

F
FOLSOM
RANCH
CORPORATE CENTER

• 320,000 SF
CLASS A CAMPUS
EXPERIENCE



FOLSOM COMMERCIAL DISTRICT EAST

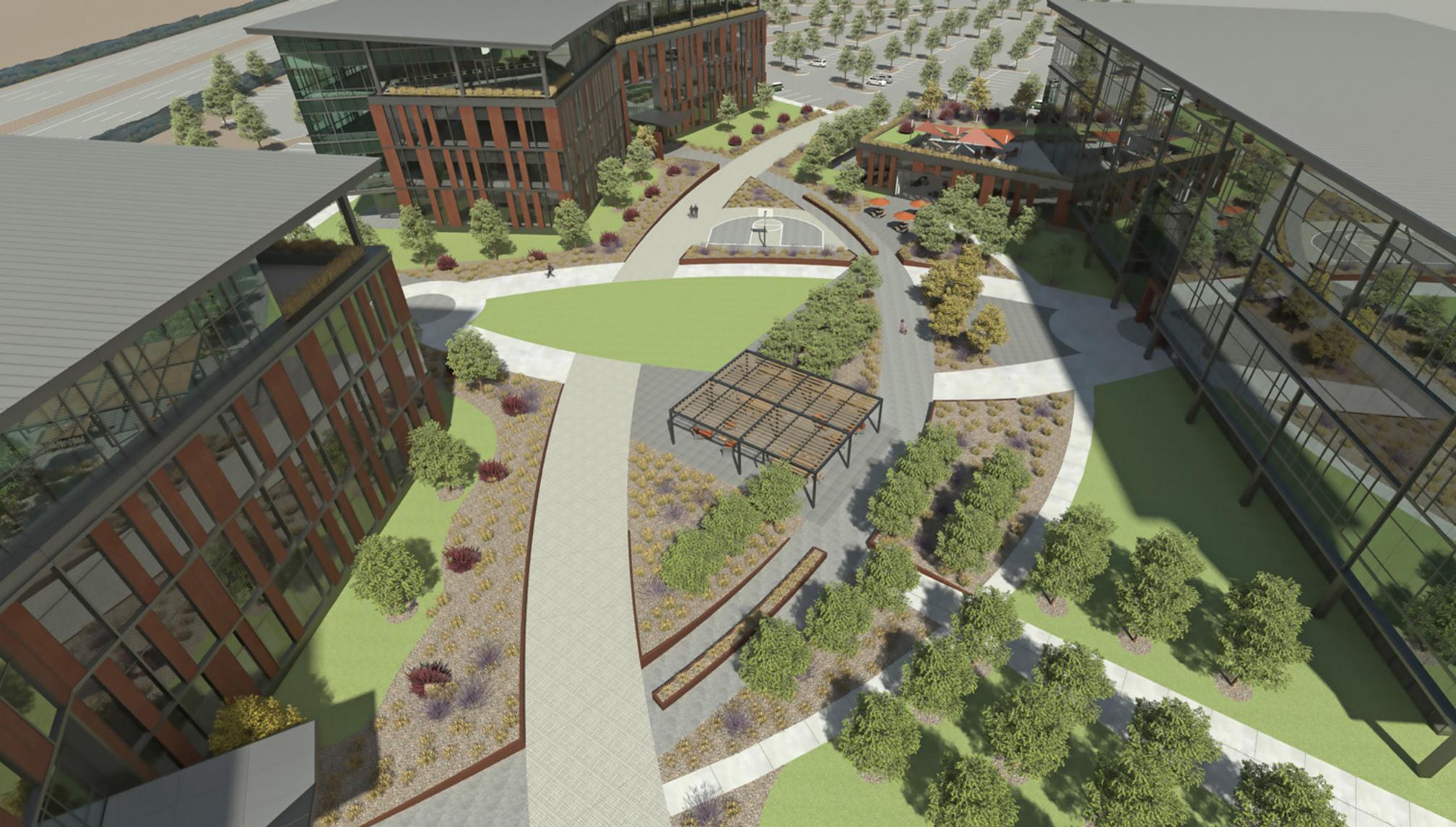
NEWMARK

TODD ESCHELMAN
916.569.2347

JACK BLACKMON
916.569.2372

JOE HAMILTON
650.473.4765

GARTH HOGAN
650.608.2115



EXPERIENCE a unique campus setting with unmatched visibility and frontage on Highway 50.

