



IRON POINT ROAD

NATOMAS STATION CORPORATE CENTER
FOLSOM, CALIFORNIA



NEWMARK

JACK BLACKMON
916.569.2372

JODIE ROBINSON
916.569.2318



PROJECT HIGHLIGHTS

- Fully furnished suites are available
- Direct entrance suite available
- Storage with roll up door available
- Building signage opportunities
- On-site day porter
- Professional Property Management
- Tenant lounge and event space
- Fully equipped common area training room
- Recently upgraded lobby, restrooms, and common areas
- Grab-and-Go cafe'
- Modern HVAC system
- High-speed fiber optic connectivity
- Two-story office building totaling approximately 120,065 square feet
- Immediate access to Highway 50
- Close proximity to hotels, restaurants, and retail amenities
- On-site ownership
- Parking ratio of 4 spaces per 1,000 square feet



±3,316 to ±36,799 RSF AVAILABLE



CLICK TO VIEW
AERIAL TOUR



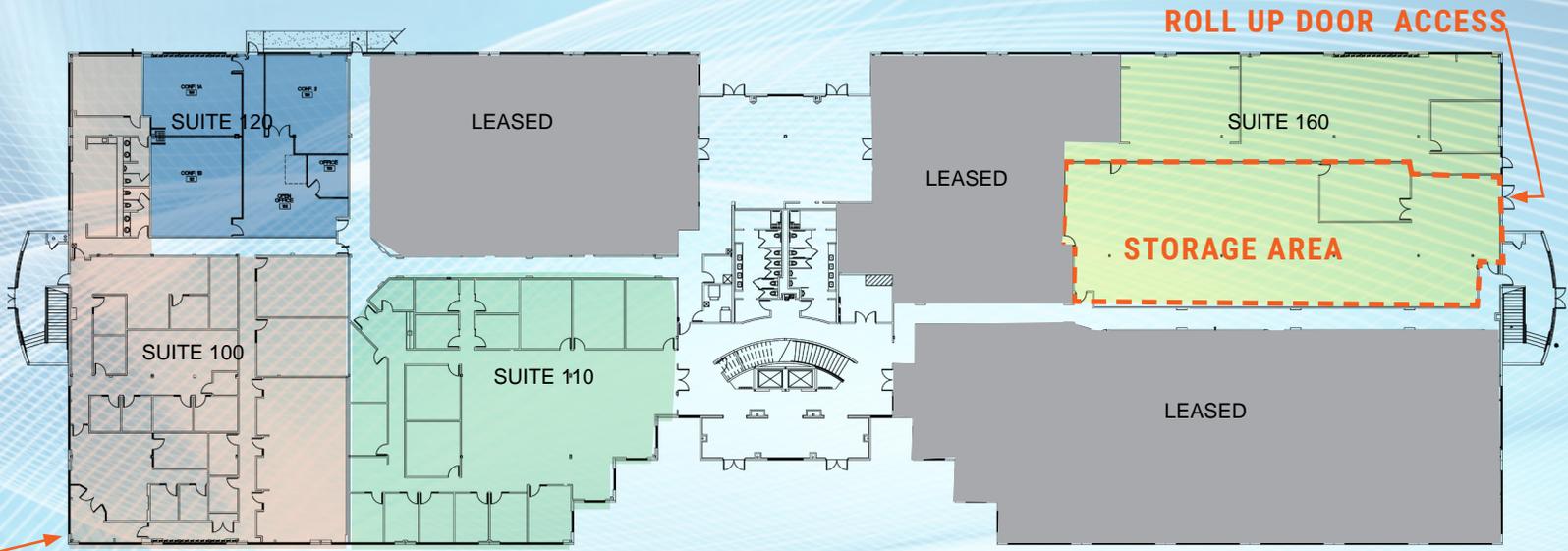
Learn more about Dignity
Health's new medical center

FLOOR PLANS

950 IRON POINT ROAD

1ST FLOOR

- SUITE 100:
±9,179 RSF
- SUITE 110:
±7,024 RSF
- SUITE 120:
±3,316 RSF
- SUITE 160:
±9,126 RSF



DIRECT SUITE ENTRANCE

Suites 100, 110 & 120 are contiguous up to ±19,519 RSF

FULLY EQUIPPED COMMON AREA TRAINING ROOM

2ND FLOOR

- SUITE 200:
±8,051 RSF *available 9/1/2026 OR WITH 30 DAYS NOTICE*
- SUITE 210:
±16,429 RSF
- SUITE 240:
±6,050 RSF
- SUITE 270:
±6,269 RSF



Suites 200, 210 240 & 270 are contiguous up to ±36,799 RSF



950 IRON POINT CIRCLE, FOLSOM | OFFICE FOR LEASE



PHOTO GALLERY



950 IRON POINT CIRCLE, FOLSOM | OFFICE FOR LEASE

Nearby Amenities

950 IRON POINT ROAD



RETAIL

A. FOLSOM & IRON POINT

Century Folsom 14
Chili's Grill & Bar
Andy's Kitchen
Taco Exxpress
Burger King
Reliance SuperMart
Bakery Bites

B. FOLSOM PREMIUM OUTLET

Calvin Klein
Chico's
Coach Outlet
Eddie Bauer Outlet
GAP Factory
Levi's Outlet
Michael Kors
Nike Factory Store
Samsonite

C. WALMART CENTER

Walmart
Chevron

D. FOLSOM GATEWAY

Ulta Beauty
DSW Shoe Warehouse
REI
Staples
Best Buy
Sam's Club

E. IRON POINT & E. BIDWELL

Green Acres Nursery
Costco
Mikuni
In-N-Out Burger
Quick Quack Car Wash

F. HISTORICAL FOLSOM

Folsom History Museum
Folsom Historic District
Farmers Market
Powerhouse State Historic Park
Lake Natoma Inn

G. PALLADIO & BROAD-STONE PLAZA

CVS
Barnes & Noble
Buckhorn BBQ
Chicago Fire Pizza
H & M
Kirkland's
Nordstrom Rack
Palladio Lux Cinema
Panera
Whole foods

H. FOLSOM SQUARE

Kohl's
Target
Trader Joe's
HomeGoods
La Fiesta Alteña
Taqueria/Folsom

I. INTEL

SCHOOL

A. VISTA DEL LAGO HIGH SCHOOL
B. FOLSOM LAKE COLLEGE
C. FOLSOM HIGH SCHOOL
D. FOLSOM MIDDLE SCHOOL

HOSPITAL

A. MERCY HOSPITAL
B. MERCY HOSPITAL
C. DIGNITY HEALTH



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JACK BLACKMON
916.569.2372
jack.blackmon@nmrk.com
CA RE License #01999561

JODIE ROBINSON
916.569.2318
jodie.robinson@nmrk.com
CA RE License #02214357

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