

4201 and 4207 Town Center Blvd., El Dorado Hills, CA

THE RIDGE

AT TOWN CENTER WEST



Jones Lang LaSalle Americas, Inc.,
California Real Estate License #01223413

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ProEquity
ASSET MANAGEMENT

EL DORADO HILLS' PREMIER OFFICE CAMPUS

The Ridge at Town Center West's unparalleled location and architecturally modern building design make it the ideal location for office, technology, and medical space users.

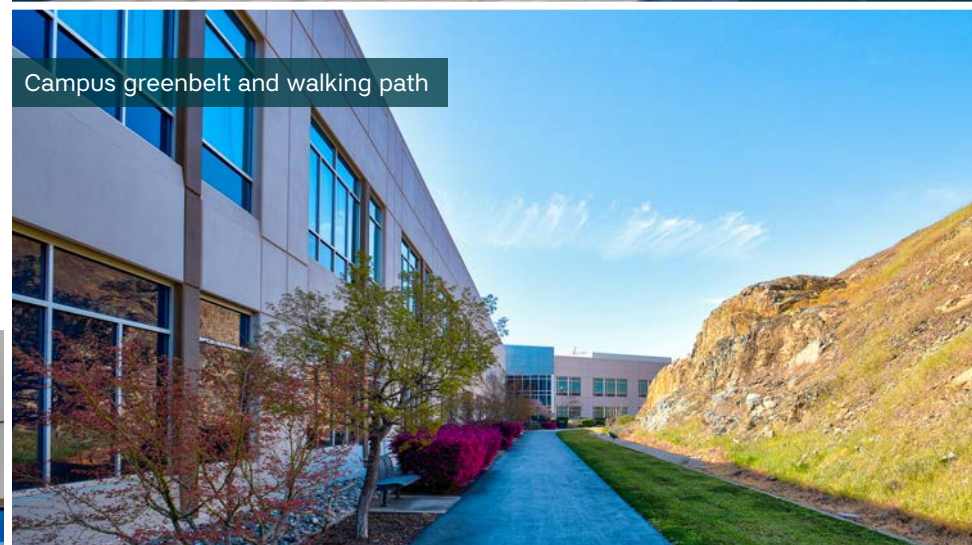
The property is located just a 5-minute walk from best-in-class service and social amenities found in The El Dorado Hills Town Center, the region's most affluent multi-use lifestyle center. Available freeway-visible building signage gives companies a unique brand name identity along Highway 50, something that cannot be found anywhere else in El Dorado Hills. The buildings are serviced by a Tesla solar array that keeps electrical costs low and provides abundant shaded parking for the majority of the parking stalls. The exterior common areas are maturely landscaped and provide employees with a peaceful environment outside of the building.

