

# 2365

## IRON POINT ROAD

FOLSOM, CA



FOLSOM'S PREMIER OFFICE BUILDING  
HIGH VISIBILITY FREEWAY LOCATION

**NEWMARK**



Exclusively Marketed By: \_\_\_\_\_

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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



Basin Street Properties is proud to announce our newest tenant amenity – Concierge Services. Tenants have access to family entertainment, travel arrangements, and a host of other business services.



### Personal Services

- Housekeeping / sitting
- Pet sitting / grooming
- Auto detailing / maintenance
- Dry cleaning / laundry
- Fitness trainer / massage services
- Customized personal shopping



### Entertainment Services

- Tickets for concerts, theater and sporting events
- Restaurant reservations
- Visiting client and guest arrangements



### Event and Meeting Services

- Site selection
- Catering, food and beverage arrangements
- Multi-media / A.V. arrangements



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## FOLSOM'S PREMIER OFFICE BUILDING



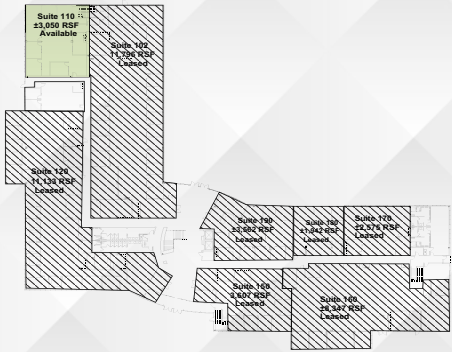
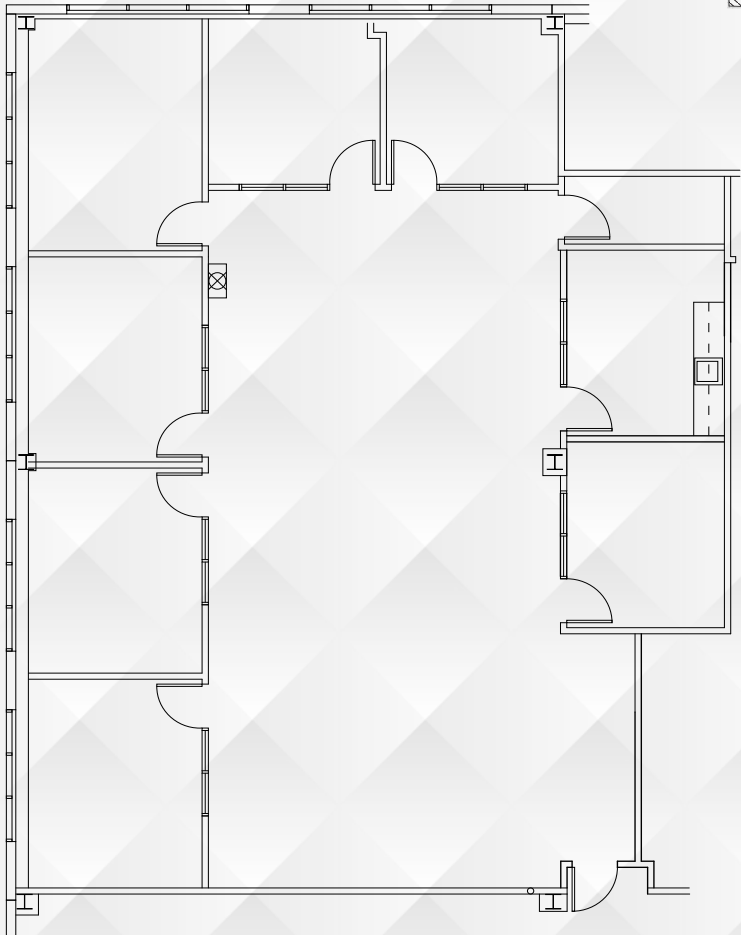
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Trimark

FLOOR PLANS



**Spec-Suite  
Finishes!**



**FIRST FLOOR | ±3,050 RSF | SUITE 110**



## AMENITIES MAP





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