

FOR SUBLEASE

2365

IRON POINT ROAD

Folsom, California



±6,912 - ±14,275 RSF AVAILABLE

CBRE

PROPERTY HIGHLIGHTS

Updated common area improvements

30+ seat conference and training room

Short walk to numerous amenities

Leed Gold

4.5/1,000 parking area

Fiber ready

Onsite fitness center with showers

High Identity Building

Designated walking paths surround wetlands preserve area

Updated lobby with television and furniture

Concierge Services

±6,912 - ±14,275 RSF

AVAILABLE

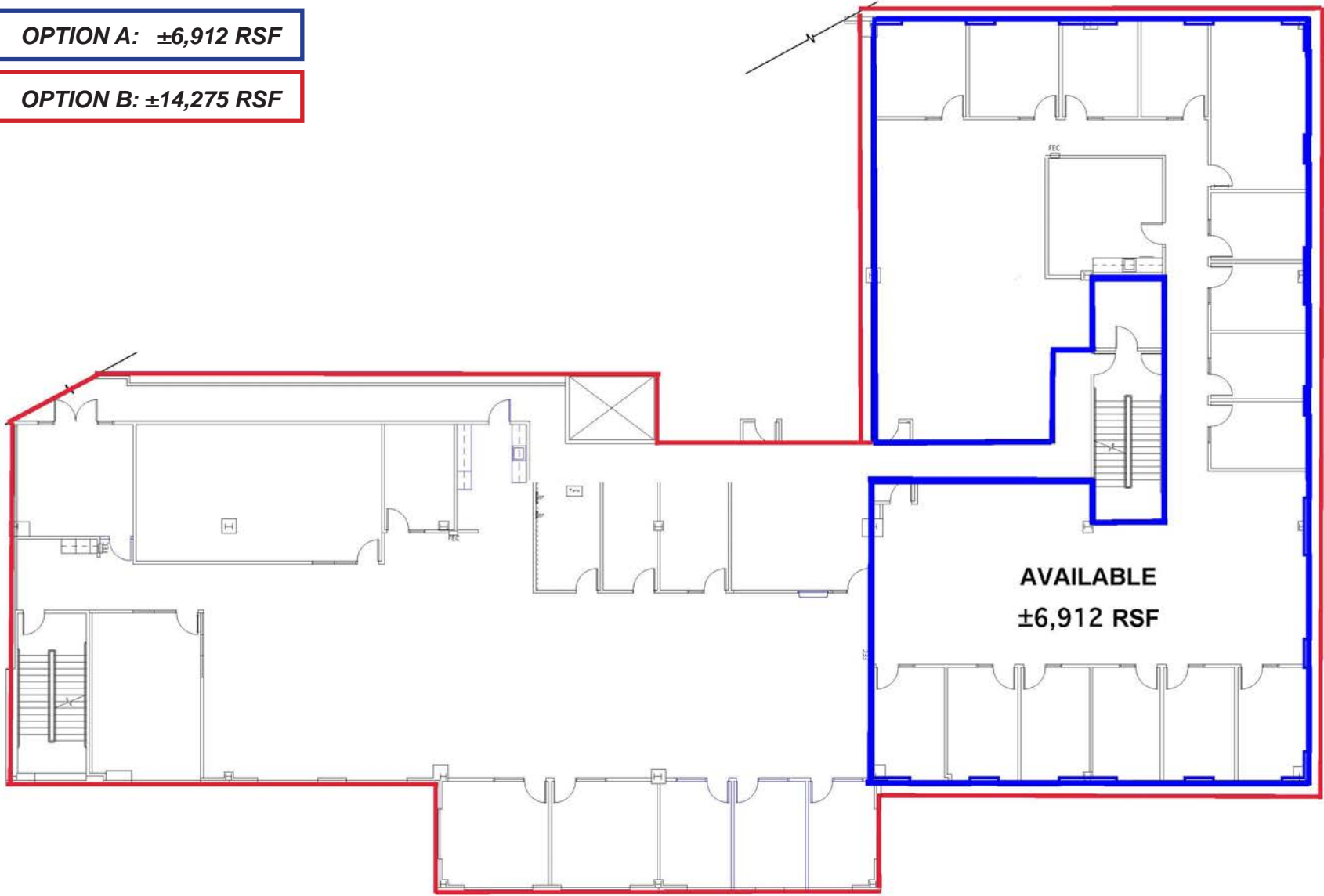


FLOOR PLAN

2ND FLOOR
±6,912 - ±14,275 RSF

OPTION A: ±6,912 RSF

OPTION B: ±14,275 RSF



INTERIOR PHOTOS



NEARBY FOLSOM AMENITIES

1

Folsom Gateway
Courtyard by Marriott
Staples
Pieology Pizzeria
REI
Bed Bath & Beyond
Ulta Beauty
Chipotle

2

Palladio Shopping Center
Mas Taco Bar
Panera Bread
Barnes & Noble
Victoria's Secret
Buckhorn BBQ & Grill
Nordstrom Rack
Iron Horse Tavern

3

Broadstone Plaza
Michaels
Round Table Pizza
Famous Footwear
Old Navy
Jamba Juice
Chick-fil-A
Buffalo Wild Wings

4

Broadstone Marketplace
CVS Pharmacy
Party City
European Wax Center
Noodles and Company
Thai Paradise
Temple Coffee Roasters
BJ's Restaurant & Brewhouse



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FOR MORE INFORMATION, PLEASE CONTACT:

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CBRE

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