Designed by award winning architect, Brandon Koon, of Vitae Architects, the project consists of 3 four-story state of the art buildings, merging superior construction with modern indoor and outdoor amenities. With spaces ranging from 3,000 – 120,000 SF, tenants have the flexibility to create their optimal open or private layout plan. Large windows frame views of the surrounding Oak Tree Preserve and distinctive outdoor gathering areas promote collaboration.

The Future *at a* Glance



Unmatched Branding to Highway 50

- Exceptional Freeway Signage



Built for Collaboration

- Conference and Training Center
- Central courtyard with outdoor seating
- On site café



Precision in Design

- Upscale lobby and common areas
- Optimal window line for maximum natural light
- LEED Gold
- Fiber Served, HVAC
- Spacious balconies & terraces



Health & Wellness

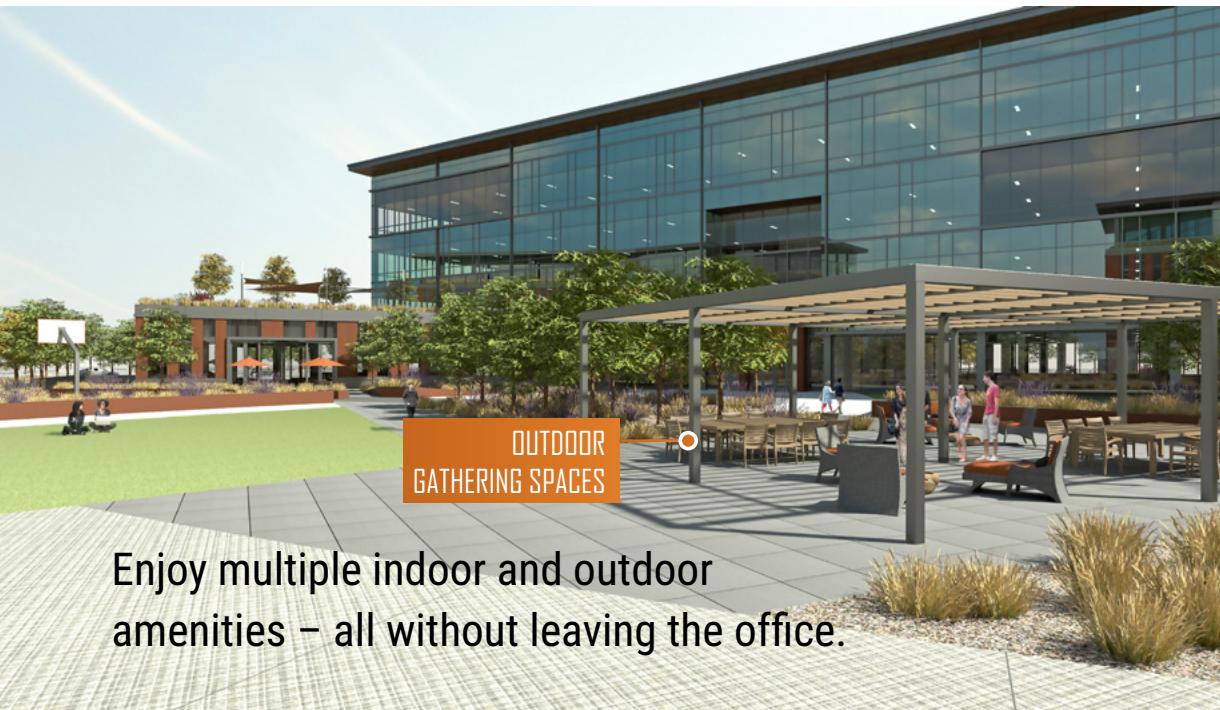
- Multiple Outdoor Areas
- Rooftop Terraces
- Fitness Center and Basketball court



Convenient Access

- On-site access to food, entertainment, and recreation options
- Minutes from Highway 50, direct corridor to SF Bay Area and South Lake Tahoe

