

2365

IRON POINT ROAD

FOLSOM, CA



FOLSOM'S PREMIER OFFICE BUILDING
HIGH VISIBILITY FREEWAY LOCATION

NEWMARK


BASIN STREET
PROPERTIES

Exclusively Marketed By: _____

Jack Blackmon
916.494.2349
jack.blackmon@nmrk.com
CA RE License #01999561

Matthew Alemania
925.303.6299
matthew.alemania@nmrk.com
CA RE License #01958591

2365
IRON POINT ROAD
FOLSOM, CA



PROPERTY HIGHLIGHTS



Updated common area improvements



30+ seat conference and training room



Short walk to numerous amenities



LEED Gold



4.5/1,000 parking ratio



Fiber ready



Onsite fitness center with showers



High Identity Building
(roughly 200,000 vehicles per day)



Designated walking paths surround
wetlands preserve area



Updated lobby with television and furniture



- Concierge Services for personal and professional assistance
- Moving concierge for data cabling, and moving facilitation
- Construction management team
- Building Engineers with advanced experience in building systems
- Professional Property Management services with local representatives

2365
IRON POINT ROAD
FOLSOM, CA

FOLSOM'S PREMIER OFFICE BUILDING

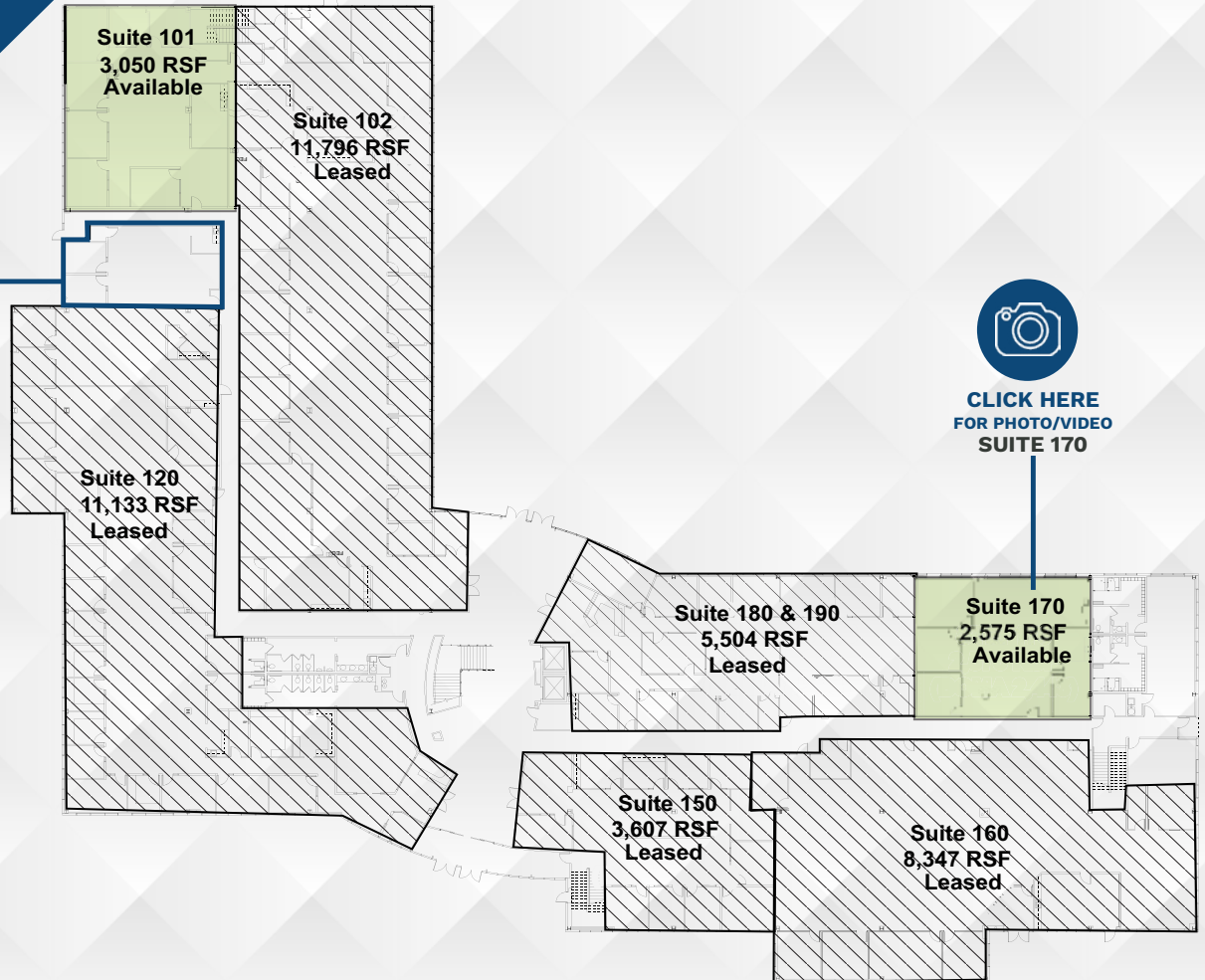


2365
IRON POINT ROAD
FOLSOM, CA



FLOOR PLANS

**COMMON
CONFERENCE
AND TRAINING
ROOM**



FIRST FLOOR | ±3,050 & ±2,575 RSF | SUITE 101 & SUITE 170

2365
IRON POINT ROAD
FOLSOM, CA



FLOOR PLANS



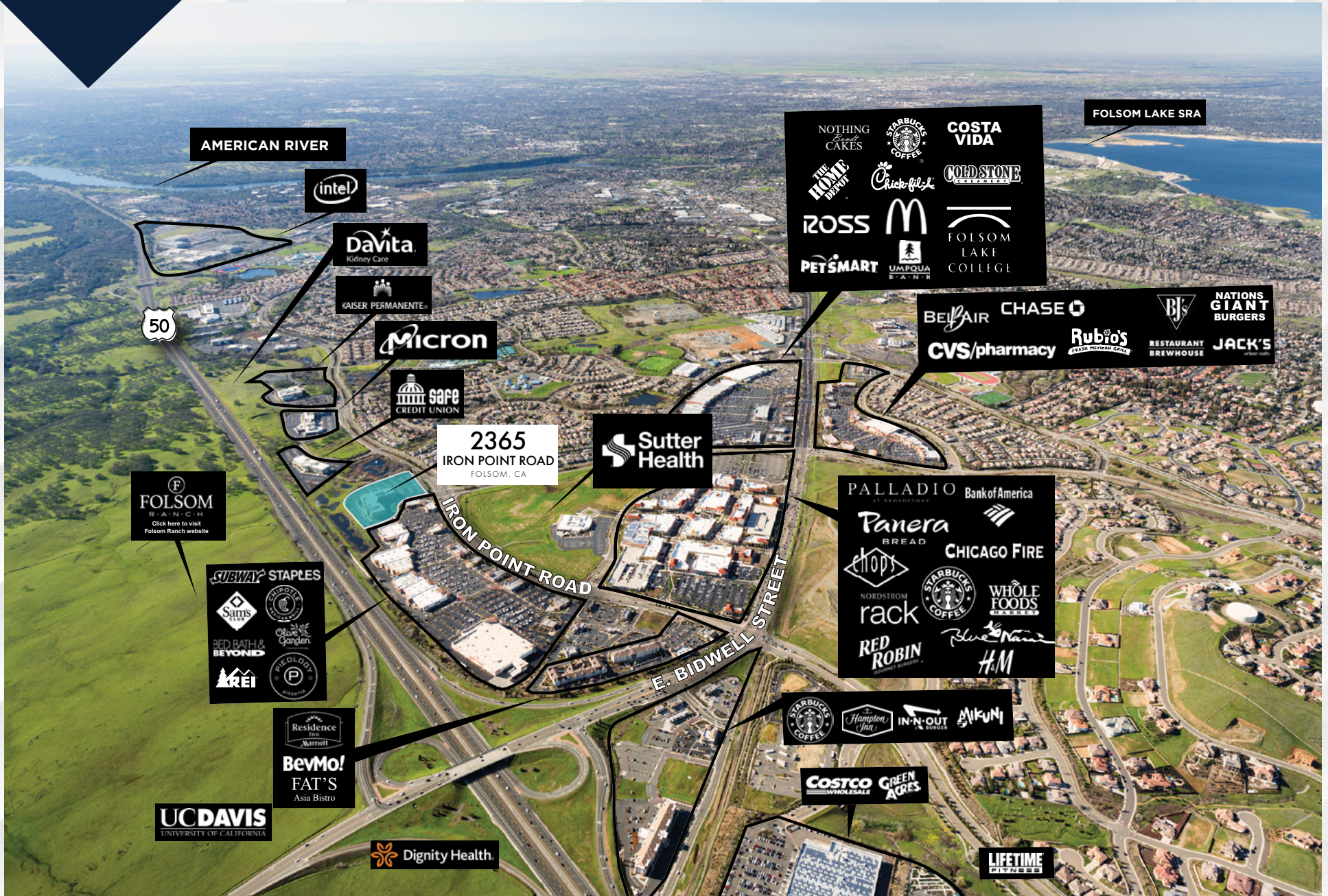
**CLICK HERE
FOR PHOTO/VIDEO
SUITE 230**



SECOND FLOOR | ±3,560 RSF | SUITE 230

2365
IRON POINT ROAD
 FOLSOM, CA

AMENITIES MAP



2365

IRON POINT ROAD

FOLSOM, CA



DISCLAIMER: The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

NEWMARK



Exclusively Marketed By: _____

Jack Blackmon
916.494.2349
jack.blackmon@nmrk.com
CA RE License #01999561

Matthew Alemania
925.303.6299
matthew.alemania@nmrk.com
CA RE License #01958591