



RILEY PROFESSIONAL CENTER

785 ORCHARD DRIVE SUITE 105, FOLSOM, CA



PROPERTY FEATURES

TOTAL AVAILABLE: ±2,000 SF

MONTHLY RENT: ~\$3,800/MO

LEASE TYPE: FULL SERVICE

RENTAL RATE: \$22.50/SF/YR

BUILDING SIZE: ±41,392 SF

YEAR BUILT: 2000

PROPERTY TYPE: OFFICE

CLASS: B

DEDICATED CONFERENCE ROOM

PRIVATE KITCHENETTE

MOVE-IN READY CONDITION

**IDEAL FOR PROFESSIONAL
SERVICES, CONSULTING, TECH,
OR MEDICAL-ADJACENT USERS**

THIS TWO-STORY CLASS B OFFICE BUILDING PROVIDES A TRANQUIL, CAMPUS-STYLE ATMOSPHERE WITH UPGRADED COMMON AREAS, PROFESSIONAL LOBBY SPACE, AND BEAUTIFULLY MAINTAINED LANDSCAPING — IDEAL FOR BUSINESSES SEEKING BOTH FUNCTIONALITY AND PRESTIGE.

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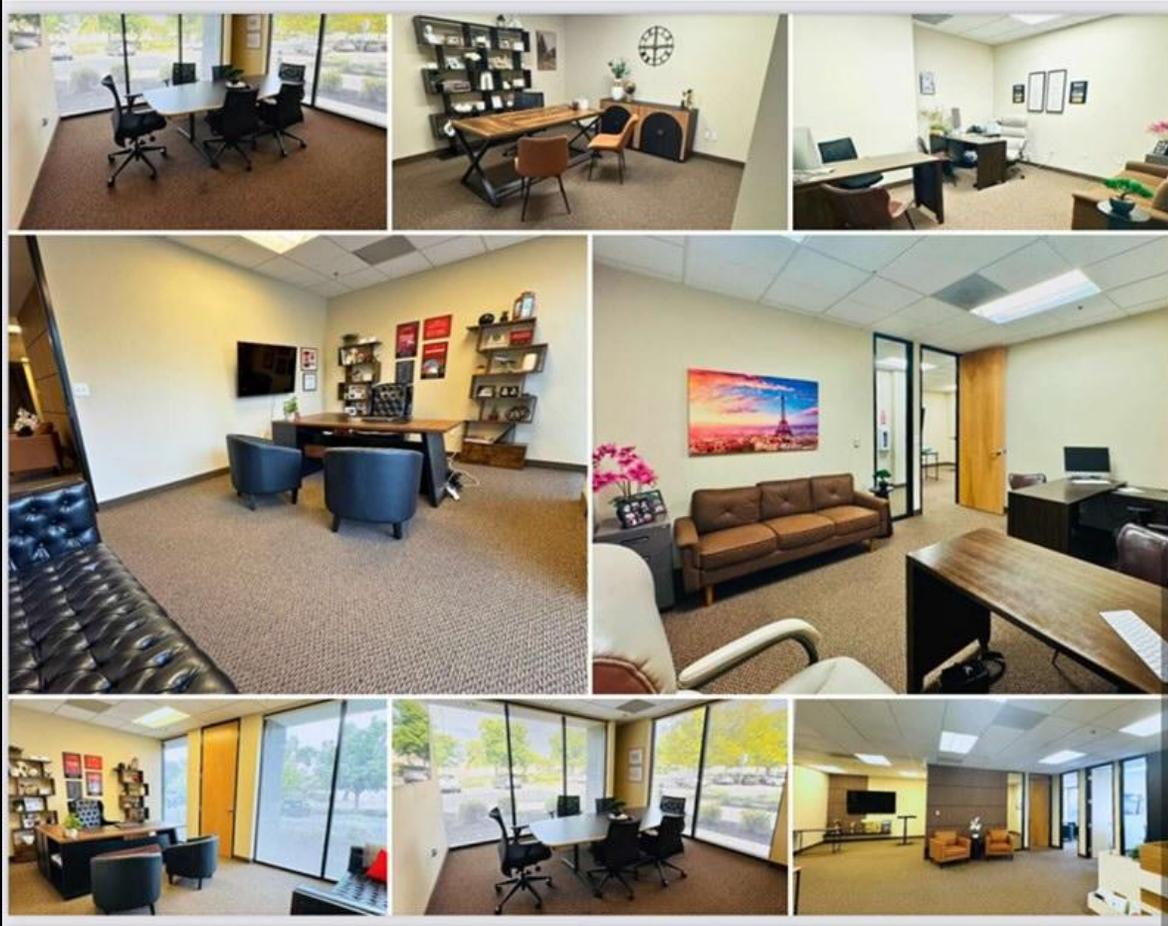
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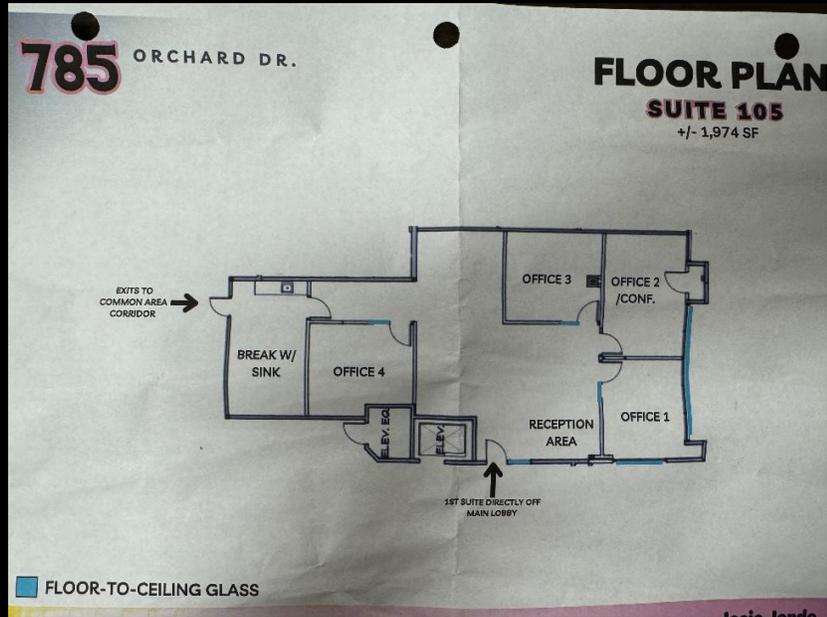