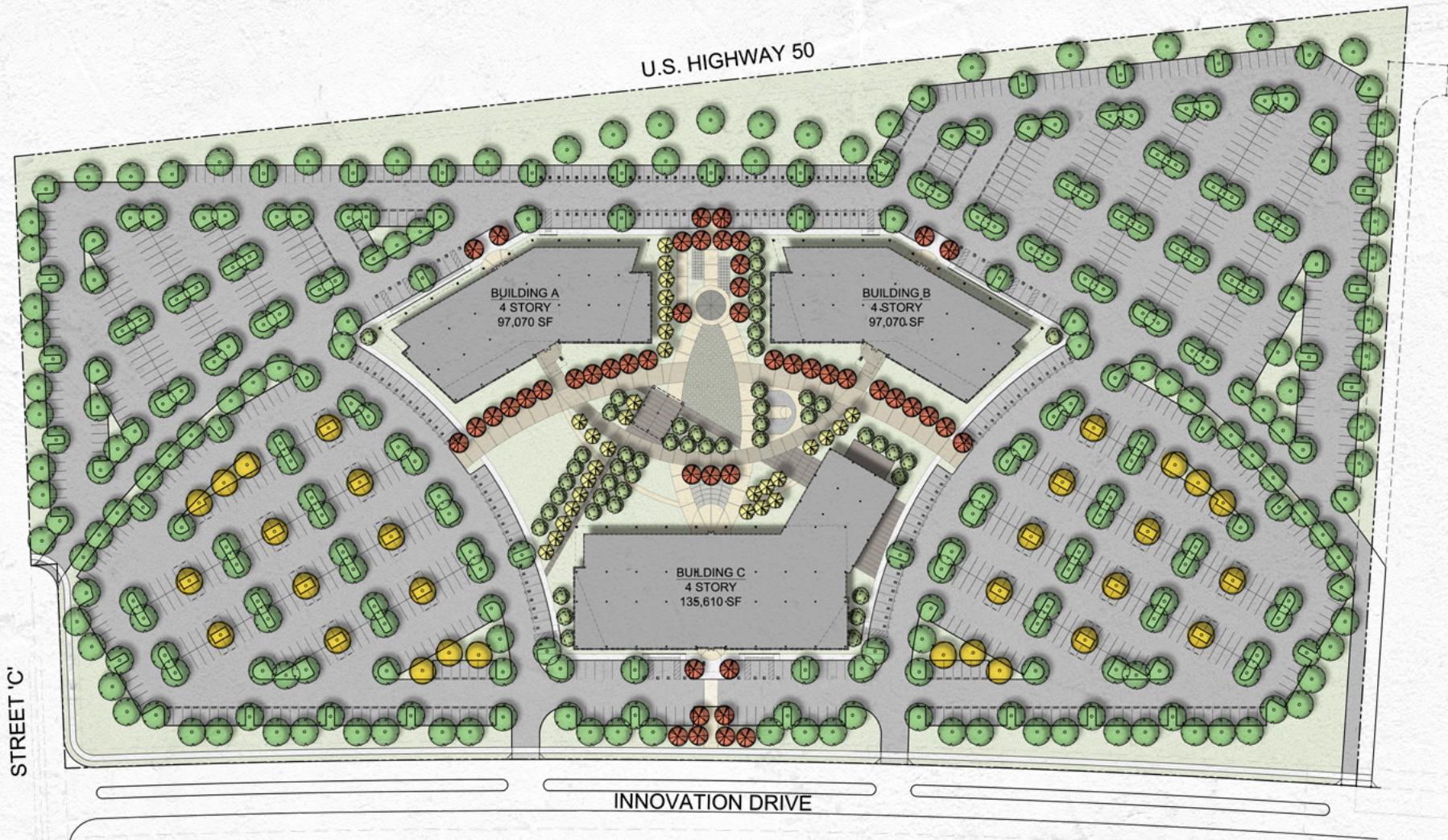
Collaborate + Connect



Folsom Plan Area Map



Site Plan



FEATURING:



