

**Exclusive Medical & Office Suites**  
**High Quality & Great Value! \$185/SF**  
**Featuring Private, Outdoor Patio Balconies!**

**400 Plaza Drive**  
**Folsom, CA 95630**

**FOR SALE OR LEASE**



**High-Quality, Value-Priced Office Condos in Folsom**  
**Investment and Owner-User Opportunities**

**Fully Improved - Commercial Office Condo Suites:**

|                  |                     |                    | <b>For Sale</b> | <b>For Lease</b> |
|------------------|---------------------|--------------------|-----------------|------------------|
| <b>Suite 200</b> | <b>+/-17,000 SF</b> | <b>\$3,145,000</b> | <b>\$185/SF</b> | <b>\$1.95/SF</b> |

**Additional Space Options Range from 3,000 to 17,000 SF**

**Suite 200 +/-7,500 SF \$1,387,000 (\$185/SF)**  
**Suite 204 +/-3,000SF \$ 555,000 (\$185/SF)**  
**Suite 205 +/-6,500 SF \$1,202,000 (\$185/SF)**

All Space sizes are estimated and subject to confirmation on condo map

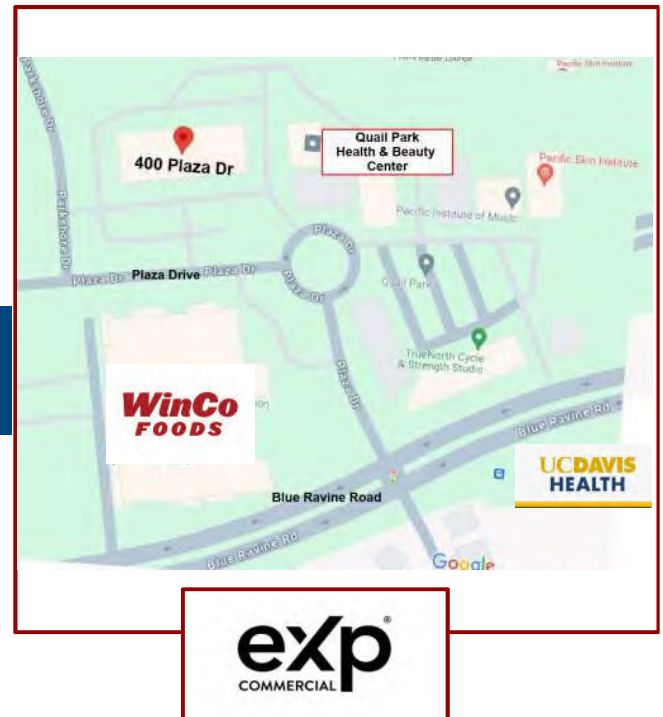
**Units May be Sold Or Leased Separately**

**For Sale at \$185/SF**

**For Lease at \$1.95/SF Full Service Gross**

**Exclusively listed by:**

**TONY WOOD**  
**Director of Leasing and Sales**  
**eXp Commercial Real Estate Services**  
**Cell: 916.390.1274**  
**[tony@tonywoodcommercial.com](mailto:tony@tonywoodcommercial.com)**  
**DRE License # 0000549071**



**[www.TonyWoodCommercial.com](http://www.TonyWoodCommercial.com)**

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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

Plaza Drive Professional Centre, Folsom, California  
**Medical and Office Uses Permitted - Commercial Office Suites**

**For Sale at \$185/SF**

**For Lease at \$1.95/SF Full Service Gross**

**Location Description:** Plaza Drive Professional Centre is a premier medical and office park located off Folsom Blvd. Outstanding location offers easy accessibility with strong demographics and traffic counts.

This beautifully maintained office park is surrounded by ample parking and easy access. The location includes many businesses providing services to the entire community, including restaurants, major retail stores, medical & financial services, with multiple residential communities, all within walking distance.

The perfect location for your medical offices or business operations.

**Monthly Association Dues of +/- .55/SF include all utilities, interior & exterior maintenance and garbage collection.**



Contact us today to learn more about these exceptional office spaces and to arrange your tour!