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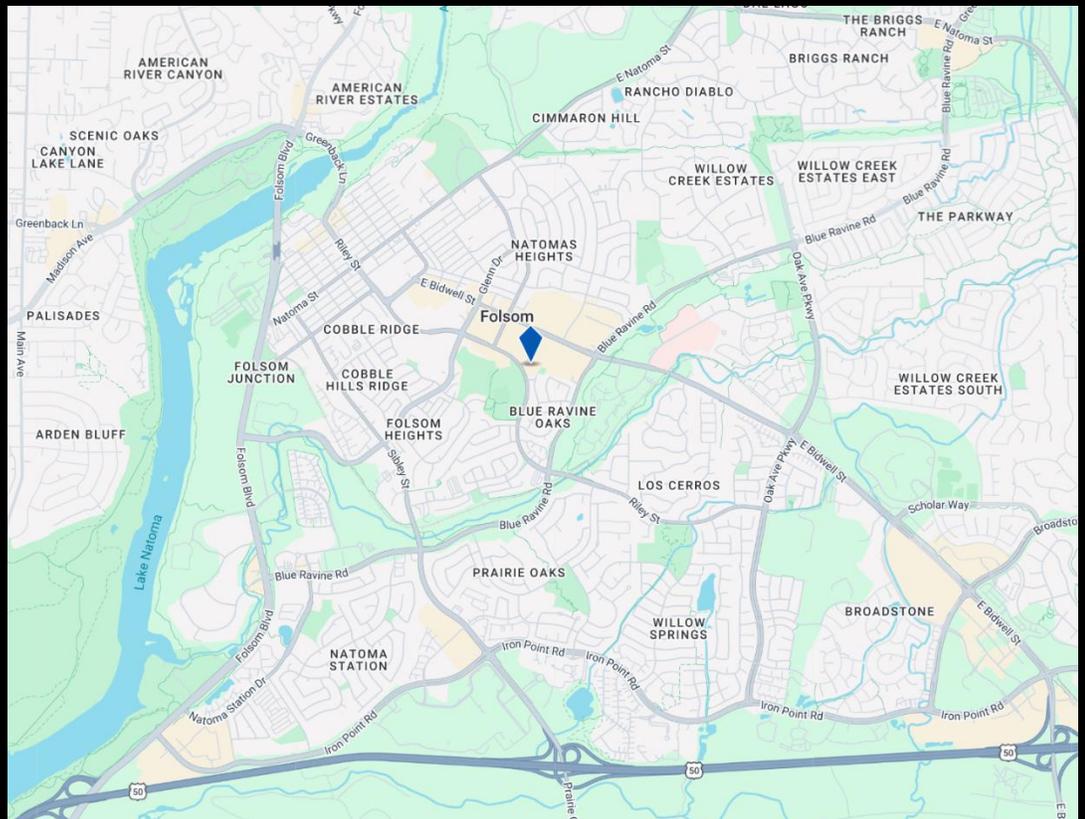
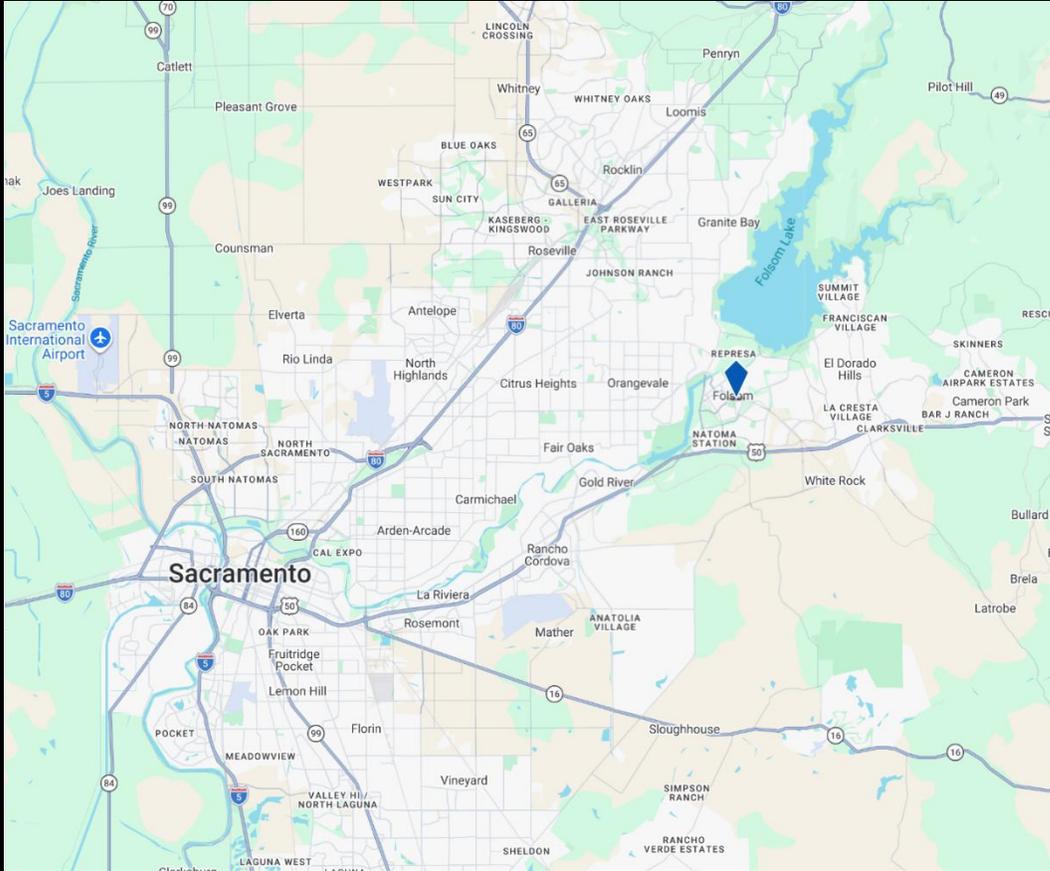


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