



**FOLSOM**  
R · A · N · C · H

CORPORATE CENTER

• **320,000 SF**  
**CLASS A CAMPUS**  
**EXPERIENCE**



**FOLSOM COMMERCIAL DISTRICT EAST**

**NEWMARK**

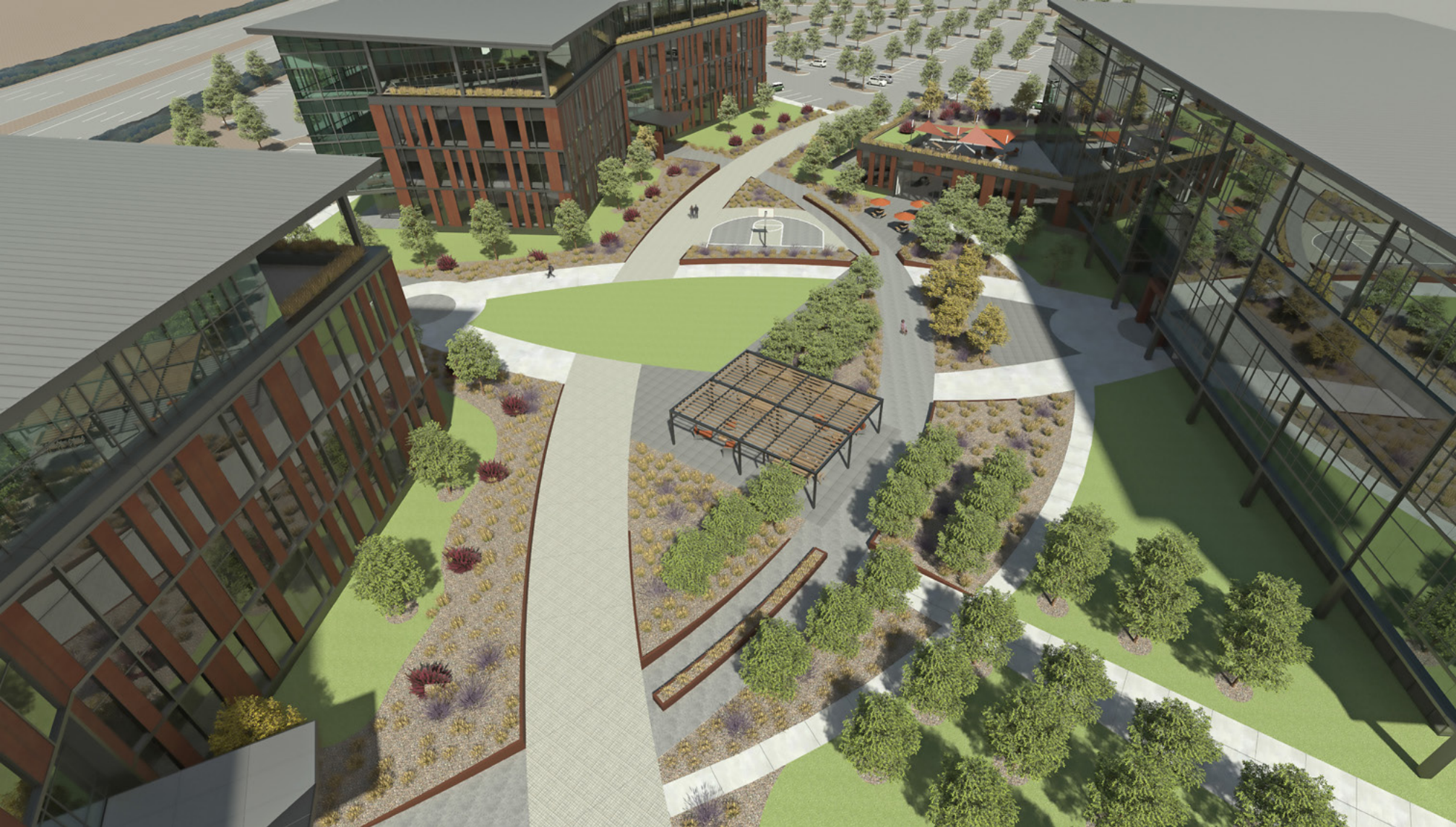
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**EXPERIENCE** a unique campus setting with unmatched visibility and frontage on Highway 50.

