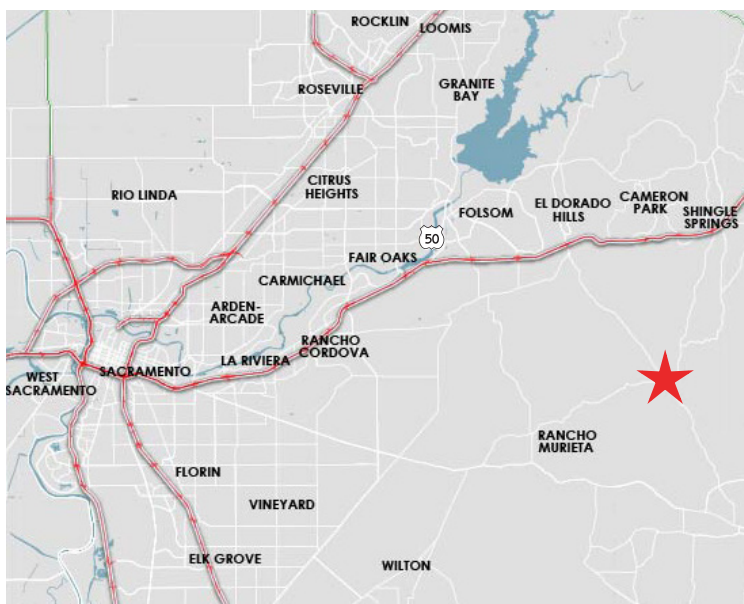




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EL DORADO
BUSINESS PARK AREA**

5060 ROBERT J MATHEWS, EL DORADO HILLS



- ◇ ±1,754 RSF available
- ◇ Asking \$1.60 PSF (Modified Gross-Tenant responsible for janitorial)
- ◇ Great office build out
- ◇ Great window line
- ◇ On 0.22 Acres of R&D zoned land
- ◇ Concrete tilt up built in 1989
- ◇ Close to shopping and Highway 50
- ◇ Landlord pays taxes, insurance and CAMS
- ◇ Abundant parking
- ◇ Great street exposure

For more information, contact exclusive agent:

TOM CONWELL
tconwell@ngkf.com
916.569.2380

CA RE License #01394155

980 Ninth Street, Suite 2500, Sacramento, CA. 95814

www.ngkf.com

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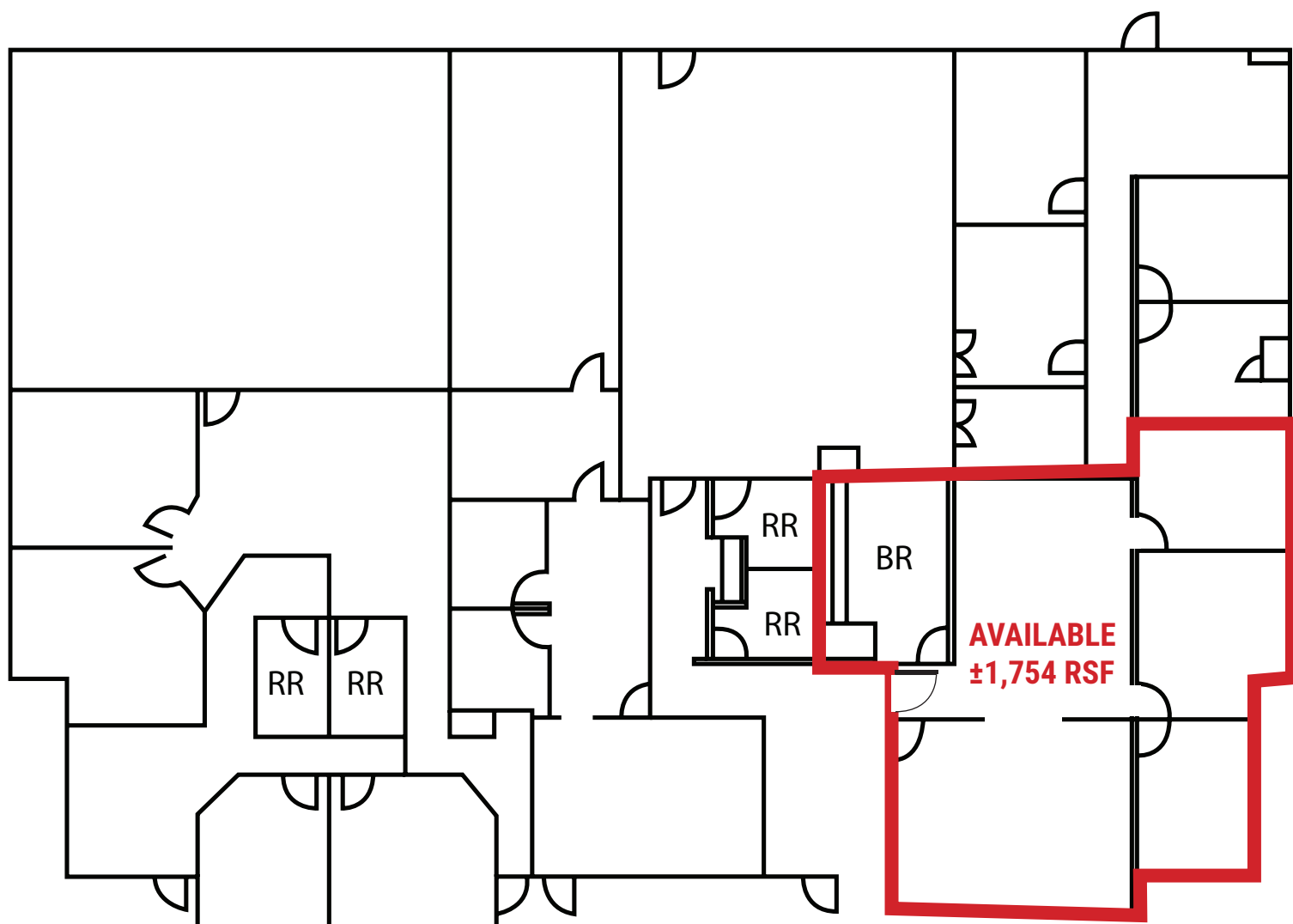
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