**TONY WOOD, Director of Leasing and Sales**

**Cell: 916.390.1274**

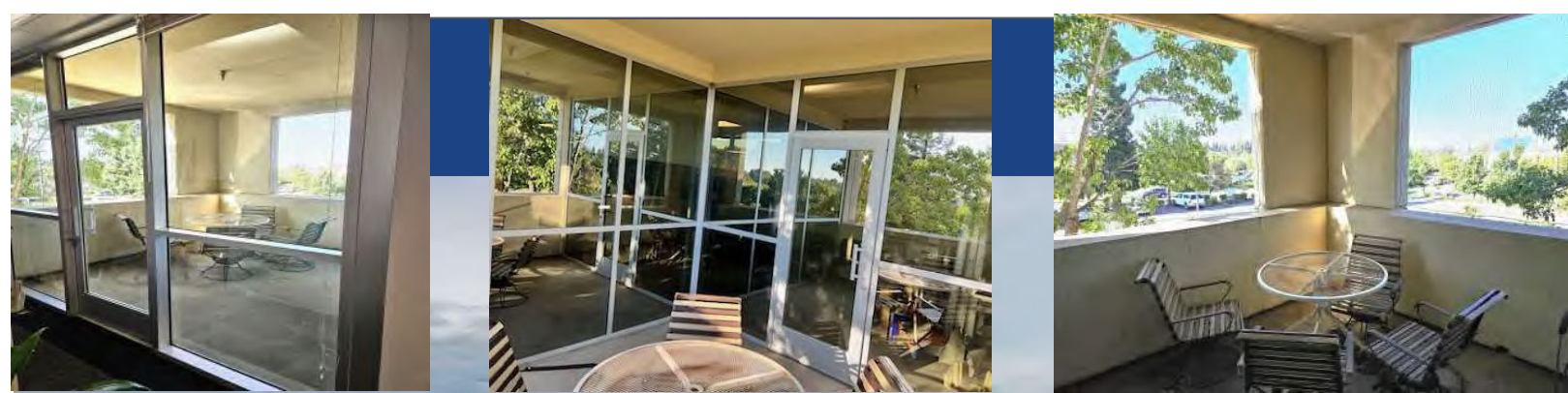
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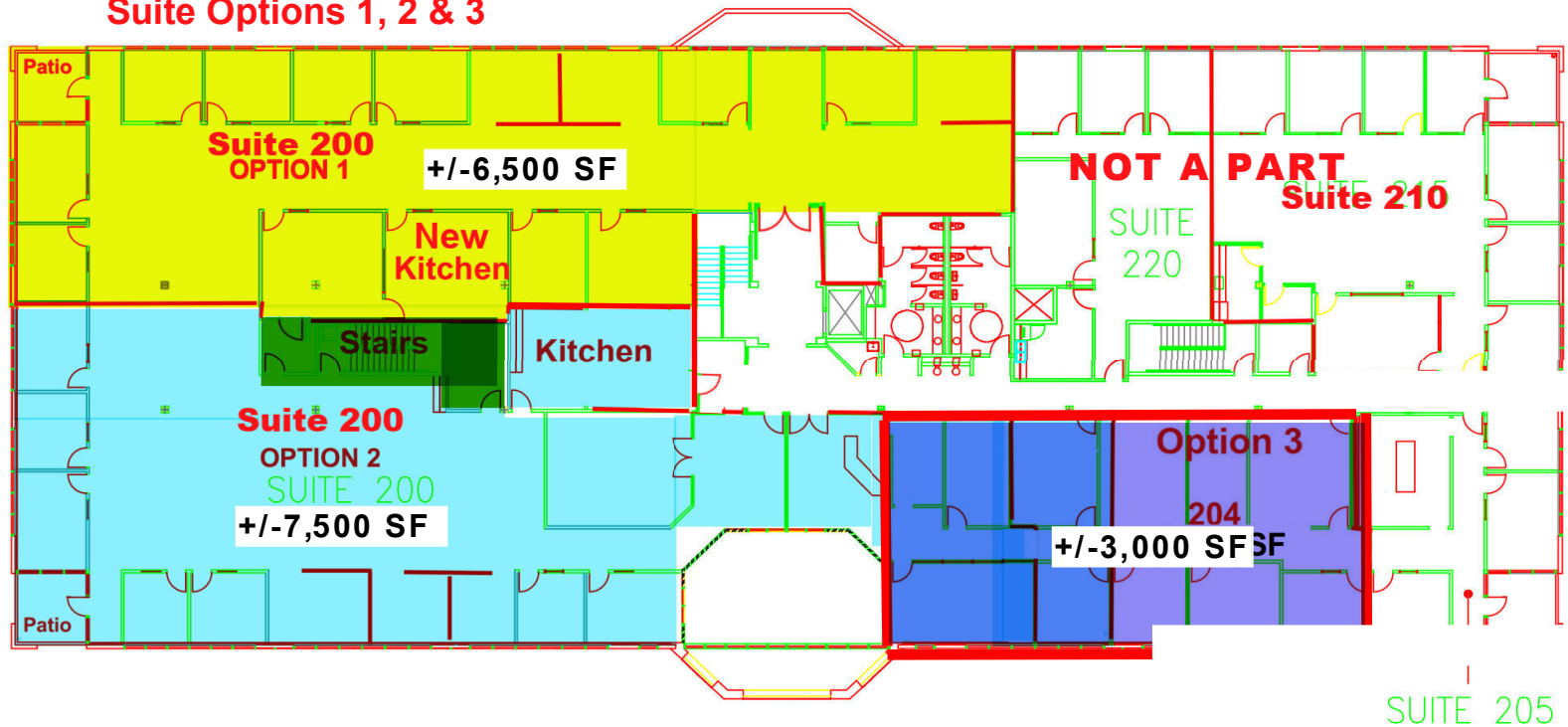




