

CLASS A OFFICE WITH HIGHWAY 50 VISIBILITY

OWNED AND OPERATED BY:



TAKE VIRTUAL



TOUR

FOLSOM CORPORATE CENTER

2295 IRON POINT ROAD

FOLSOM, CA 95630

AVAILABLE FOR LEASE | ±7,678-18,713 RSF

CBRE



ONE OF THE MOST PRESTIGIOUS OFFICE BUILDINGS IN THE SUBMARKET

PROPERTY FEATURES:

- New Class A Construction as of 2008
- Above Standard Parking Ratio of 4/1,000
- On-site Security; Card Access Entry System
- Fiber Ready Infrastructure
- Freeway Visibility
- Walking Paths/Nature Trails
- 9' and 10' Ceiling Heights
- Computer Controlled and Monitored HVAC System
- 2,500-Amp Main Electrical Service, 227/480 Volt, 3-Phase
- Close Proximity to Freeways and Public Transportation

AVAILABLE SUITES:

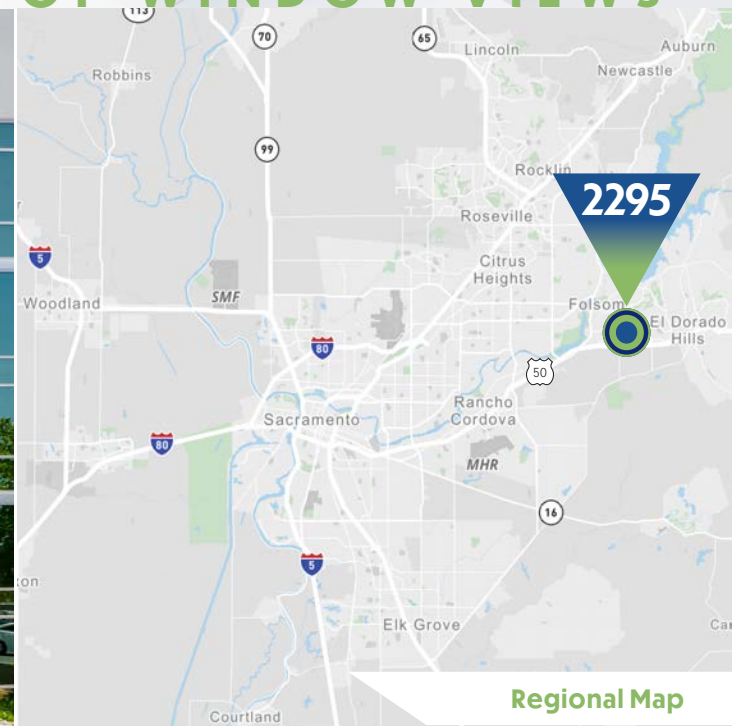
- **SUITE 160:** ±11,035 RSF
- **SUITE 280:** ±7,678 RSF



SPECTACULAR PROPERTY WITH PLENTY OF WINDOW VIEWS

FOLSOM CORPORATE CENTER

Built in 2008, **2295 IRON POINT** is one of the most prestigious office buildings in the Folsom Submarket. In 2013, SAFE Credit Union purchased the property to occupy as its corporate headquarters, and looks forward to sharing the building with professional Folsom office users. The building is located in a serene setting, bordered by an oak preserve to the west and a maintained wetland area to the east. Tenants enjoy the immediate surrounding area, and access to over 1,000,000 SF of Class A retail and restaurant space located in the Palladio Lifestyle Center and Folsom Gateway Shopping Center, all within walking distance.



