



FOR SUBLEASE

**4364 TOWN CENTER BLVD., SUITE 328**

EL DORADO HILLS, CA 95762

# PROPERTY OVERVIEW

---

## Suite Highlights:

- Suite 326
- Size: ±2,241 SF
- LED: January 31, 2027

## Property Highlights:

- Located in the El Dorado Town Center
- Ideally located off Highway 50 in the heart of El Dorado Hills
- Many restaurants & retail amenities within walking distance



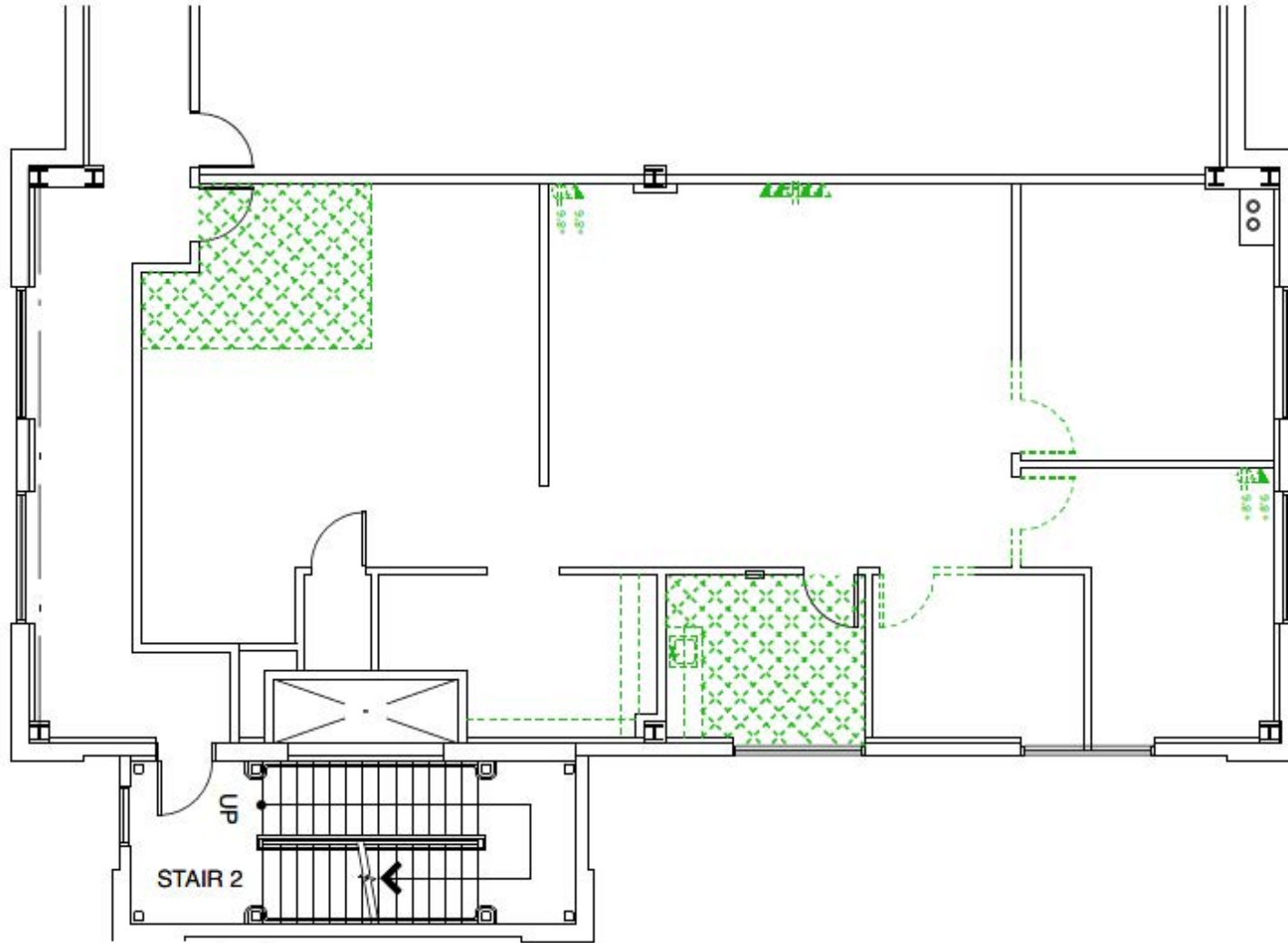
# PHOTOS



# PHOTOS



# SPACE PLAN

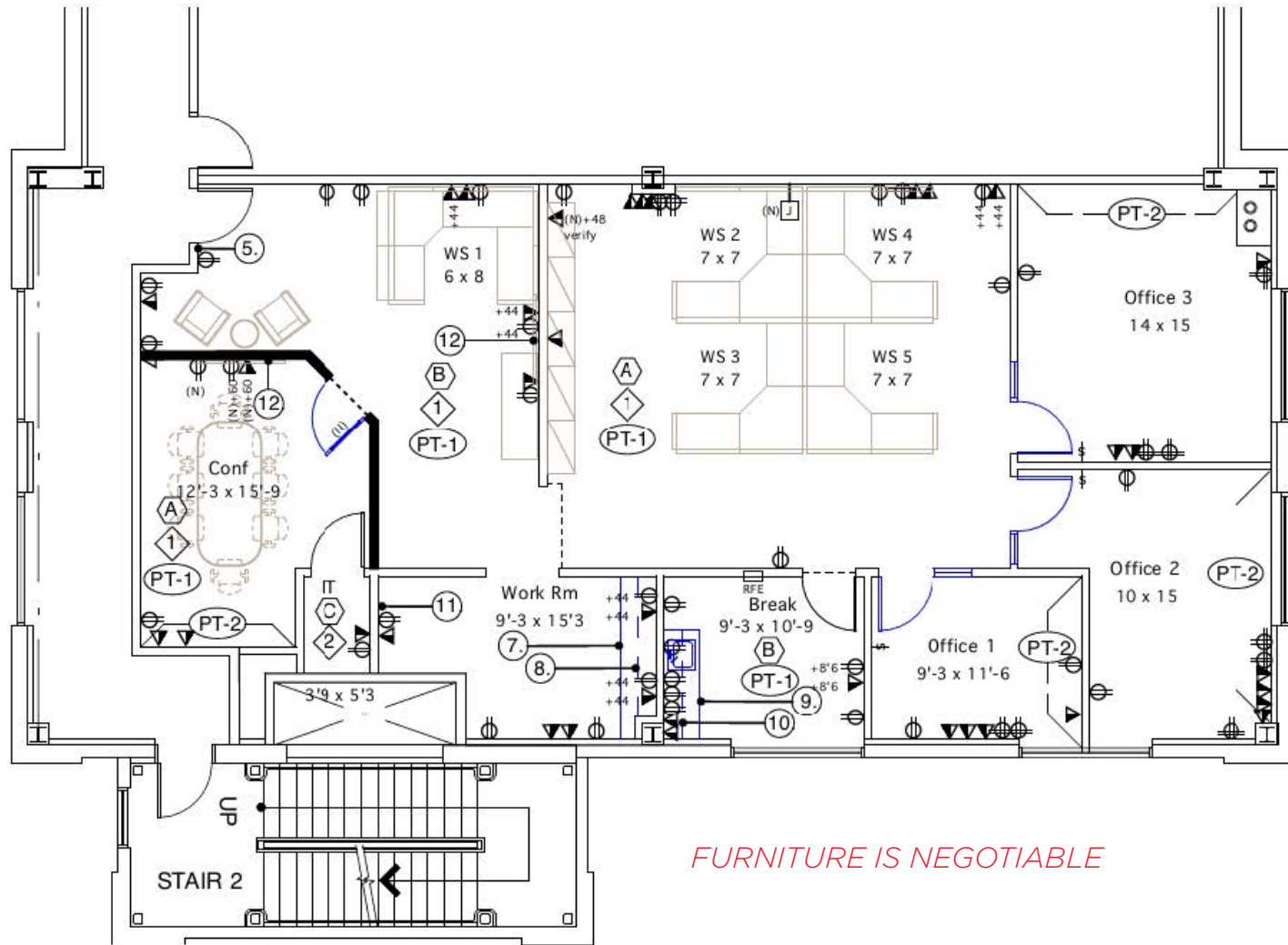


  
Stafford  
Space Planning  
4100 Horseshoe Bar Rd  
Suite C  
Loomis, CA 95660  
tel: 916.223.4600  
fax: 916.223.7800  
design@staffordspaceplanning.com

4364 Town Center Blvd.  
Suite 328  
El Dorado Hills, CA

Not to Scale  
8 - 12 - 21

# SPACE PLAN WITH FURNITURE



*FURNITURE IS NEGOTIABLE*

  
 6100 Horsebridge Blvd #202  
 Suite C  
 (Loomis, CA 95430)  
 tel: 916.482.2400  
 fax: 916.482.2400  
 design@staffordspaceplanning.com

4364 Town Center Blvd.  
 Suite 328  
 El Dorado Hills, CA

Not to Scale  
 8 - 12 - 21

# EDH TOWN CENTER MAP



# LOCATION







**CUSHMAN &  
WAKEFIELD**



## CONTACT INFO

400 Capitol Mall, Suite 1800  
Sacramento, CA 95814  
+1 916 288 4800  
[cushmanwakefield.com](http://cushmanwakefield.com)

## CHAD COOK, MCR, SIOR, CCIM

Senior Director  
+1 916 764 1181  
[chad.cook@cushwake.com](mailto:chad.cook@cushwake.com)  
Lic # 01711687

## ZACH MOSLE, CCIM

Director  
+1 916 329 1543  
[zach.mosle@cushwake.com](mailto:zach.mosle@cushwake.com)  
Lic # 01924595

©2023 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.