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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RANCH  
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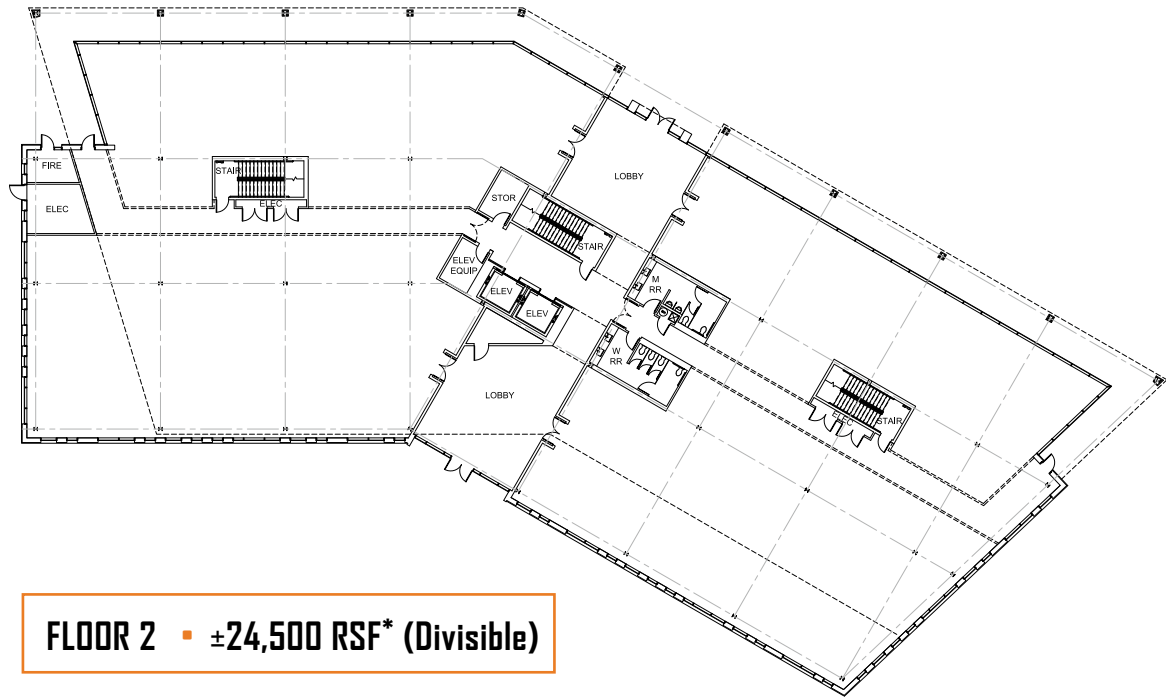
## FLOORPLAN

