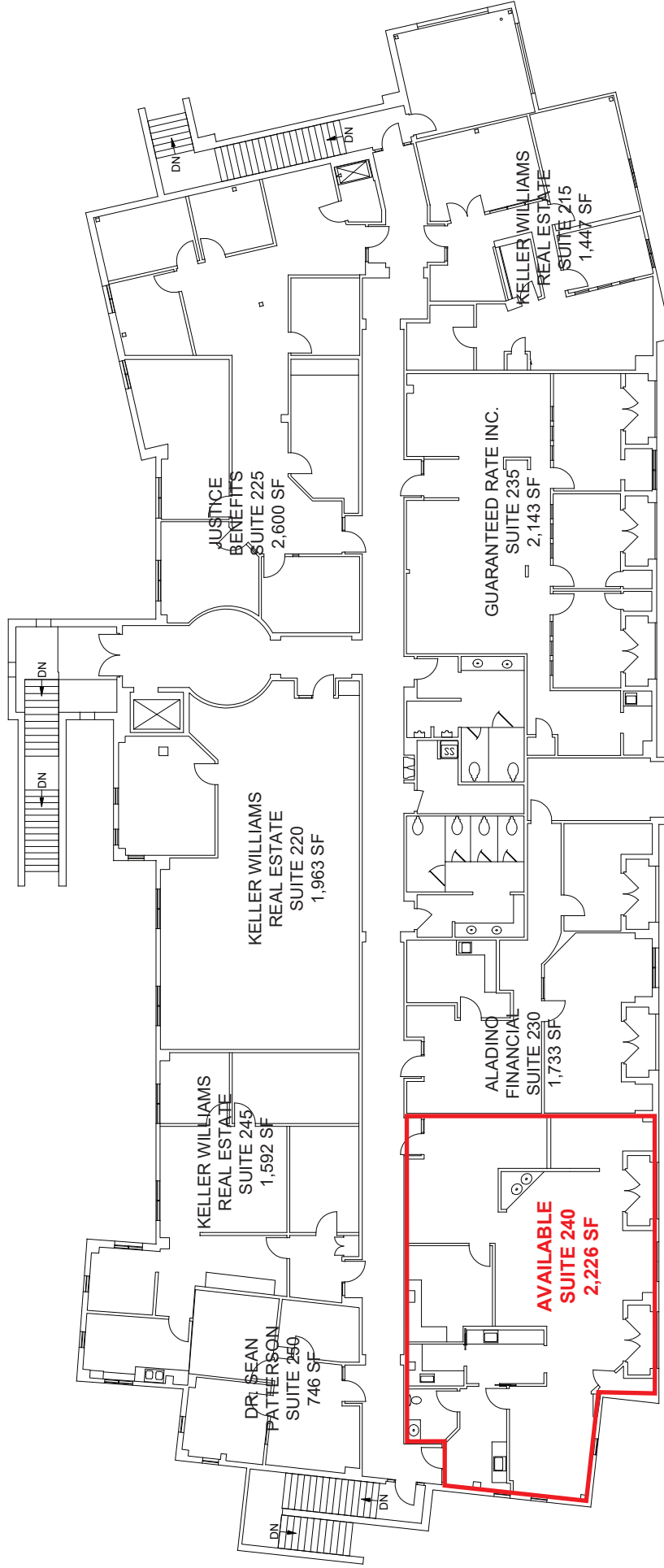
ETHAN CONRAD PROPERTIES INC.  
 3905 PARK DRIVE - 2ND FLOOR  
 9,095 RSF  
 EL DORADO HILLS, CA



SUITE	SF	LEASE RATE	RENT
200	3,162	\$1.65, NNN	\$5,217.00
210	1,763	\$1.65, NNN	\$2,909.00

NNN costs are \$0.67 PSF

# LA BORGATA 3907 PARK DR, EL DORADO HILLS, CA



SUITE	SF	LEASE RATE	RENT
240	2,226	\$1.85, NNN	\$4,118.00

NNN costs are \$0.67 PSF

ETHAN CONRAD PROPERTIES INC.  
 3907 PARK DRIVE -2ND FLOOR  
 14,666 RSF  
 EL DORADO HILLS, CA

9/21/2016

SCALE: 0 4 8 16



# LA BORGATA 3905-3907 PARK DR, EL DORADO HILLS, CA



# LA BORGATA 3901-3911 PARK DR, EL DORADO HILLS, CA



The information contained herein has been obtained from sources we believe to be reliable. However, we cannot guarantee, warrant or represent its accuracy and all information is subject to error, change or withdrawal. An interested party and their advisors should conduct an independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.