



# FOR SALE

Two Sierra

4919 Windplay Drive,

El Dorado Hills, CA 95762

ASKING \$2,061,648.00 (\$206.00/SF)



## PROPERTY HIGHLIGHTS

- +/-10,008 SF Condo Unit for Purchase
- Purchase Price is \$2,061,648.00 (\$206/SF)
- "Two Sierra" Owner's Association in Place
- Estimated CAM \$0.18/SF/Month (including Property Taxes)
- Four Ground Level Roll-Up Doors
- 20 Ft Clear Height
- Maximum Contiguous space is +/-10,008 RSF, (subject to existing leases)
- Office and Warehouse is current build-out.

For more information, please contact:

**BOB KUHL**

Director

KW Commercial

Cell: 916.947.5060 Office: 916.235.9885

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BRE Lic. # 606862

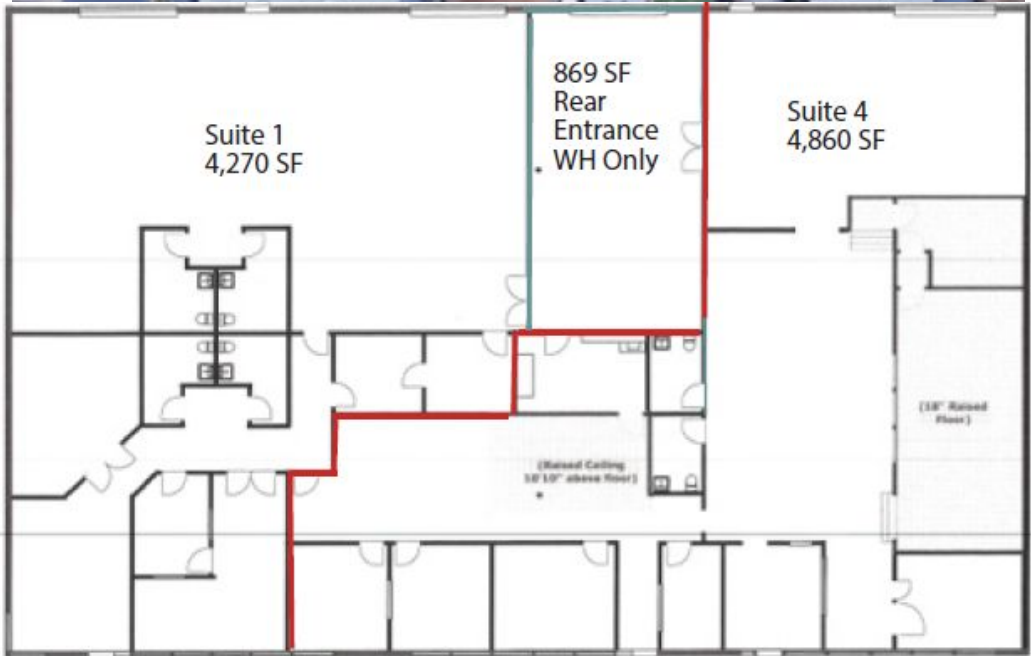
[www.bobkuhl.com](http://www.bobkuhl.com)



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El Dorado Hills, CA 95762**



Suite	% of Building	Square Footage	Roll-up Doors
Suite 1	43%	4,270	2
Suite WH	9%	869	1
Suite 4	49%	4,869	1

\*\* Income & Expense and Tenant information available upon request and subject to a confidentiality agreement.  
 \*\*\* All square footages referenced here are approximate. Condo unit and Lease square footages may vary as Leases may contain common area proration.

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