# Buildings A & B

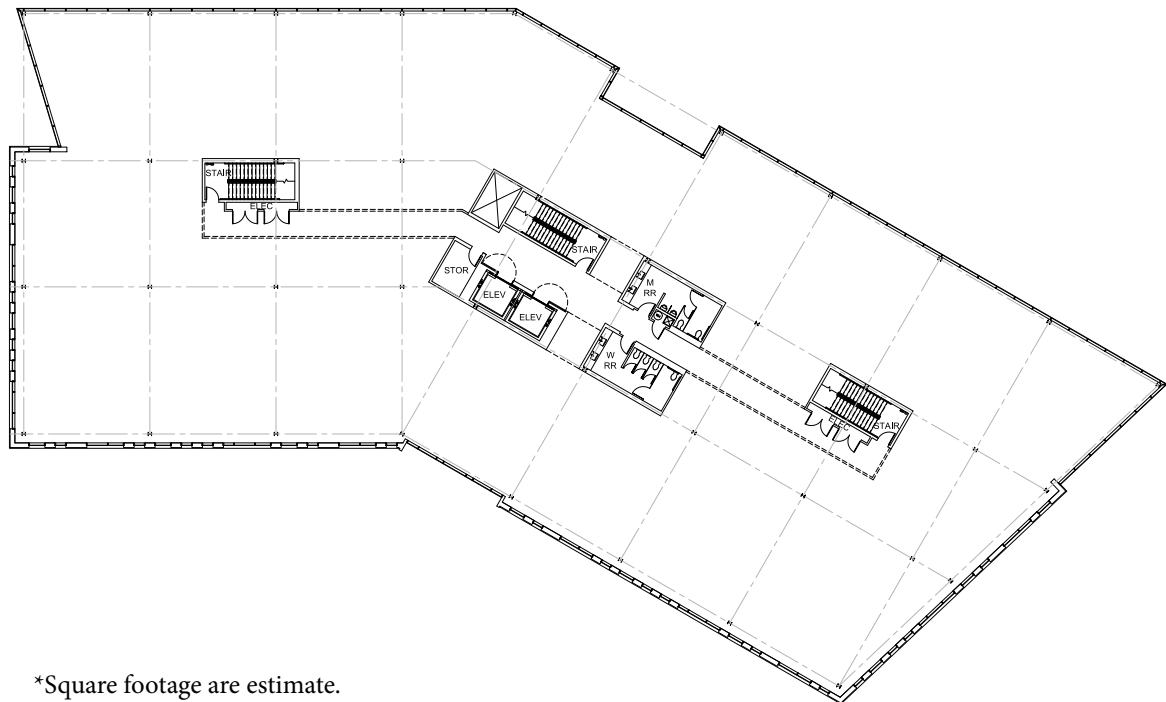
±97,070 SF  
Each Building

±194,140 SF  
Total Combined

### FLOOR 1 ■ ±24,000 RSF\* (Divisible)



### FLOOR 2 ■ ±24,500 RSF\* (Divisible)



\*Square footage are estimate.



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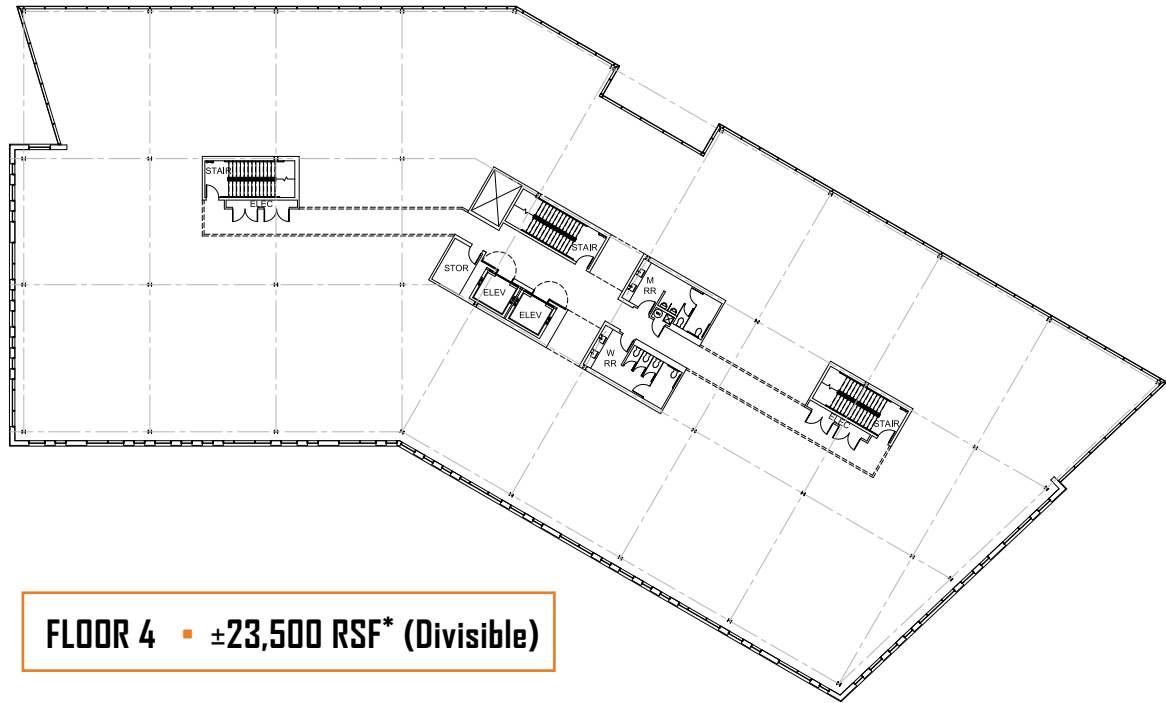
## FLOORPLAN

