

**LA BORGATA**

**3901 - 3911 PARK DRIVE**

**EL DORADO HILLS, CA**

**FOR LEASE**

**1,189 RSF - 3,162 RSF OFFICE SUITES**

**ETHAN CONRAD**  
PROPERTIES INC.

**MAJOR REMODEL COMPLETE**

**VIEW VIRTUAL TOUR**

FOR MORE INFORMATION CONTACT:

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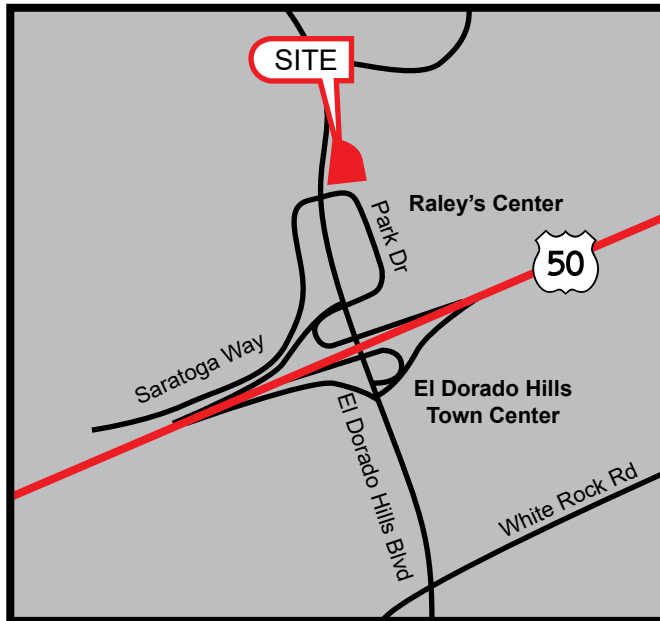
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**916.779.1000**

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

**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



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.

**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:****3905 Park Drive**

|             |           |                              |
|-------------|-----------|------------------------------|
| Suite 200:  | 3,162 RSF | \$5,660.00, NNN (\$1.79 PSF) |
| Suite 220*: | 1,189 RSF | \$2,128.00, NNN (\$1.79 PSF) |

**3907 Park Drive**

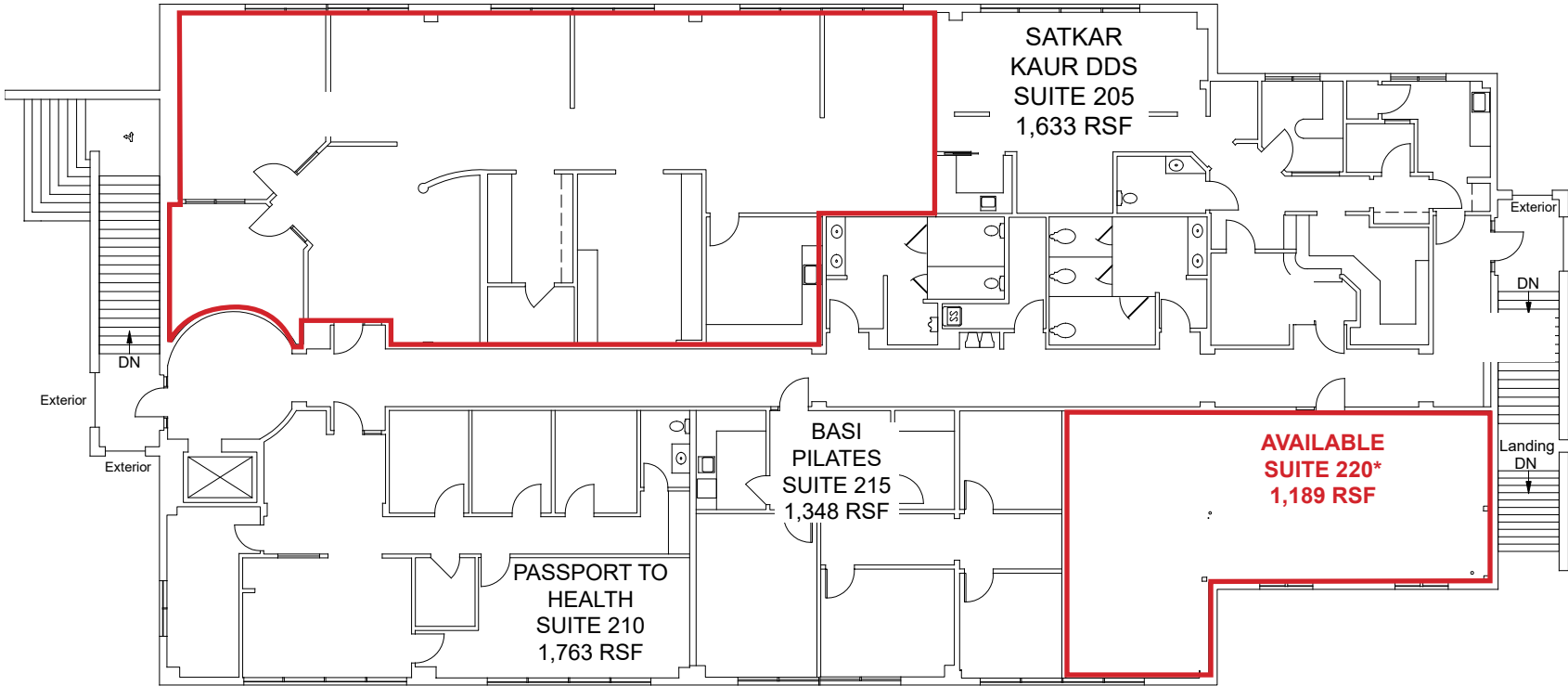
|            |           |                              |
|------------|-----------|------------------------------|
| Suite 240: | 2,226 RSF | \$3,985.00, NNN (\$1.79 PSF) |
|------------|-----------|------------------------------|

