

For Sale or Lease  
**5000 WINDPLAY DR.**  
El Dorado Hills, CA 95762

±11,569 SF OFFICE FLEX BUILDING AVAILABLE



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**CUSHMANWAKEFIELD.COM**

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## OVERVIEW

FOR SALE OR LEASE

### PREMISES

SWC of Windplay Drive and Windfield Way

### SUITES 5, 6 & 7

**AVAILABLE SPACE: ±11,569 SF TOTAL**

#### 1st Floor:

±5,808 SF office

±1,735 SF warehouse

#### 2nd Floor:

±4,026 SF office

### LEASE TYPE

Direct

### ASKING RENT

\$1.25/SF NNN

### SALE PRICE

Contact Broker

### NEIGHBORS

The Investigative Group,  
Bob Parkins, LMFT, R  
Systems International,  
Ken Avelino Law  
Office and AM Pacific  
Engineering Inc.

### PROPERTY HIGHLIGHTS

- Building Signage Available
- Monument Signage Available
- Onsite parking
- Grade level docs, with roll-up doors
- Onsite parking

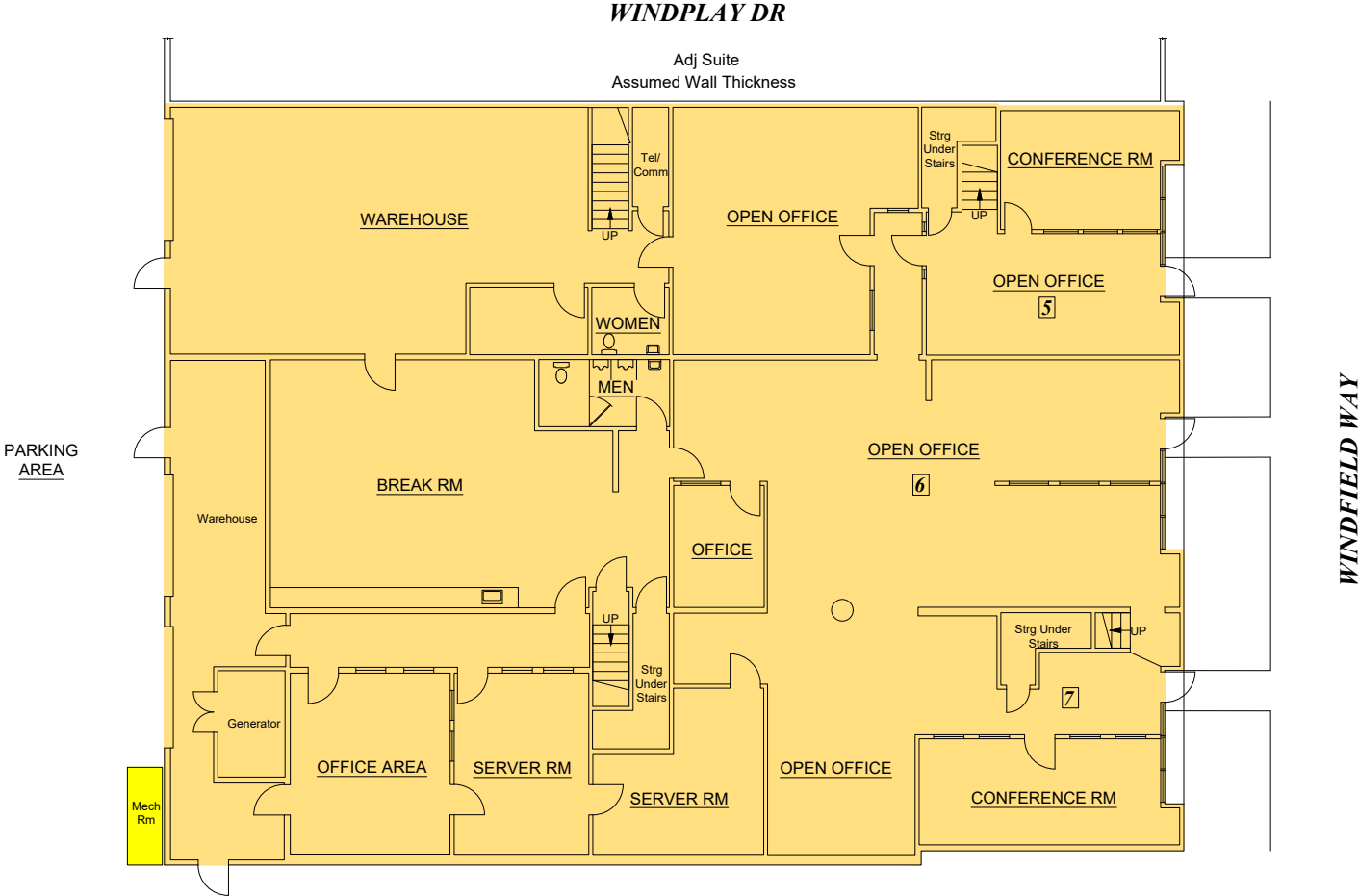


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FLOOR PLAN - 1ST FLOOR

FOR SALE OR LEASE



[CLICK TO VIEW 3-D WALK-THROUGH](#)

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FLOOR PLAN - 2ND FLOOR

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[CLICK TO VIEW  
3-D WALK-THROUGH](#)

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TRADE AREA MAP

FOR SALE OR LEASE



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PHOTOS / DEMOGRAPHICS

FOR SALE OR LEASE



## DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	6,315	37,237	103,505
DAYTIME POPULATION	7,143	16,809	31,439
MEDIAN HOUSEHOLD INCOME	\$105,935	\$149,896	\$142,336
MEDIAN AGE	48.5	44.2	43.2

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