Sustainability and solar conscious

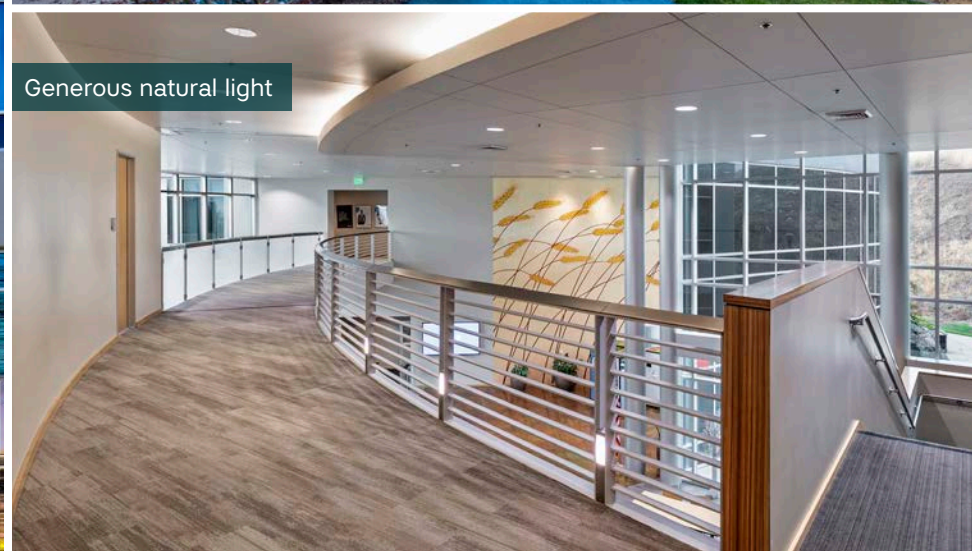


Covered parking

Campus greenbelt and walking path



Generous natural light



Above market parking ratio (5.8 spaces / 1,000 RSF)



Outdoor common areas



CAMPUS BUILDING FEATURES



Meticulously maintained
Class A office park



Best-in-class building
with open floor plates



Within walking
distance to everyday
amenities



Expansive window
lines with natural light
on all sides



5.8 per 1,000 parking
with an abundance of
covered parking



Elevated visibility
with signage
availability



Direct proximity to
major freeway



Latrobe Rd

4201 TOWN CENTER

4207 TOWN CENTER



Covered
Parking

Covered
Parking

Covered
Parking

Town Center Blvd

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PROPERTY OVERVIEW

| | |
|------------------------------|--|
| Building SF | Bldg. 4201 – 49,077 SF Bldg. 4207 – 49,072 SF |
| Parking | 5.82 per 1,000 SF (75% covered/shaded by solar panels) |
| Year Built | 2001 |
| Zoning | General Commercial – Planned Development |
| Construction | Concrete tilt-up perimeter walls with W-section square tube steel columns and W-section beams and girders |
| Upper Floor Structure | Corrugated steel decking with concrete topping |
| Roof | TPO Roofing System. White, single-ply membrane. |
| HVAC | Each building is supplied by two 72 ton roof-mounted Energy Labs water-cooled air conditioners. 30-hp supply and 10-hp return fans are equipped with VFD's for airflow modulation and a Siemens Apogee central DDC system controls the overall system. |
| Power | PG&E provided. 480/277-volt, 3-phase, 4-wire electric service. Each building rated at 2,000 amps. |
| Solar | 31 solar photovoltaic power generation arrays, mounted on parking shade structures |
| Elevator | One 3,500 pound passenger elevator per building |
| Connectivity Fiber | Redundant fiber connection |