## Private Balcony Patios



## Suite Options 1, 2 & 3



For more information,  
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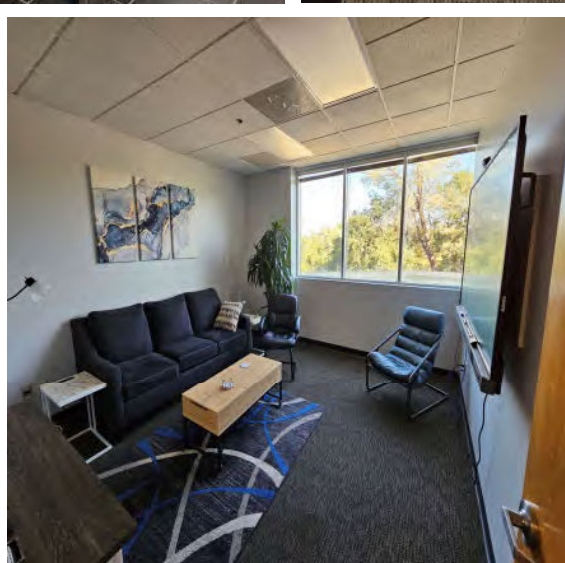
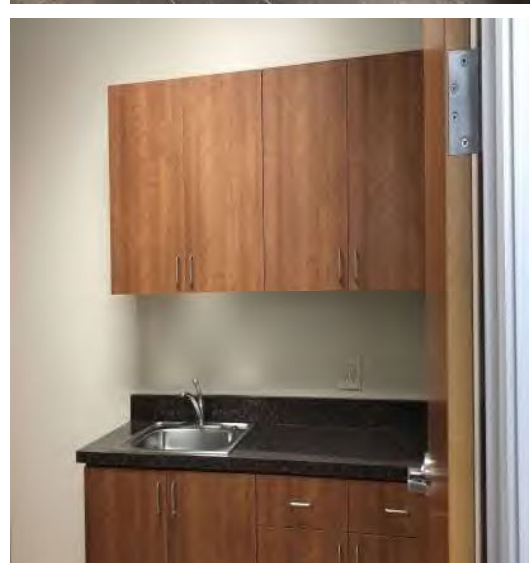
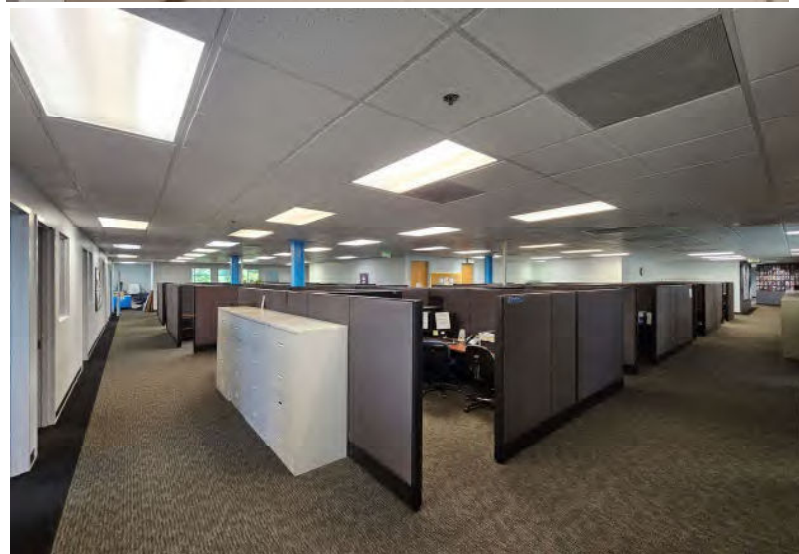
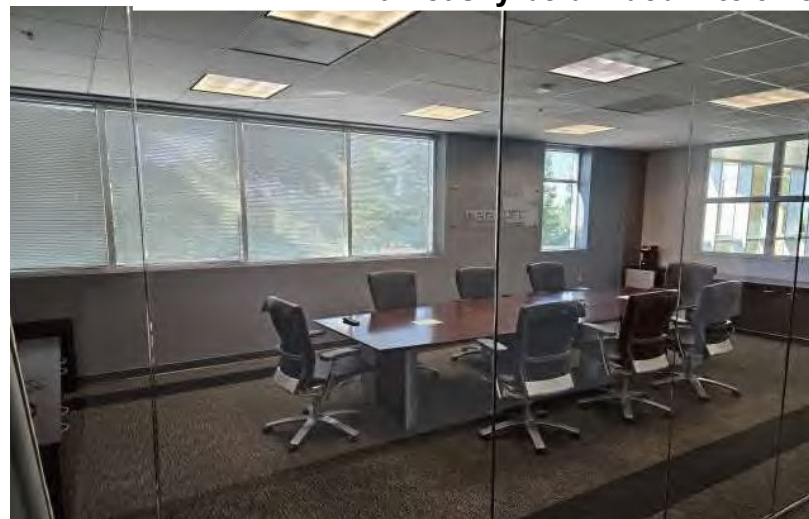
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# PROPERTY PHOTOS - 400 Plaza Drive, Folsom, CA 95630