Regional Map



Offices / Conference Rooms



Collaboration / Conference Rooms

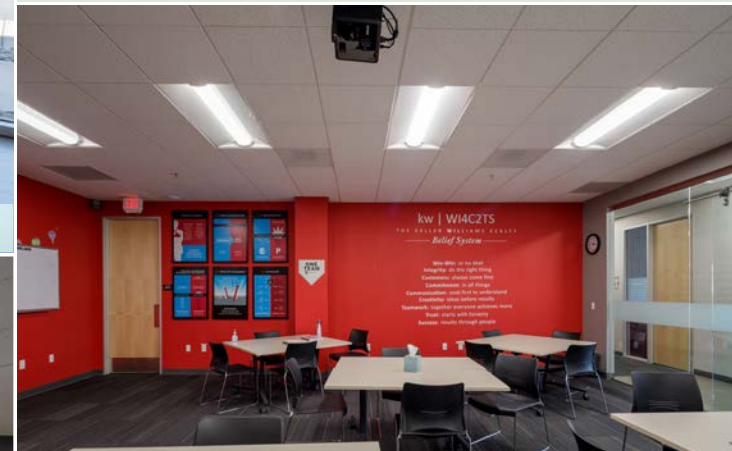
AMAZING COLLABORATION AREAS AND CONFERENCE ROOMS



Break / Collaboration Area



Conference Room



Conference Room



Offices / Conference Rooms



Lounge / Collaboration Area



Break Area

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





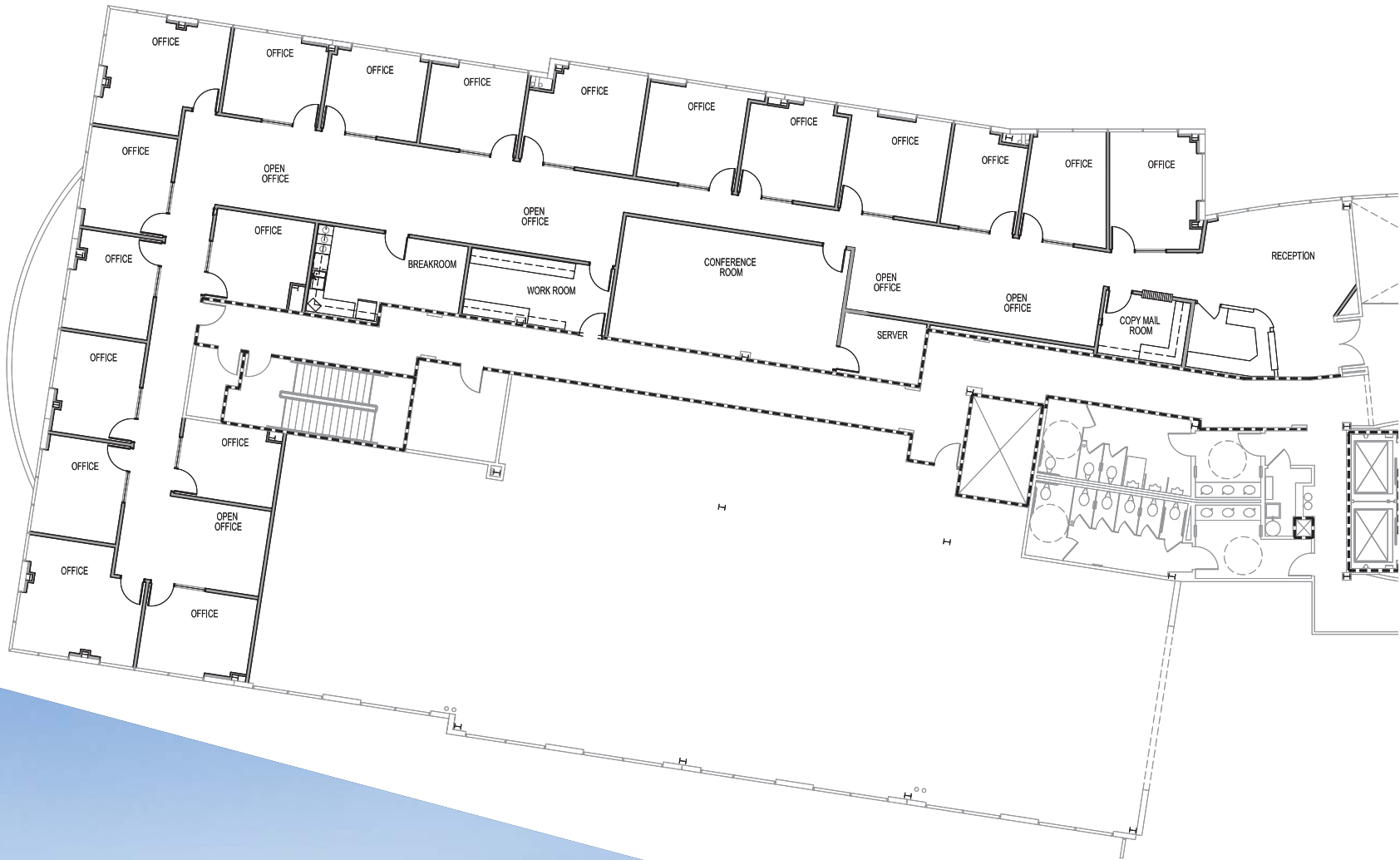
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SECOND FLOOR - FLOOR PLAN

SUITE 280 | ±7,678 RSF



FOLSOM CORPORATE CENTER
2295 IRON POINT ROAD



EXCLUSIVELY LISTED BY:

TONY WHITTAKER
Senior vice President
+1 916 492 6914
tony.whittaker@cbre.com
Lic. 01780828

AMY DEANGELIS
Executive vice President
+1 916 446 8749
amy.deangelis@cbre.com
Lic. 01257315

JULAINÉ MILLER
Senior Associate
+1 916 446 8230
julaine.miller@cbre.com
Lic. 01456719

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