Ample Parking



EV charging stations

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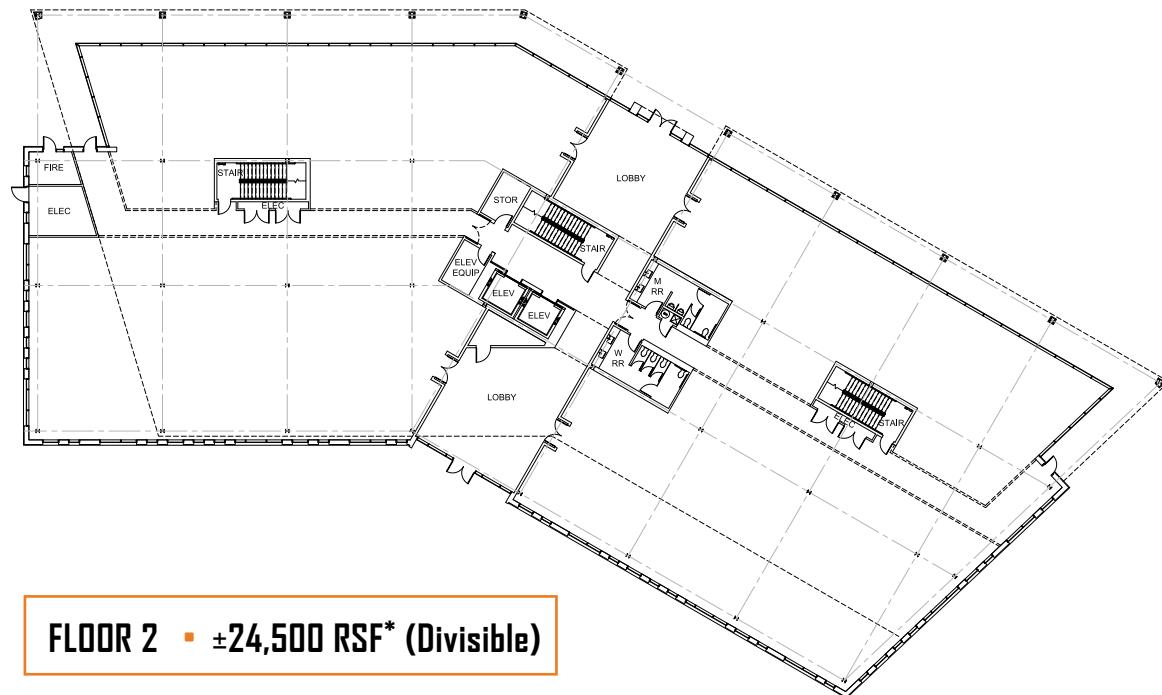
FLOORPLAN

**Buildings
A&B**

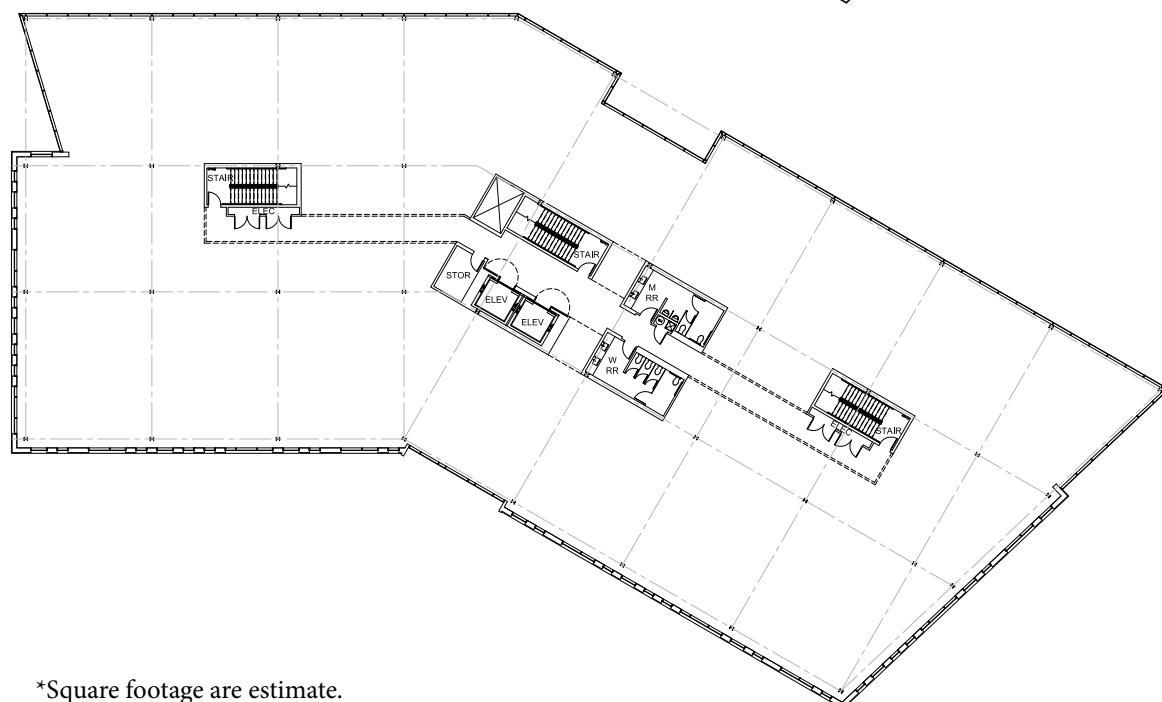
$\pm 97,070$ SF
Each Building

$\pm 194,140$ SF
Total Combined

FLOOR 1 • $\pm 24,000$ RSF* (Divisible)



FLOOR 2 • $\pm 24,500$ RSF* (Divisible)



*Square footage are estimate.