**Suite 200 +/-17,000 SF 20 Private Offices, 2 large conference rooms open work space, training & work stations**

**Can easily be divided into three separate suites ranging in sizes**



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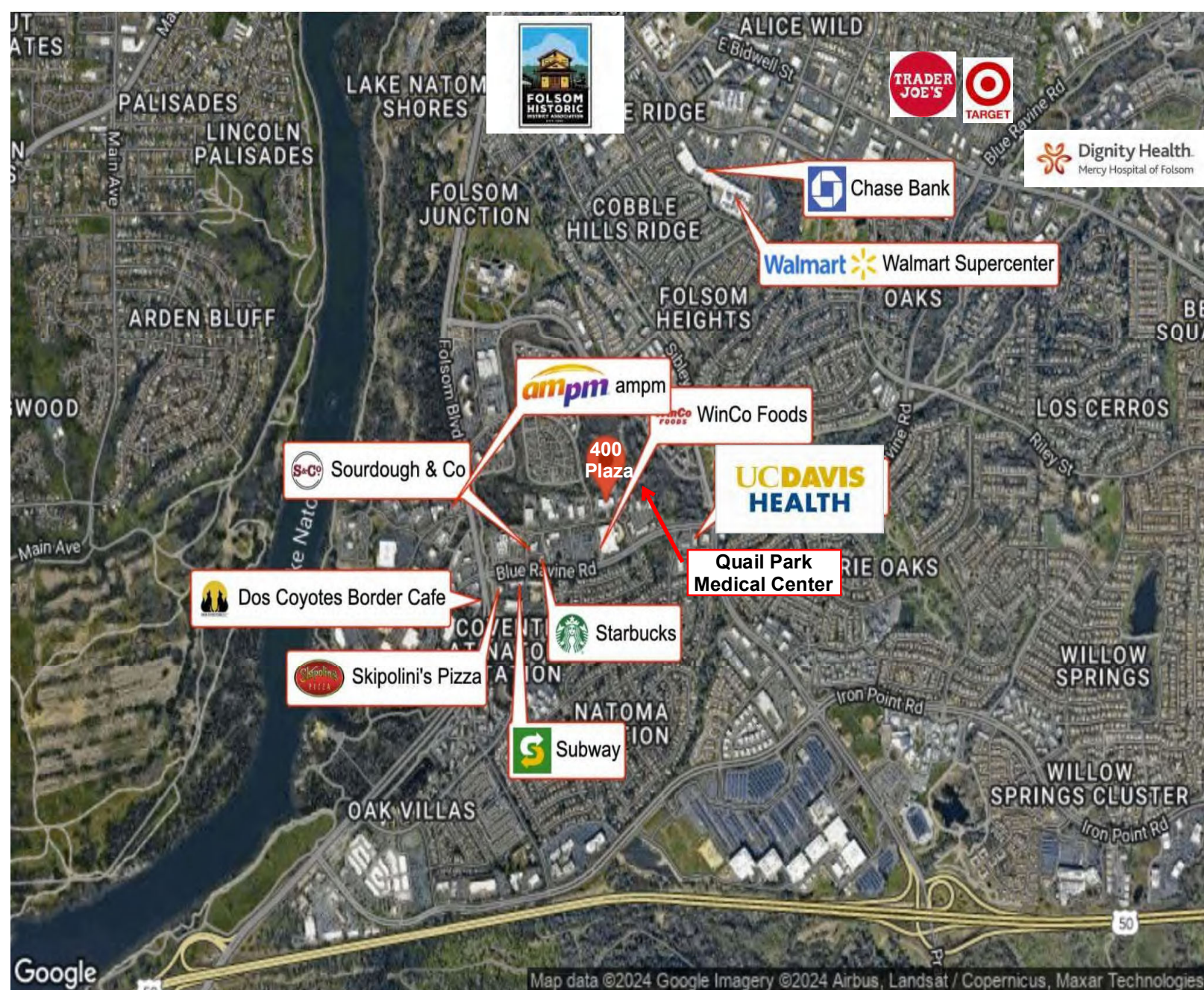
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**PROPERTY PHOTOS**  
**400 Plaza Drive, Folsom, CA 95630**  
**Suite 204 3,000 SF**  
**5 Private Offices, Large Open Area for**  
**Training or Workstations & Conference Room**