THE RIDGE AT TOWN CENTER WEST

4201

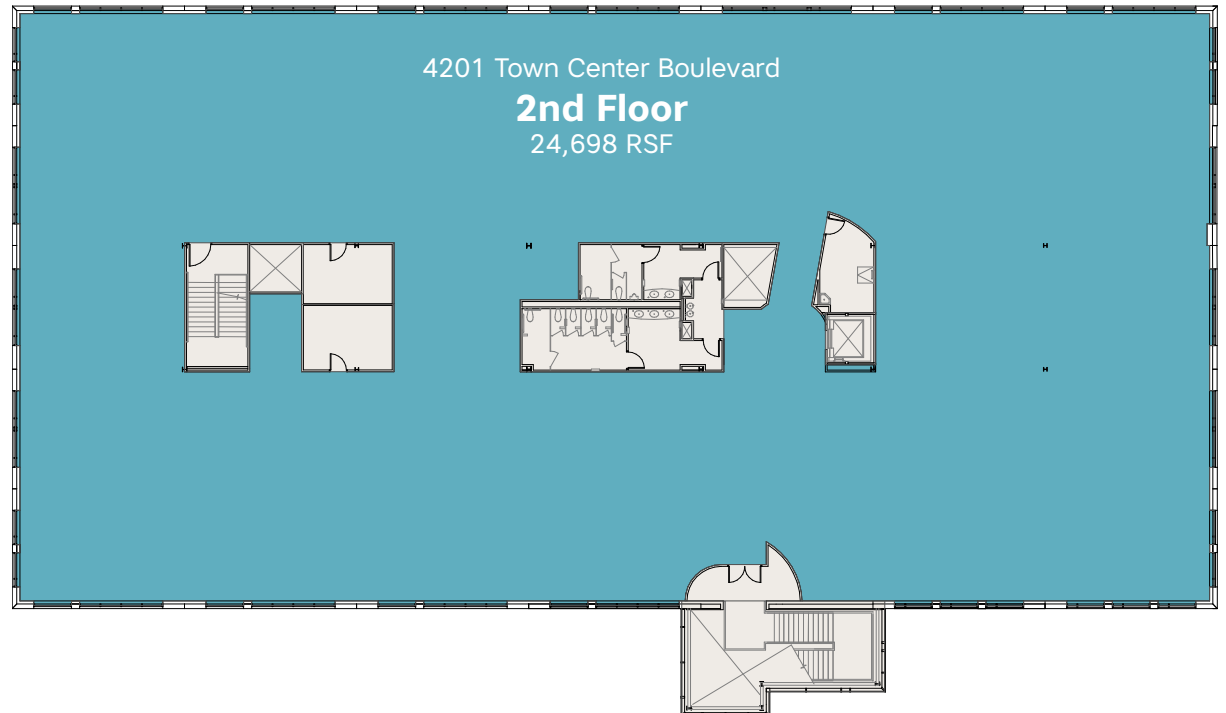
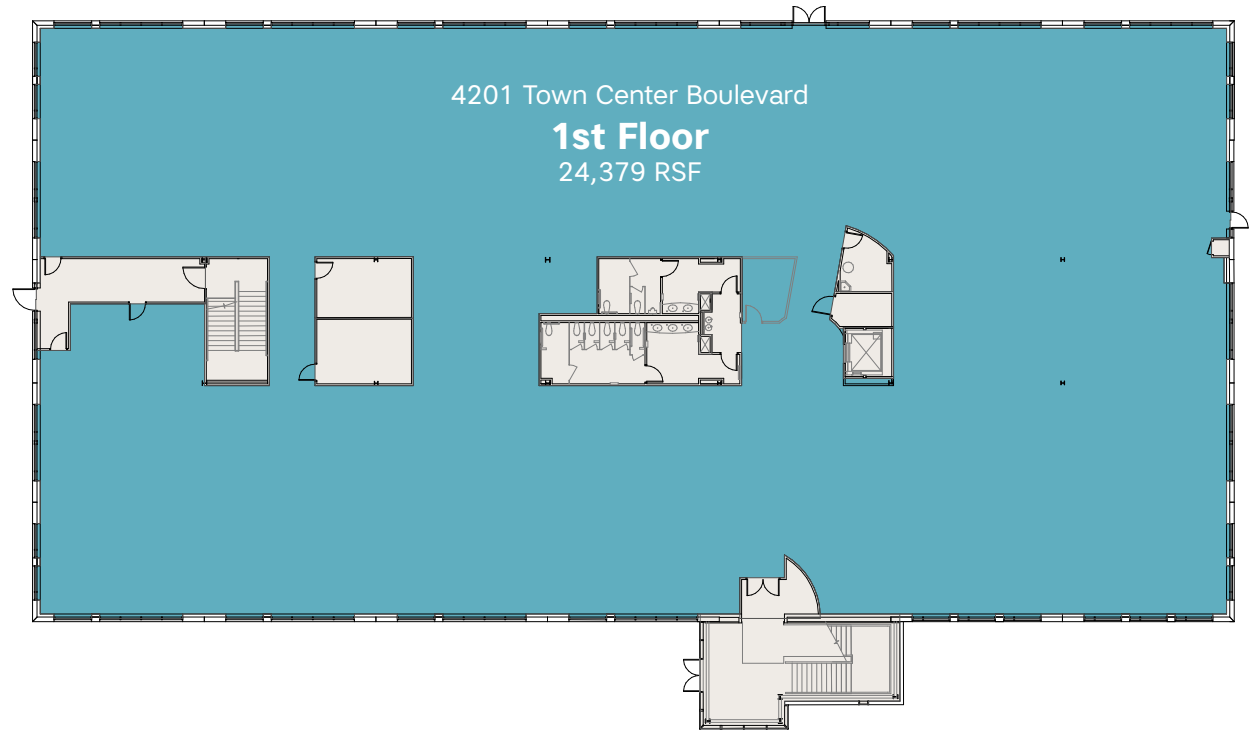
TOWN CENTER BOULEVARD