# Buildings A & B

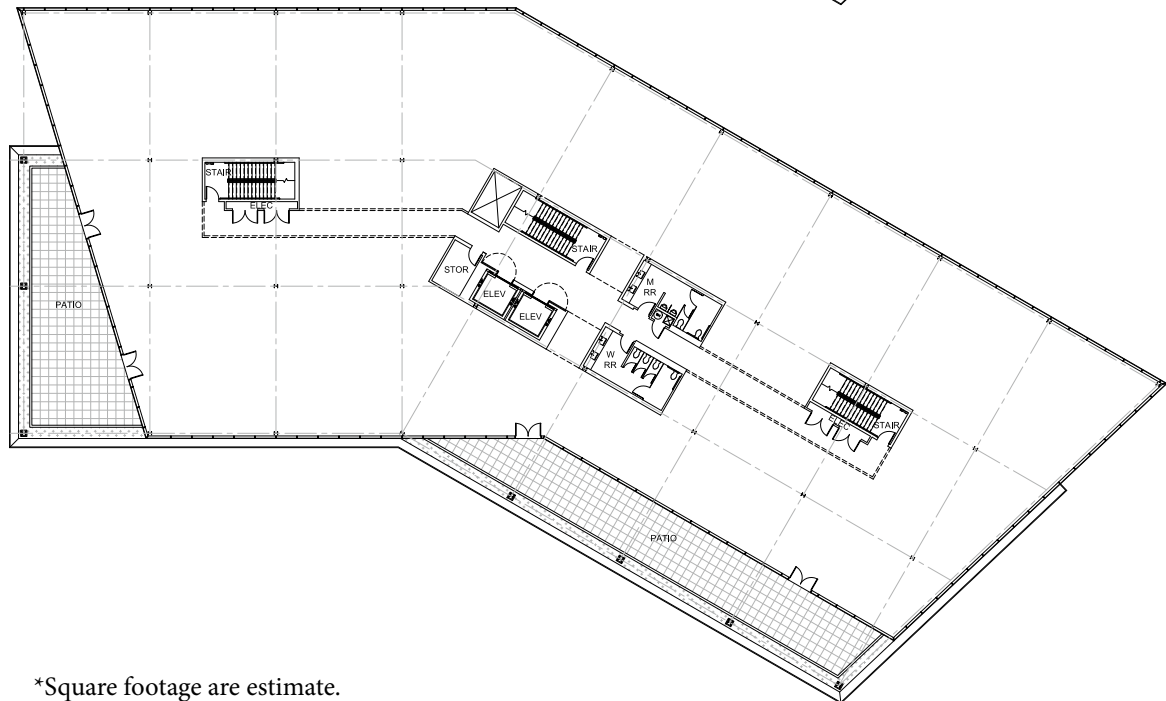
±97,070 SF  
Each Building

±194,140 SF  
Total Combined

### FLOOR 3 ■ ±24,500 RSF\* (Divisible)



### FLOOR 4 ■ ±23,500 RSF\* (Divisible)



\*Square footage are estimate.