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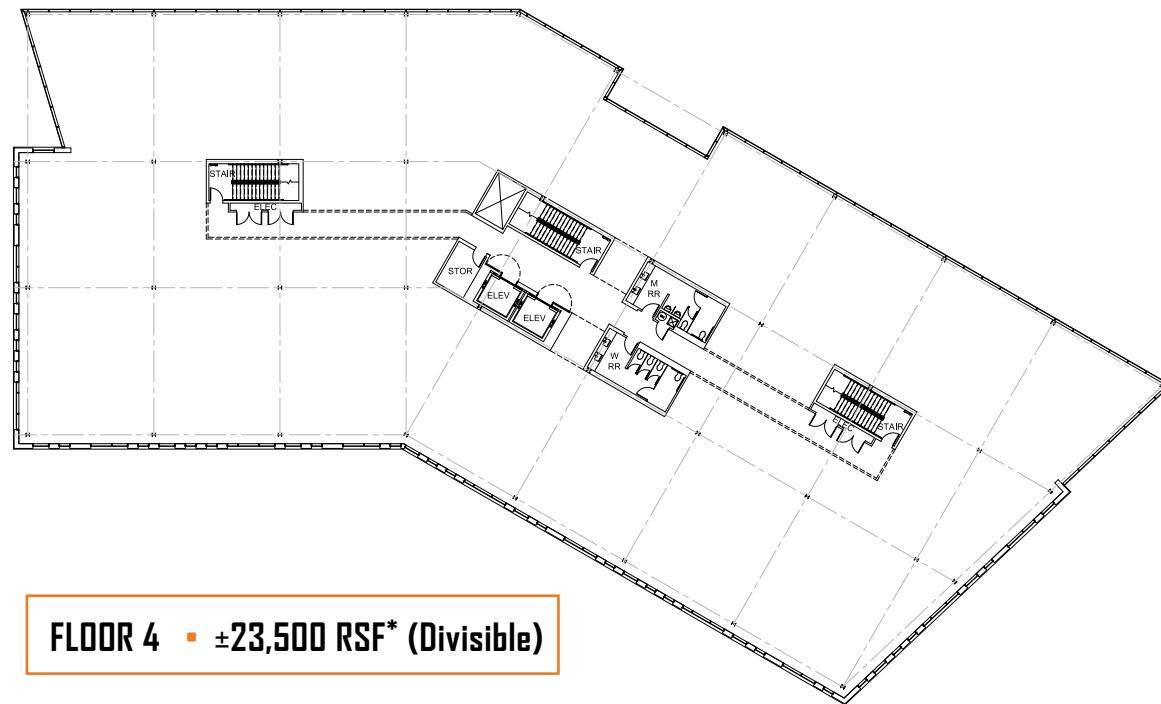
FLOORPLAN