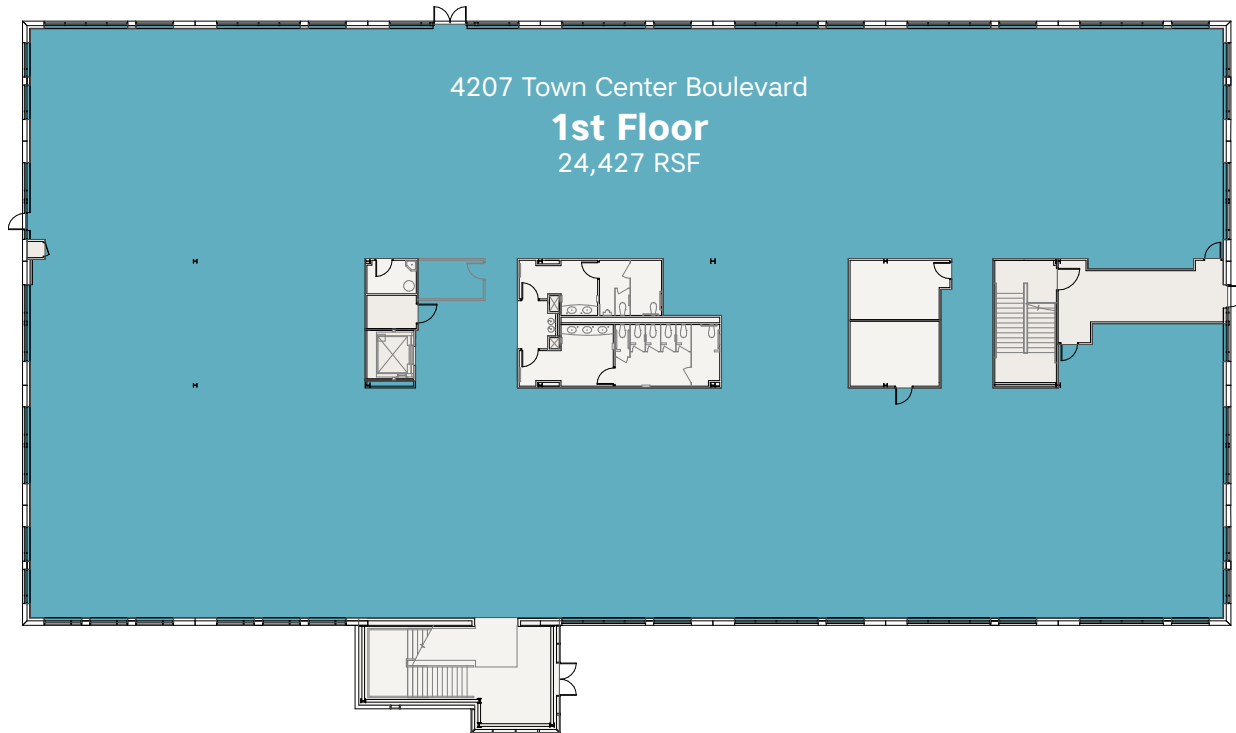
24,379 RSF

FLOOR 1

24,698 RSF

FLOOR 2





24,427 RSF
FLOOR 1

24,644 RSF
FLOOR 2



FREEWAY SIGNAGE

TRAFFIC COUNT:
102,000
CARS PER DAY



4201 Town Center Boulevard

ABC company



4207 Town Center Boulevard

ABC company



Latrobe Rd

FOLSOM

BROADSTONE MARKETPLACE

FIVE GUYS
BURGERS and FRIES
CVS
Party City
JACKS URBAN EATS

Fairfield
BY HARRIOTT

IN-N-OUT
BURGER
Starbucks
Chevron
Mikun

COSTCO
WHOLESALE

Hampton
BY HILTON

COURTYARD
BY HARRIOTT

E Bidwell St

Alder Creek Pkwy

Placerville Rd

Iron Point Rd

Empire Ranch Rd

LA BORGATA

TACO BELL
BEACH HUT
DELICIOUS
Raley's
UPS
Jack
in the box
SUBWAY
Shell

US
50

4201 & 4207
Town Center Boulevard

White Rock Rd

Payen Rd

El Dorado Hills Blvd

Future Costco

Lattrobe Rd

Valley View Pkwy

EI DORADO HILLS

EL DORADO HILLS TOWN CENTER

7-Eleven **Starbucks** **at&t** **Chipotle** **Chevron**
goodwill **Round Table** **Wells Fargo** **McDonald's** **Panda Express**
Wendy's **CHASE** **COLD STONE** **Nugget**
Golden1 **REGAL** **SUPERCUTS** **TARGET**
BIG O TIRES **EL DORADO HILLS** **rubio's**
SPORTS CLUB & ASANTE SPA
Orangetheory **Sourdough & Co** **UNITED STATES**
FITNESS POSTAL SERVICE®

WALKING DISTANCE HIGH QUALITY
AMENITY BASE

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EL DORADO HILLS: A DESTINATION TO **LIVE, WORK & PLAY**

