

Carson Creek Corporate Center

Latrobe Road at Golden Foothill Parkway
El Dorado Hills CA 95762

PROPERTY DESCRIPTION

Carson Creek Corporate Center is located 25 minutes from downtown Sacramento.

The 74 acres of undeveloped land are one mile south of Highway 50 at the El Dorado Hills / Latrobe Road interchange. The campus setting is ideally suited for a mix of office, research and development, light industrial and retail options.

El Dorado Hills Town Center is less than one mile from the site and offers a variety of retail and restaurants; Serrano Country Club and El Dorado Hills Golf Course are located within two miles of the site.

Phase 1 includes two one-story flexible office buildings that are scheduled for delivery in the 2nd quarter 2009. Buildings 101 & 102 will be square feet with a parking ratio of 3/1,000.



HIGHLIGHTS

- ⌘ 74 acres for development
- ⌘ Available for lease or build-to-suit
- ⌘ Zoned for R&D with extensive approved uses
- ⌘ Total build-out over 800,000 square feet
- ⌘ Located 25 minutes from downtown Sacramento



LEASING & DEVELOPMENT CONTACT

Scott Hodson — scotth@pactrust.com
PacTrust
503.624.6300

Carson Creek Corporate Center



Carson Creek Corporate Center - Conceptual Master Plan - El Dorado Hills, CA

PACTRUST

GROUP
MACKENZIE

2050024.05