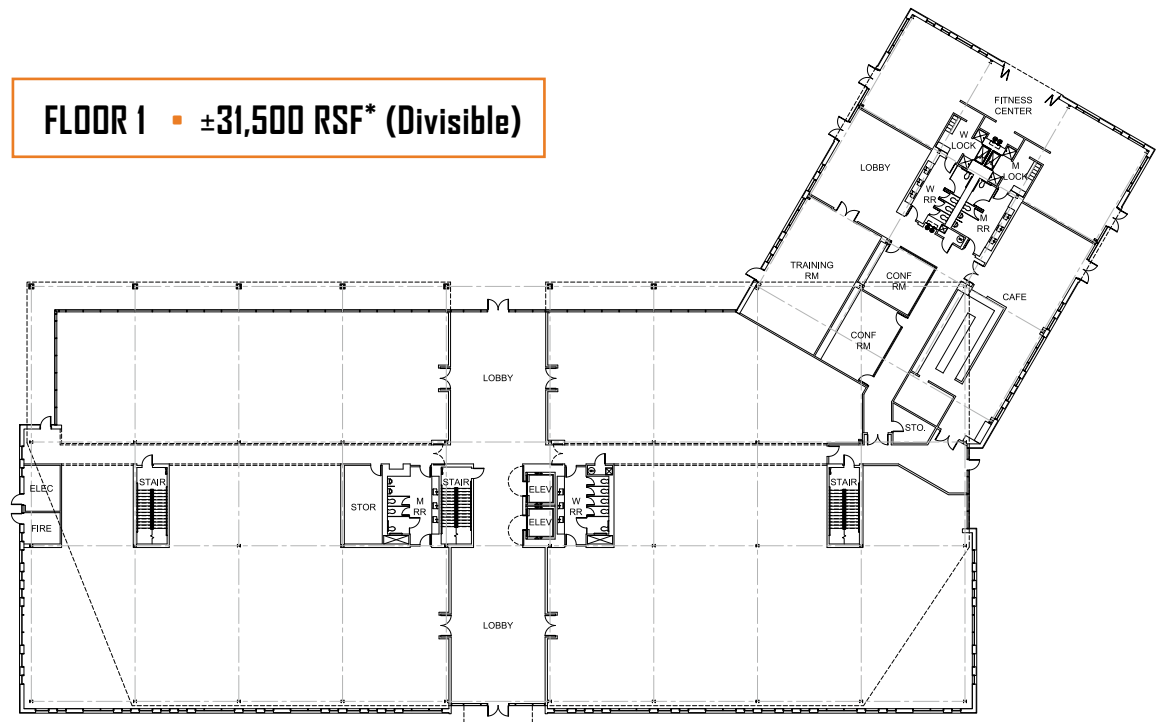
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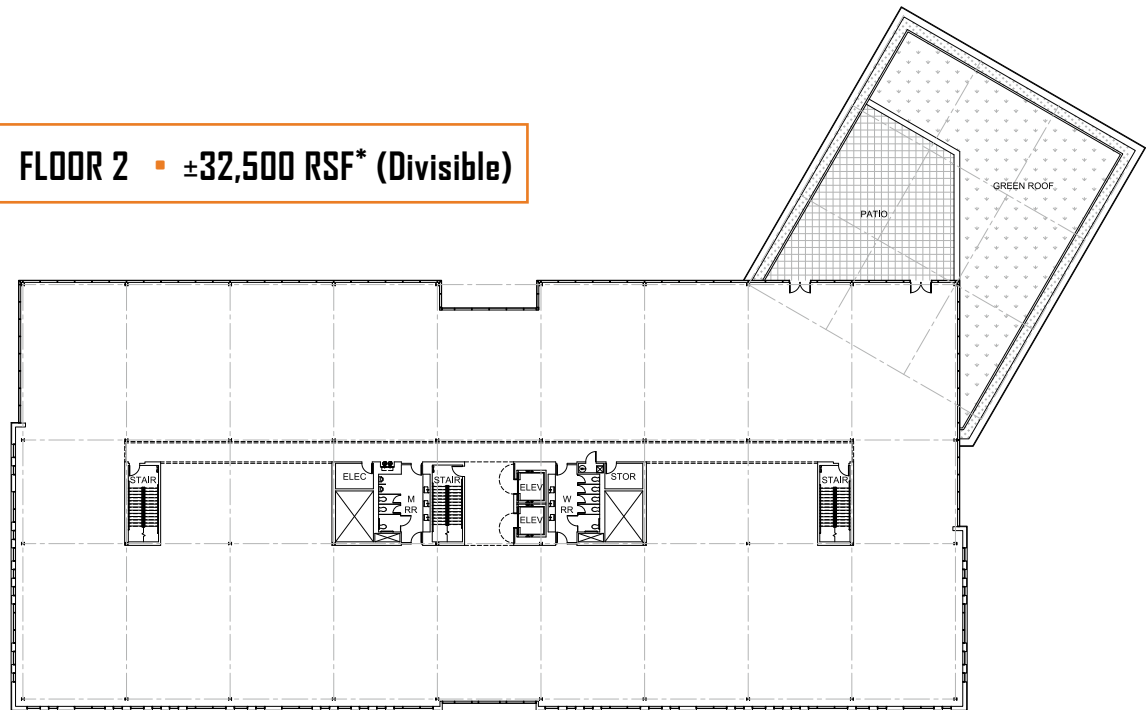
FLOORPLAN