El Dorado Hills has gained popularity as a place for young professionals and families to call home due in large part to its robust recreational activities and amenity base. The upscale town is comprised of high end luxury homes, an abundance of parks and recreational opportunities and a bounty of local bars, restaurants and entertainment options. As America's "Farm-to-Fork" capital, the greater Sacramento area, and El Dorado Hills specifically, is distinguished for its dense community of outstanding local eateries. Many of these are found at the El Dorado Hills Town Center, which is across the street from the Property.



EL DORADO HILLS TOWN CENTER

Spread over 100 acres of land, Town Center provides one million square feet of national retailers, luxury dining options, bars, hotels, fitness clubs, wellness stores, a movie theater and more. Built to mimic a traditional downtown layout, Town Center provides a uniquely "urban-suburban" environment for its patrons to comfortably live, work and play in. With popular live events like the burgeoning "Thursday Night Concert Series" Town Center was voted the #1 best live music venue by Sacramento's A list.

DINING:

AJI Japanese bistro
Bawarchi
Brick Yard
Chandos Cantina
C Knights Steakhouse
Cold Stone Creamery
Mimosa House
Sourdough & Co.
Milestone
Bawarchi Indian Cuisine

SHOPPING:

Adam's Cigars
AT&T
Cadence Corner
Face in A book
Folsom Bike
Target
Nugget
Ace Hardware





LOCAL AMENITIES

Residents and visitors will find regionally acclaimed restaurants with unmatched ambiance in El Dorado Hills in addition to upscale dining, boutique wine bars, authentic taverns, and lively brewpubs.

With direct access to neighboring Executive Housing communities via Highway 50, additional amenities include:

