

## CLASS-A OFFICE BUILDINGS IN EL DORADO HILLS BUSINESS PARK



### PROPERTY DESCRIPTION

Investment Plaza is comprised of two 65,000 square foot Class A suburban office buildings located in the prestigious El Dorado Hills Business Park. The properties boast high-end finishes throughout with full shower, locker room and work-out facilities located on site. These outstanding buildings provide tenants with the latest in energy efficiency, high speed data cabling, security and after hours card key access. Each building features well appointed lobbies with attractive water features. Investment Plaza has on-site professional property management to immediately address any tenant concerns. The property's close proximity to executive housing make it a natural fit for professional office users. For ease of access and abundant amenities, Investment Plaza's location is unsurpassed.

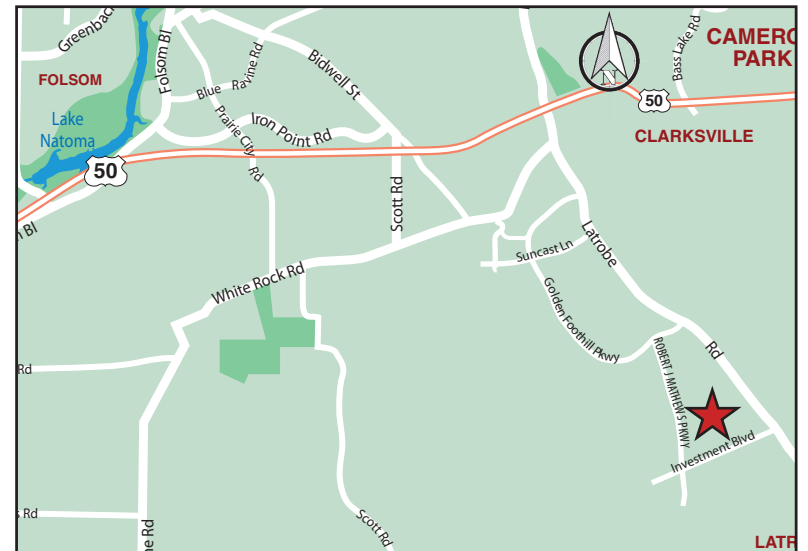
For more information,  
please contact:

**CEMO LEASING TEAM**  
916.933.2300  
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# Investment Plaza

## 1101 & 1107 Investment Plaza, El Dorado Hills, CA



### PROPERTY HIGHLIGHTS

- Suites available from +/- 1,208 RSF to +/- 17,422 RSF
- Located in the prestigious El Dorado Hills Business Park
- High-end Class A finishes
- Secure campus environment
- On-site property management
- 4:1,000 parking spaces
- On-site fitness center
- Extra amenities available
  - Dry cleaning pickup
  - On-site car washing service

*For more information,  
please contact:*

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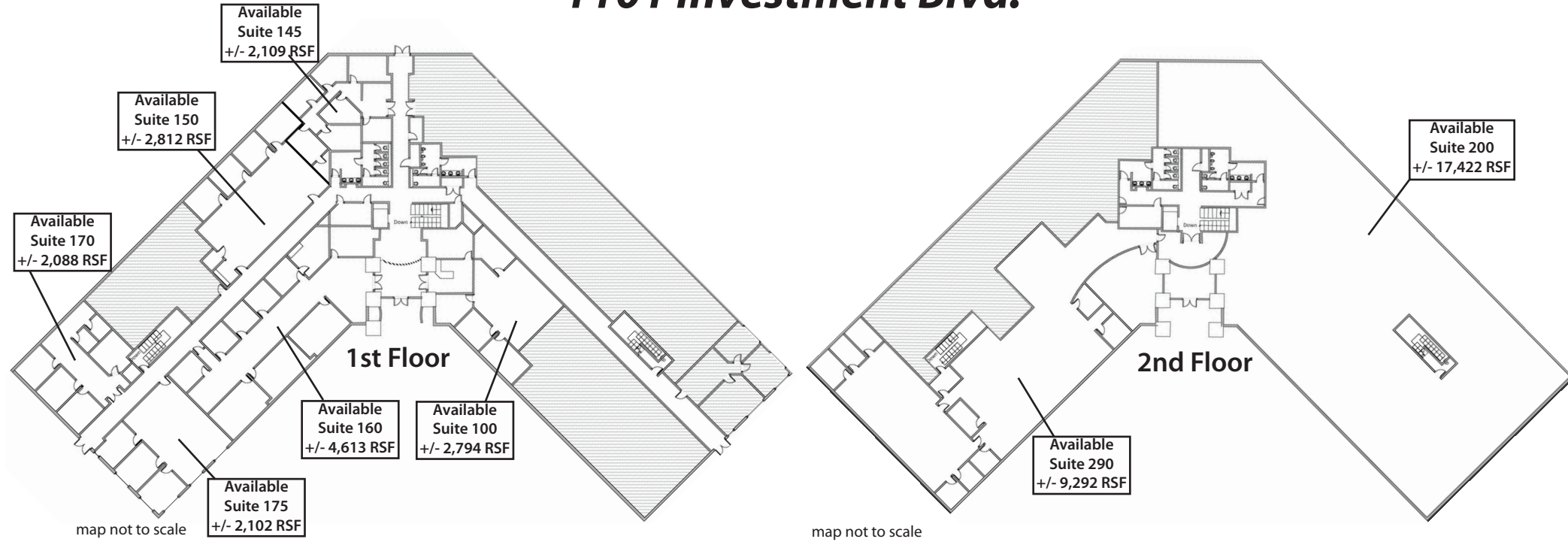
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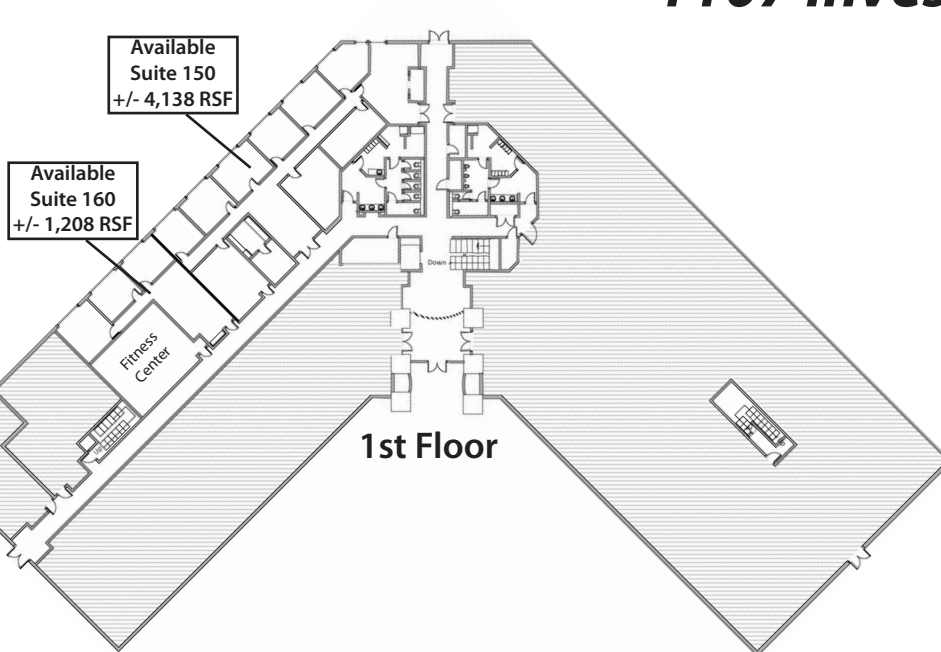
## 1101 Investment Blvd.