Building  
**C**  
±135,610 SF

**FLOOR 1** ■ ±31,500 RSF\* (Divisible)



**FLOOR 2** ■ ±32,500 RSF\* (Divisible)



\*Square footage are estimate.



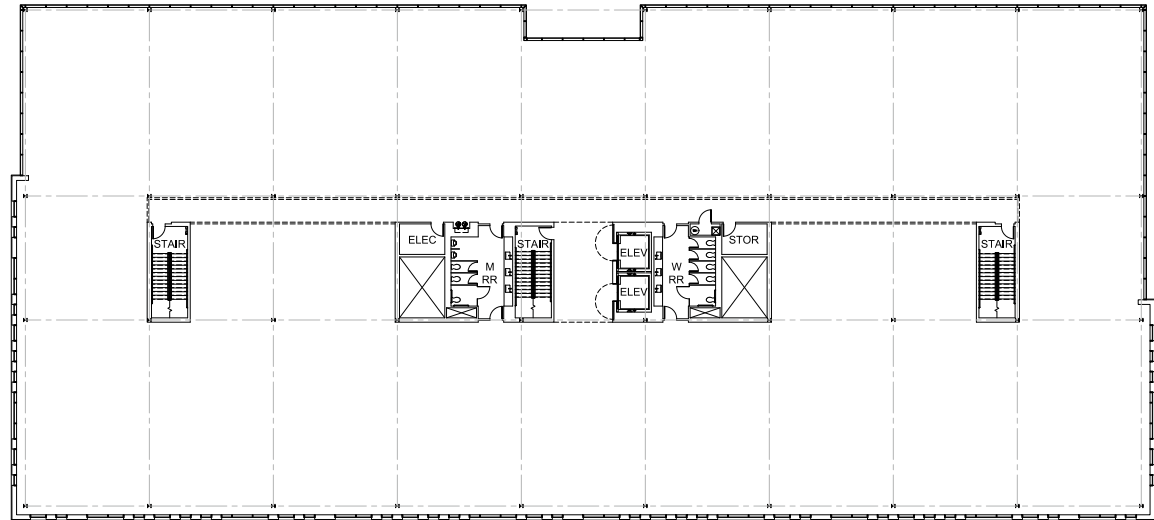
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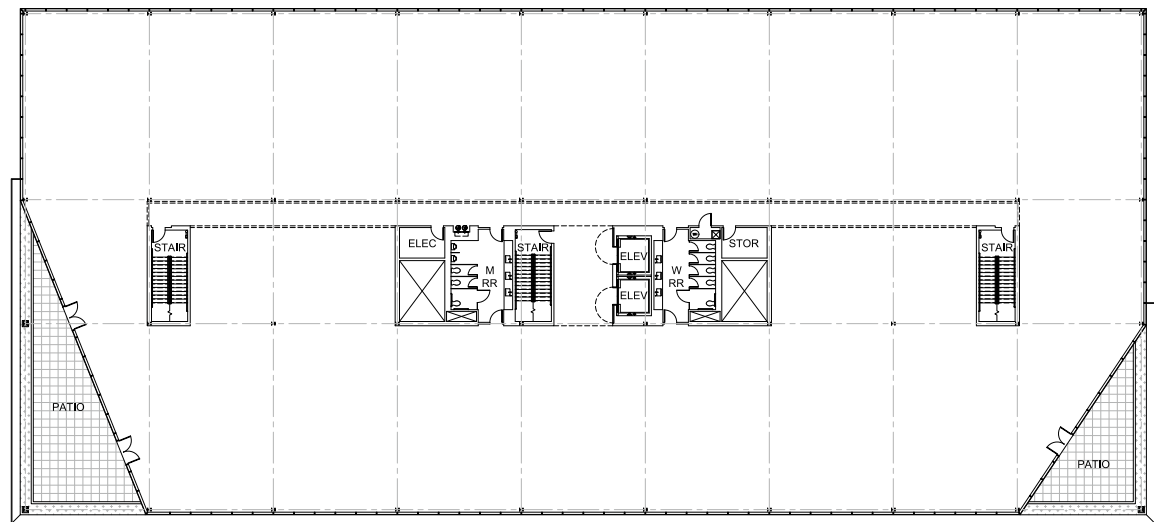
FLOORPLAN

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

0.5 Hour // 24.5 Miles  
To SACRAMENTO

1.5 Hours // 84.9 Miles  
To NAPA

2 Hours // 111 Miles  
To SAN FRANCISCO

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## TRANSPORTATION



- 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

## 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





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.

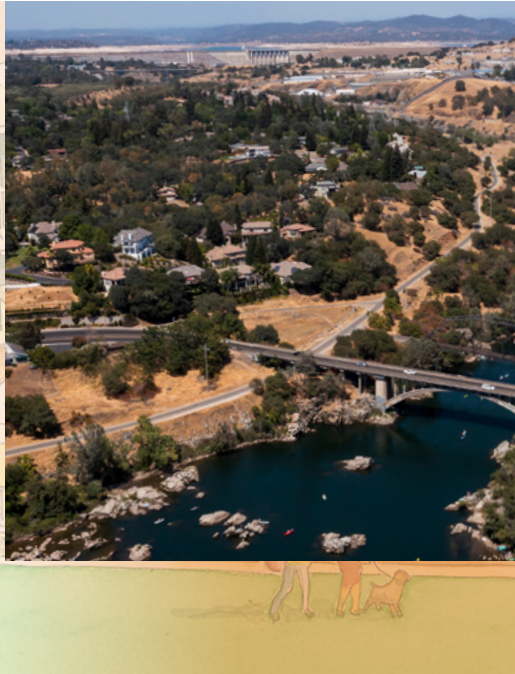
# Thrive *amid a* Dynamic Community

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



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.







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