**Buildings
A&B**

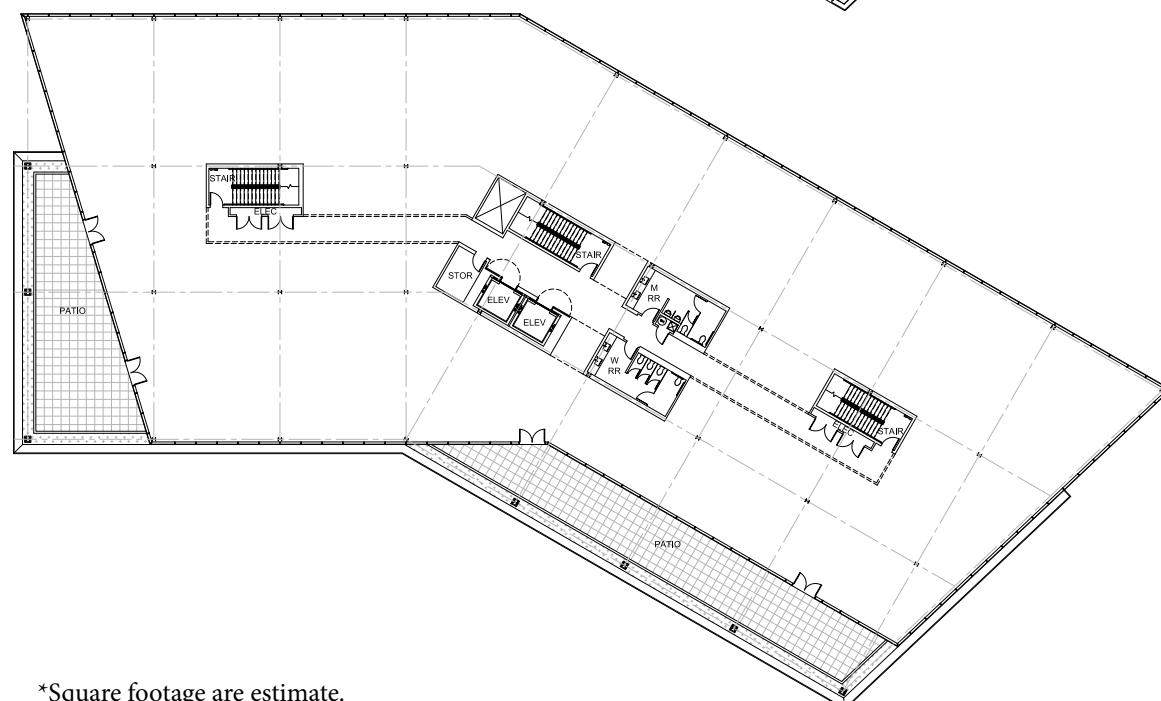
$\pm 97,070$ SF
Each Building

$\pm 194,140$ SF
Total Combined

FLOOR 3 • $\pm 24,500$ RSF* (Divisible)



FLOOR 4 • $\pm 23,500$ RSF* (Divisible)



*Square footage are estimate.