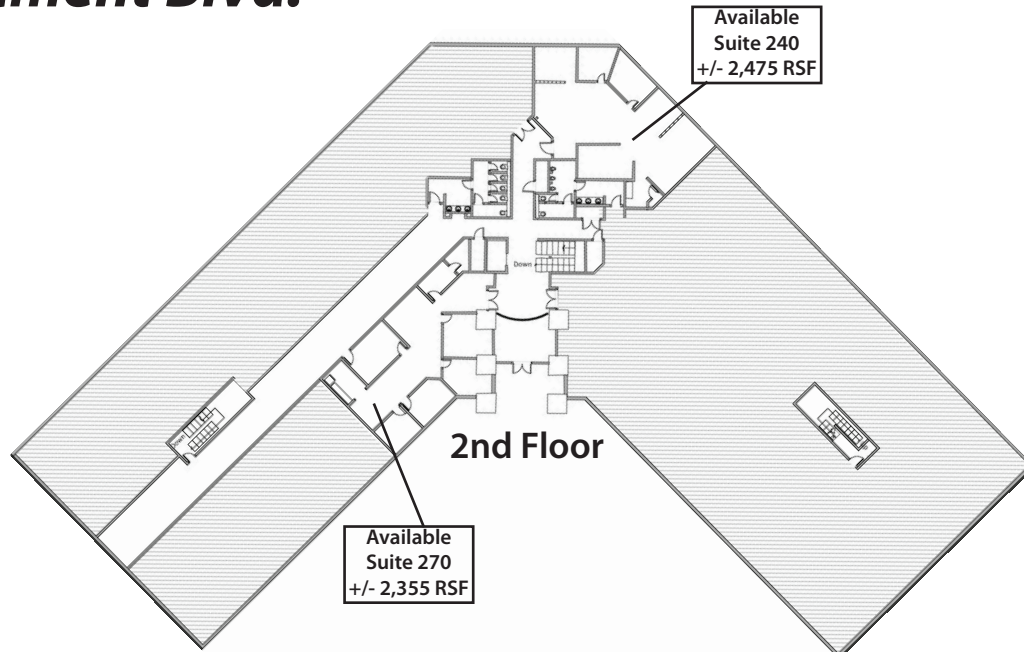
Available Units	Square Footage	Monthly Rent
1101 Investment Boulevard, Suite 100	+/- 2,794 SF	\$1.70/RSF Full Service
1101 Investment Boulevard, Suite 145	+/- 2,109 SF	\$1.70/RSF Full Service
1101 Investment Boulevard, Suite 150	+/- 2,812 SF	\$1.70/RSF Full Service
1101 Investment Boulevard, Suite 160	+/- 4,613 SF	\$1.70/RSF Full Service
1101 Investment Boulevard, Suite 170	+/- 2,088 SF	\$1.70/RSF Full Service
1101 Investment Boulevard, Suite 175	+/- 2,102 SF	\$1.85/RSF Full Service
1101 Investment Boulevard, Suite 200	+/- 17,422 SF	\$1.70/RSF Full Service
1101 Investment Boulevard, Suite 290	+/- 9,292 SF	\$1.75/RSF Full Service



## 1107 Investment Blvd.



map not to scale



map not to scale

Available Units	Square Footage	Monthly Rent
1107 Investment Boulevard, Suite 180	Office Sublease	\$350.00-\$850.00 per month Full Service
1107 Investment Boulevard, Suite 150	+/- 4,138 SF	\$1.70/RSF Full Service
1107 Investment Boulevard, Suite 160	+/- 1,208 SF	\$1.60/RSF Full Service
1107 Investment Boulevard, Suite 240	+/- 2,475 SF	\$1.70/RSF Full Service
1107 Investment Boulevard, Suite 270	+/- 2,355 SF	\$1.70/RSF Full Service