The Palladio at Broadstone

- Barnes & Noble
- H&M
- Nordstrom Rack
- Sephora
- Whole Foods

Folsom Premium Outlets

- Michel Kors
- Coach
- Kate Spade
- Vans
- Adidas

Historic Downtown Folsom

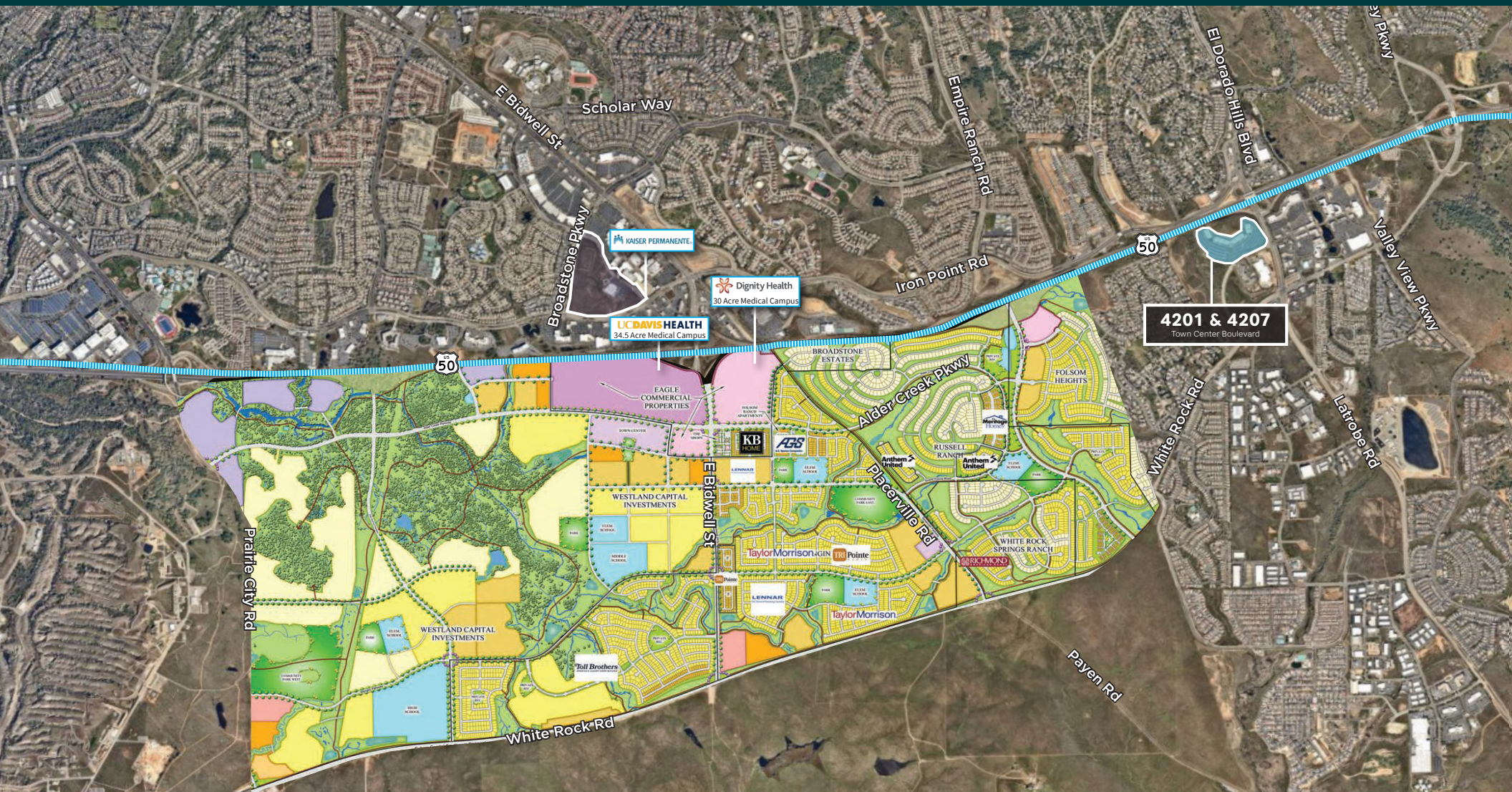
- Sutter Street Steakhouse
- Gaslight Company
- Folsom Hotel
- Café 703
- Bravo Coffee Bar

IN THE PATH OF GROWTH

The Ridge at Town Center is adjacent to the region's most prestigious new residential development, Folsom Ranch. Folsom Ranch is a 2,585-acre master planned development

that will include commercial, retail centers, over 11,000 new housing units and new state-of-the-art UCD and Dignity Health medical campuses. This new development is

accessible via Highway 50 and White Rock Road, expanding on the already abundant amenities and employee housing opportunities found at The Ridge at Town Center.



4 elementary, 1 middle, and 1 high school under development



2.2 million SF of mixed-use commercial space



New housing opportunities for commuting employees



Reverse commuting both ways on HWY 50

4201 & 4207

Town Center Boulevard

Presented by Jones Lang LaSalle Americas, Inc.



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