For more information,  
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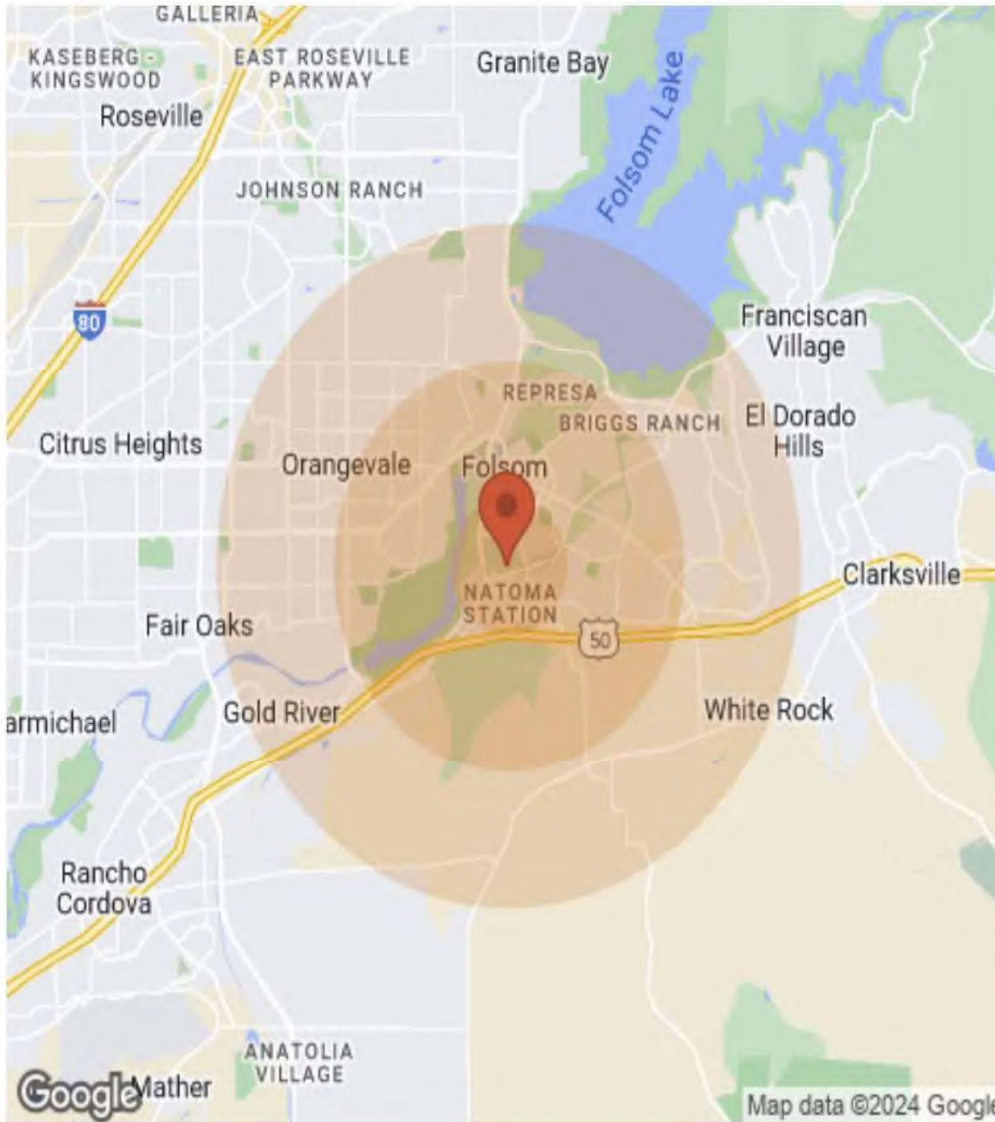
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| Population          | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Male                | 4,999    | 35,037   | 70,017   |
| Female              | 5,185    | 30,196   | 66,771   |
| Total Population    | 10,184   | 65,233   | 136,788  |
| Age                 | 1 Mile   | 3 Miles  | 5 Miles  |
| Ages 0-14           | 2,331    | 11,617   | 25,671   |
| Ages 15-24          | 1,537    | 7,771    | 17,782   |
| Ages 25-54          | 4,209    | 28,030   | 52,820   |
| Ages 55-64          | 1,207    | 8,817    | 18,735   |
| Ages 65+            | 900      | 8,998    | 21,780   |
| Race                | 1 Mile   | 3 Miles  | 5 Miles  |
| White               | 7,676    | 51,759   | 113,273  |
| Black               | 77       | 3,644    | 4,012    |
| Am In/AK Nat        | 18       | 164      | 203      |
| Hawaiian            | N/A      | 34       | 48       |
| Hispanic            | 796      | 7,083    | 12,432   |
| Multi-Racial        | 1,156    | 8,202    | 15,692   |
| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
| Median              | \$99,142 | \$84,631 | \$88,967 |
| < \$15,000          | 97       | 1,087    | 2,022    |
| \$15,000-\$24,999   | 154      | 1,377    | 2,913    |
| \$25,000-\$34,999   | 193      | 1,823    | 3,283    |
| \$35,000-\$49,999   | 337      | 2,819    | 4,989    |
| \$50,000-\$74,999   | 639      | 3,866    | 7,944    |
| \$75,000-\$99,999   | 533      | 3,648    | 7,301    |
| \$100,000-\$149,999 | 972      | 4,942    | 11,081   |
| \$150,000-\$199,999 | 549      | 2,646    | 5,843    |
| > \$200,000         | 257      | 1,157    | 4,516    |
| Housing             | 1 Mile   | 3 Miles  | 5 Miles  |
| Total Units         | 4,020    | 25,345   | 54,317   |
| Occupied            | 3,871    | 24,032   | 51,732   |
| Owner Occupied      | 2,725    | 15,093   | 37,681   |
| Renter Occupied     | 1,146    | 8,939    | 14,051   |
| Vacant              | 149      | 1,313    | 2,585    |

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