NNN costs are approximately \$0.66 PSF. \*Available with 30 days' notice.

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3905 PARK DRIVE  
2ND FLOOR PLAN

AVAILABLE  
SUITE 200  
3,162 RSF

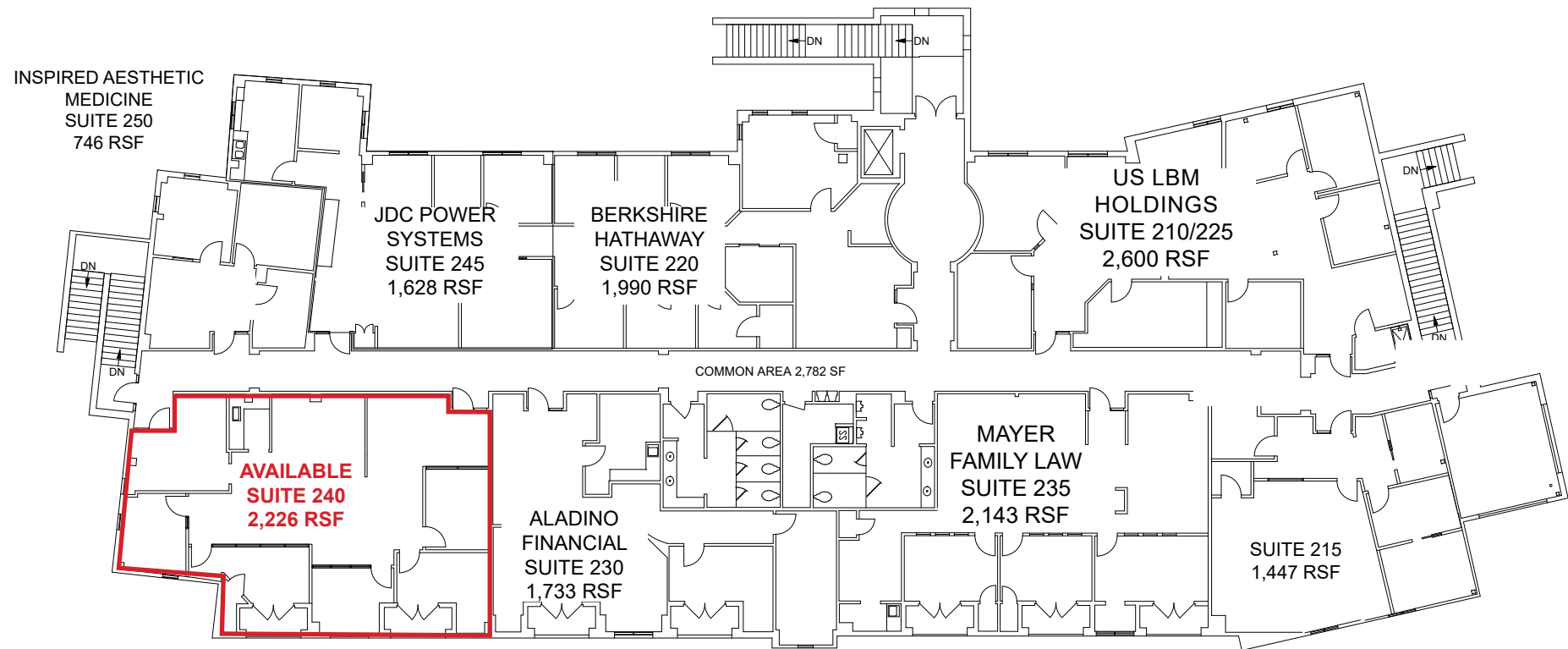


| Suite                                   | RSF   | Lease Rate      | Monthly Rent |
|-----------------------------------------|-------|-----------------|--------------|
| 200                                     | 3,162 | \$1.79 PSF, NNN | \$5,660.00   |
| 220*                                    | 1,189 | \$1.79 PSF, NNN | \$2,128.00   |
| NNN costs are approximately \$0.66 PSF. |       |                 |              |
| *Available with 30 day's notice.        |       |                 |              |

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3907 PARK DRIVE  
2ND FLOOR PLAN



| Suite                                   | RSF   | Lease Rate      | Monthly Rent |
|-----------------------------------------|-------|-----------------|--------------|
| 240                                     | 2,226 | \$1.79 PSF, NNN | \$3,985.00   |
| NNN costs are approximately \$0.66 PSF. |       |                 |              |

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SITE PLAN



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