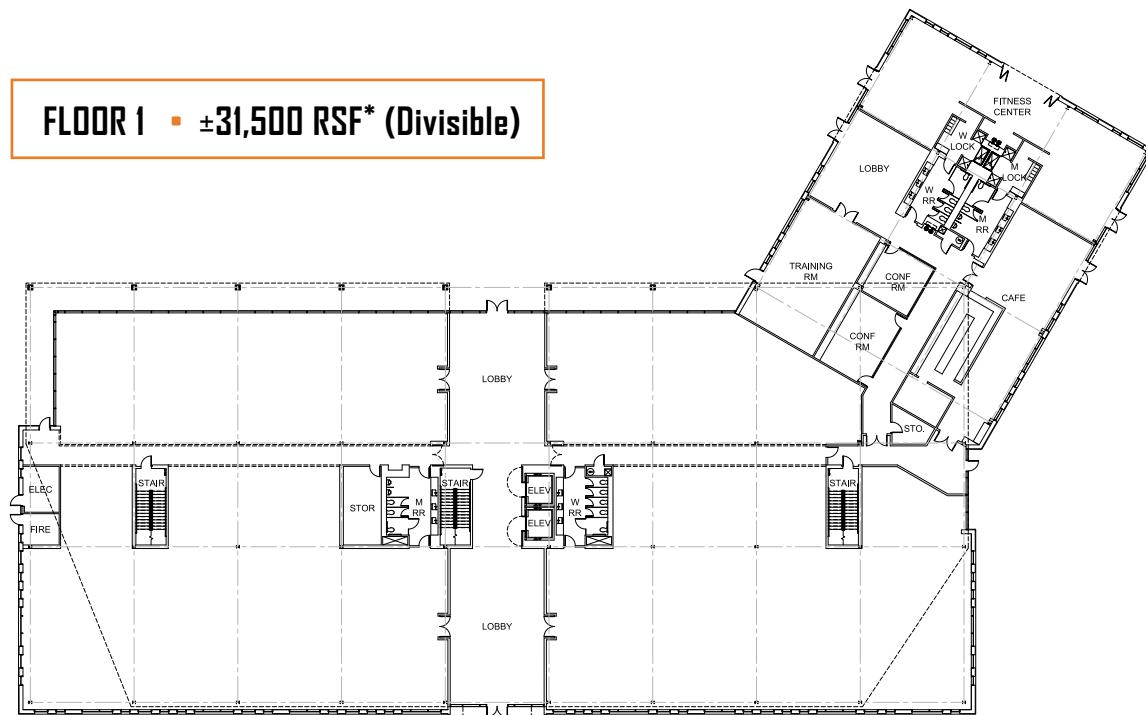
FOLSON RANCH CORPORATE CENTER



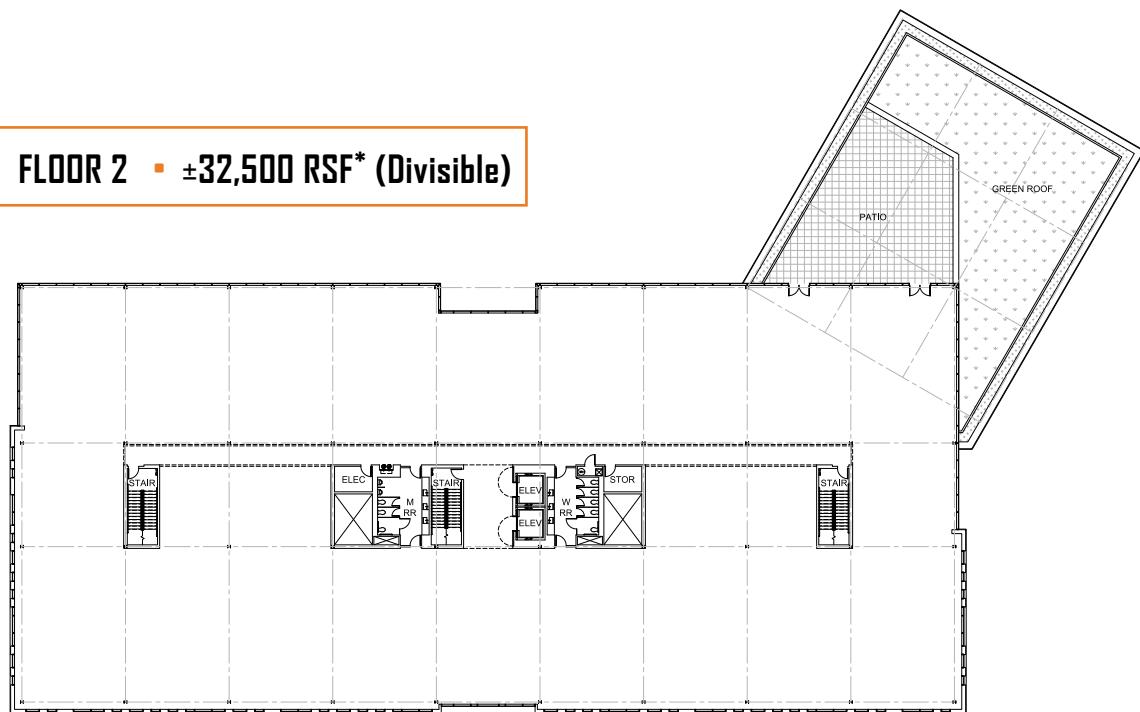
FLOORPLAN

Building
C
±135,610 SF

FLOOR 1 • ±31,500 RSF* (Divisible)



FLOOR 2 • ±32,500 RSF* (Divisible)



*Square footage are estimate.



