

LA BORGATA
3901 - 3911 PARK DRIVE
EL DORADO HILLS, CA
FOR LEASE
1,447 SF OFFICE SUITE

ETHAN CONRAD
PROPERTIES INC.

MAJOR REMODEL COMPLETE

VIEW VIRTUAL TOUR

FOR MORE INFORMATION CONTACT:

Race Merritt
DRE: #01700659
race@ethanconradprop.com

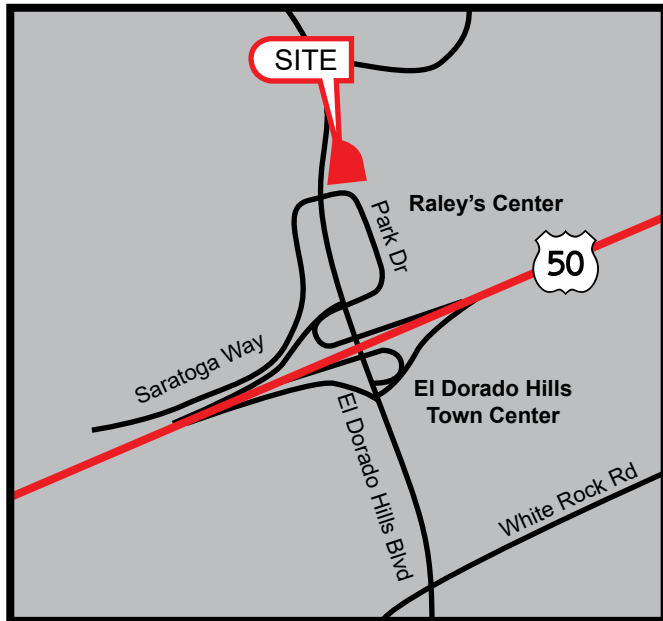
Joey Chiurazzi
DRE: #02123466
joey@ethanconradprop.com

Austin Barron
DRE: #02082721
abarron@ethanconradprop.com

916.779.1000

FEATURES:

- Beautiful Mediterranean style architecture
- Walk to lunch - restaurants within the center on the ground floor
- Large windows in the office suite offer excellent view of the property
- Convenient access to and from Hwy 50
- 4.34/1,000 SF parking ratio



PROPERTY DETAILS:

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 center is anchored by high profile tenants: Sky Sushi & Bank of America.

Neighboring tenants include: Raley's, Walgreens, Nugget Market, Target, Regal Cinemas, & Starbucks.

LEASE RATES:

3907 Park Drive
 Suite 215 1,447 SF \$ 2,590.00, NNN (\$1.79 PSF)

NNN costs are approximately \$0.66 PSF.

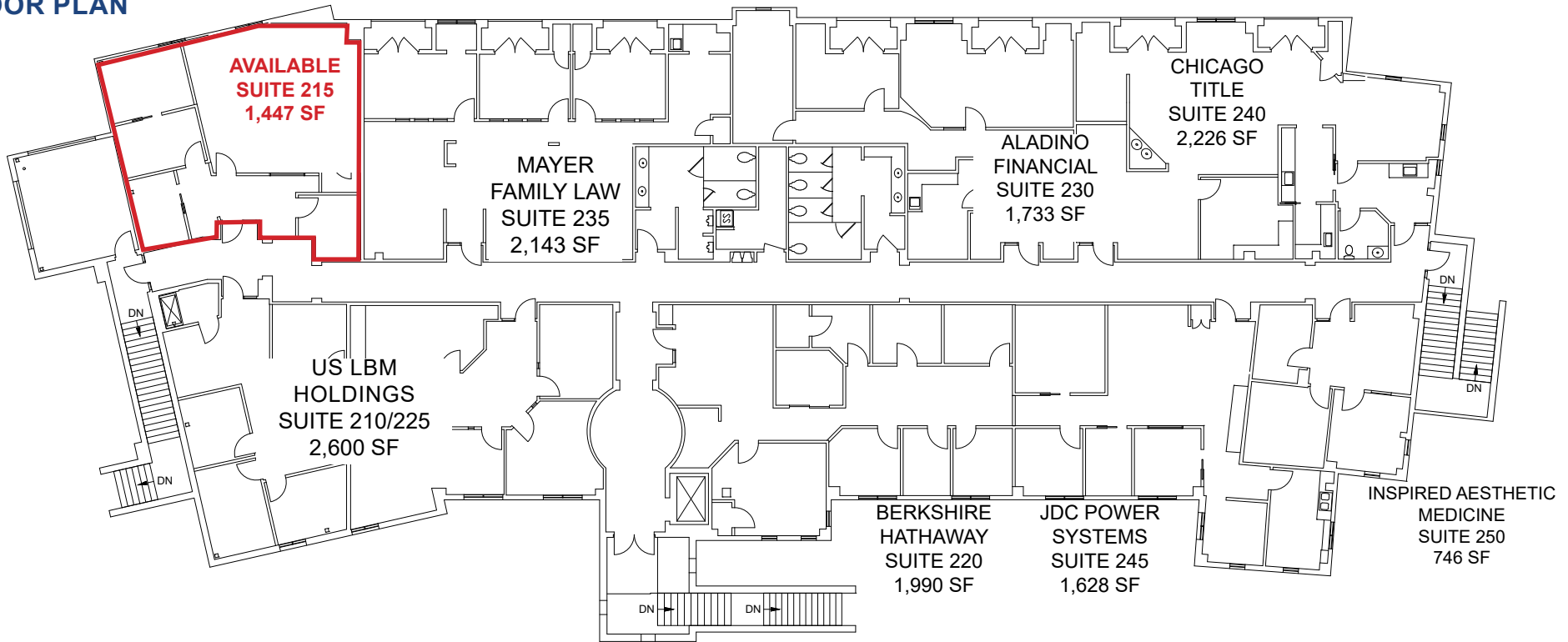


Tenants save up to 10% vs traditional utility costs.

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.

ETHAN CONRAD PROPERTIES, INC.
 1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000
www.ethanconradprop.com

3907 PARK DRIVE
2ND FLOOR PLAN



Suite	SF	Lease Rate	Monthly Rent
215	1,447	\$1.79 PSF, NNN	\$2,590.00
NNN costs are approximately \$0.66 PSF.			

[VIEW VIRTUAL TOUR](#)

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.

SITE PLAN



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.

FOR LEASE

LA BORGATA | OFFICE
3901 - 3911 PARK DRIVE
EL DORADO HILLS, CA



ETHAN CONRAD PROPERTIES, INC.

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

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.