



OFFICE CONDO
FOR SALE OR LEASE

193

BLUE RAVINE ROAD
SUITE 220
FOLSOM, CA

FOLSOM PROFESSIONAL CENTRE
193 Blue Ravine Road

NEWMARK

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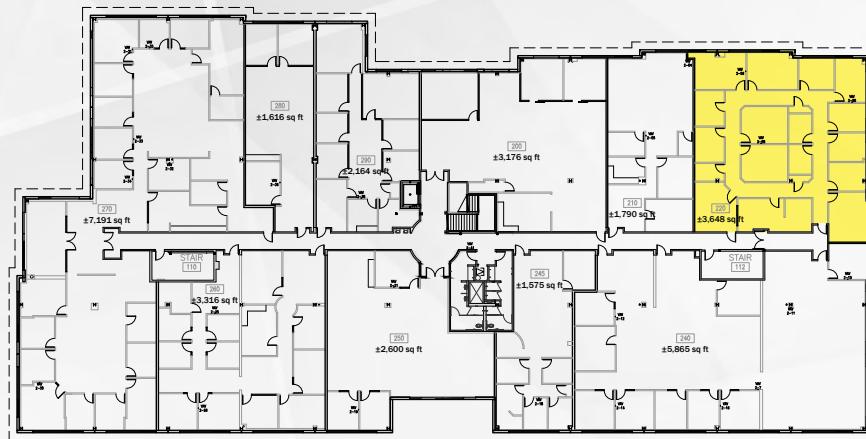
Suite 220 at 193 Blue Ravine Road offers a unique opportunity to own or lease office space in one of Folsom's most desirable professional settings. Located within a well-maintained, 70,000-square-foot, two-story multi-tenant office building, the suite benefits from on-site ownership and a highly engaged professional owners' association that ensures the property remains in excellent condition. The campus-like setting offers ample surface parking at an impressive 4.60 spaces per 1,000 square feet, with nearby walking trails and a host of retail and dining amenities just minutes away.

Folsom, known for its rich Gold Rush history and scenic charm, has evolved into one of the fastest-growing cities in the Sacramento region. Over the past decade, Folsom has experienced steady population and job growth, driven by its high quality of life, strong schools, and expanding tech and healthcare sectors. This growth continues to attract businesses seeking a dynamic and supportive environment for long-term success.

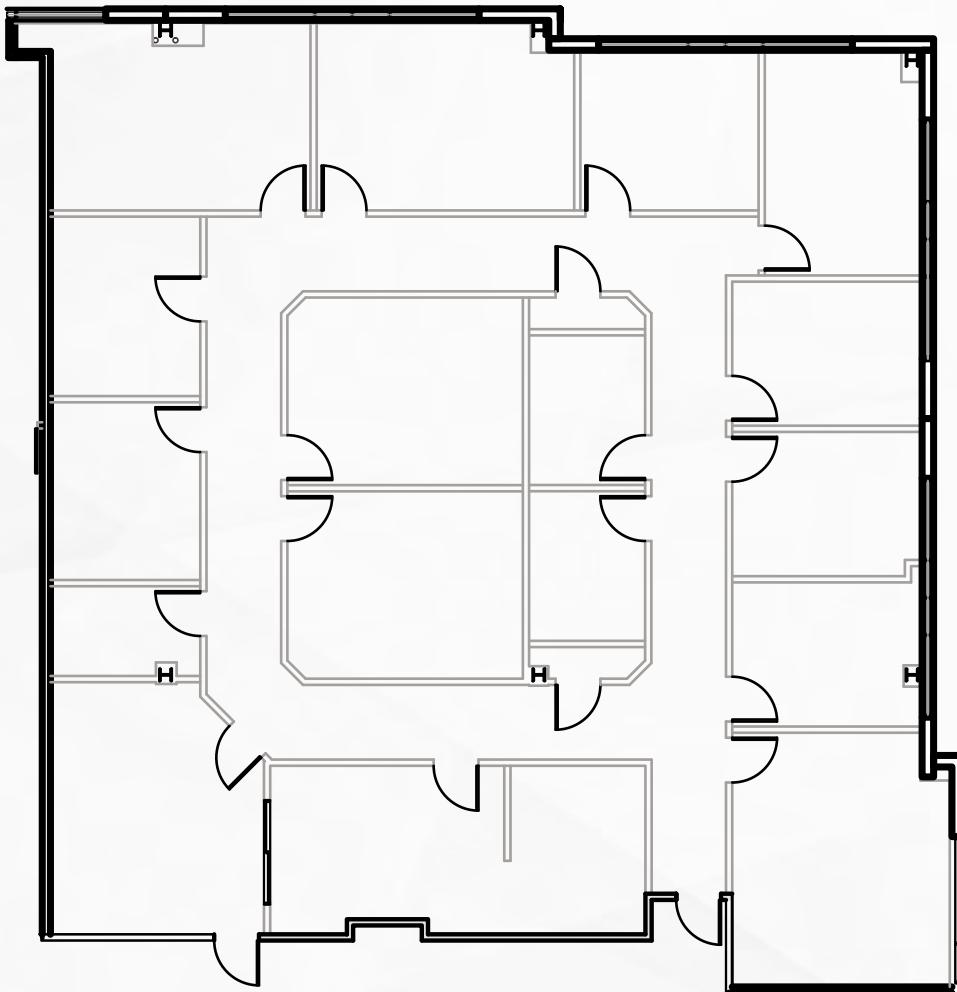
PROPERTY HIGHLIGHTS

- » ±3,648 square feet
- » Eight (8) private perimeter offices
- » Reception desk with back office
- » Lobby
- » Break room with plumbing (sink)
- » APN: 072-0850-035-0015
- » Professionally managed with condo owner's building association
- » Recent capital improvements include brand-new HVAC systems and a fully updated roof
- » **Asking Sale Price: \$1,039,680 (\$285 PSF)**
- » **Asking Lease Rate: \$1.85 PSF, Full Service**

FLOOR PLAN



FOLSOM PROFESSIONAL CENTER
193 BLUE RAVINE ROAD, SECOND FLOOR
FOLSOM, CA



NEARBY AMENITIES



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