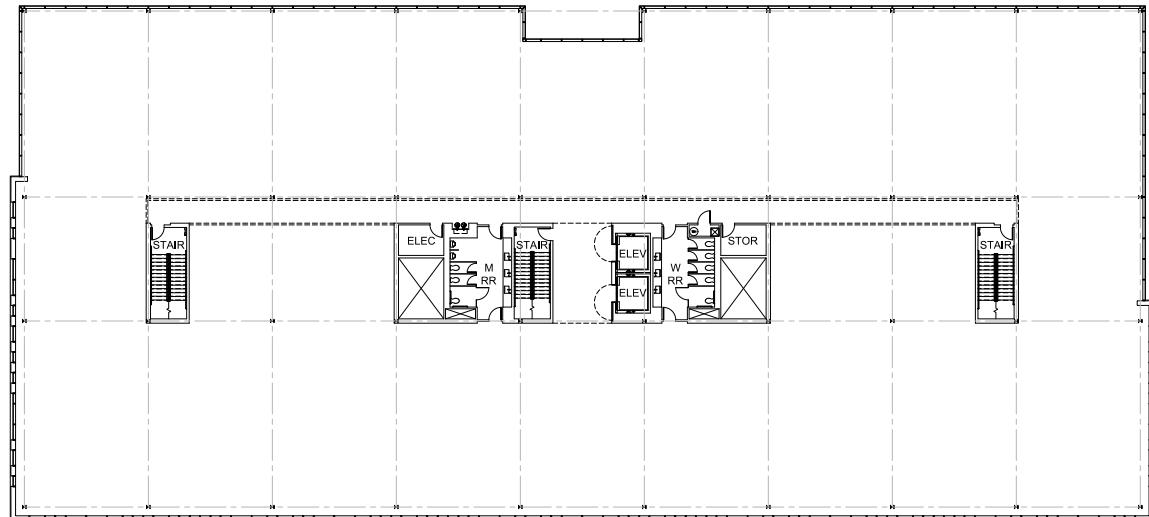
FOLSOM RANCH CORPORATE CENTER



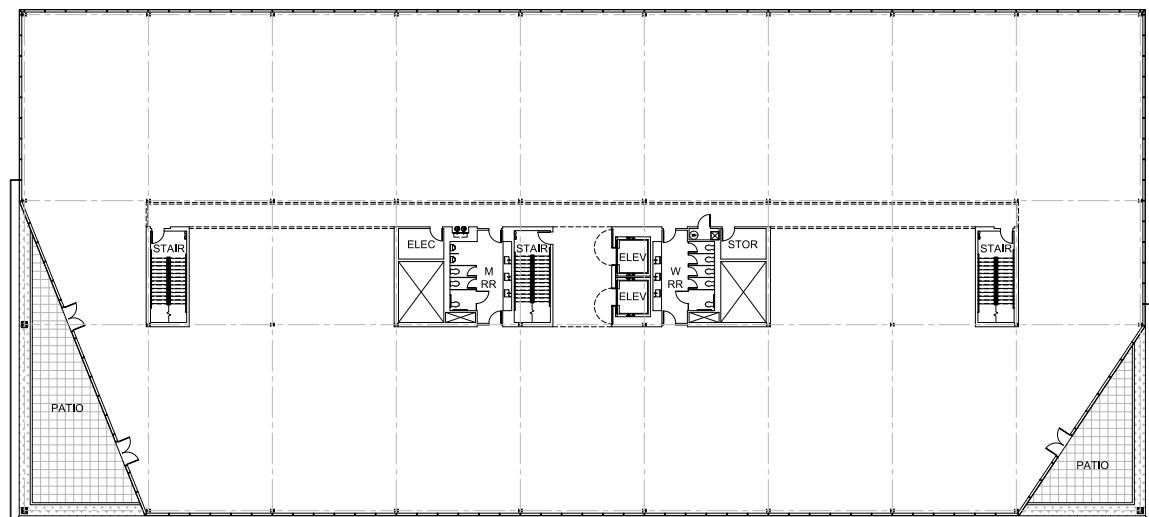
FLOORPLAN

Building
C
±135,610 SF

FLOOR 3 • ±37,500 RSF* (Divisible)



FLOOR 4 • ±33,500 RSF* (Divisible)



*Square footage are estimate.

Access & Connectivity

1.5 Hours // 86.1 Miles
To SOUTH LAKE TAHOE

1.5 Hours // 84.9 Miles
To NAPA

0.5 Hour // 24.5 Miles
To SACRAMENTO



2 Hours // 111 Miles
To SAN FRANCISCO

- Immediate Access to Highway 50
- 14.4 Miles to Mather Airport/ Sacramento Jet Center
- 26 Miles to Downtown Sacramento
- 35 Miles to Sac International Airport

TRANSPORTATION



RETAIL



- 1.2 Miles to Palladio (Outdoor Lifestyle Mall)
- 3.5 Miles to El Dorado Hills Town Center
- 4.9 Miles to Historic Downtown Folsom
- Walkable to Folsom Ranch Town Center



Thrive *amid a* Dynamic Community

FOLSOM RANCH IS
A RARE COMMUNITY
PLANNED FROM THE
GROUND UP.



Highlights include a vibrant town center, about 11,000 planned new homes, schools, open space, parks, 1,000 acre Oak Tree Preserve with walking, jogging, hiking and biking trails.

Folsom Ranch Commercial District includes 2.5M SF of mixed-use commercial space, with immediate access to Highway 50.



Corporate Center West creates an unmatched campus setting surrounded by nature, and adjacent to Intel's 1.3M SF R&D campus.

Corporate Center East is adjacent to UC Davis and Dignity Health's medical campuses.





FOLSOM

RANCH

CORPORATE CENTER

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NEWMARK

TODD ESCHELMAN

916.569.2347

Todd.Eschelman@nmrk.com

CA RE License #01051148

JACK BLACKMON

916.569.2372

Jack.Blackmon@nmrk.com

CA RE License #01999561

JOE HAMILTON

650.473.4765

Joe.Hamilton@nmrk.com

CA RE License #01443182

GARTH HOGAN

949.608.2115

Garth.Hogan@nmrk.com

CA RE License #01045154