



LEASED FLEX SPACE

MAY 2022

4970 Windplay Drive, #C2, El Dorado Hills, CA



PROPERTY HIGHLIGHTS

- Two-Story Office with interior stairwell and high end finishes
- +/- 4,225 SF
- Restroom on each floor
- Multiple Private offices and Conference Room
- Workspace for 5-7 workstations.
- +/-900 SF warehouse storage with grade level roll-up door
- Zoned RD-DC (Research and Development)
- Lease Rate \$1.15 RSF Modified Gross (Tenant pays PG&E and Janitorial)



[Drone Footage Link](#)

www.bobkuhl.com

Please do not disturb tenants. For more information or to arrange a tour, contact the listing agents:

BOB KUHL

Cell: 916.947.5060

bob@bobkuhl.com

DRE License # 00606862

GRETCHEN TOBIN

Cell: 916.425.7711

gretchentobin@kw.com

DRE License # 00937965

DAN WATSON

Cell: 831.227.7098

dan.watson@kw.com

DRE License #01786748

KW Commercial | 548 Gibson Drive, Ste 200 | Roseville, CA 95678 | 916.788.8800 | License #1272617

The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.