

OFFICE CONDO
AVAILABLE FOR SALE

193

BLUE RAVINE ROAD
SUITE 220
FOLSOM, CA

FOLSOM PROFESSIONAL CENTRE
193 BLUE RAVINE ROAD

NEWMARK

MATTHEW ALEMANIA

Associate Director
916.569.2363

matthew.alemania@nrmk.com
CA RE License #01958591

RACHEL JONES

Associate
916.569.2326

rachel.r.jones@nrmk.com
CA RE License #02200316



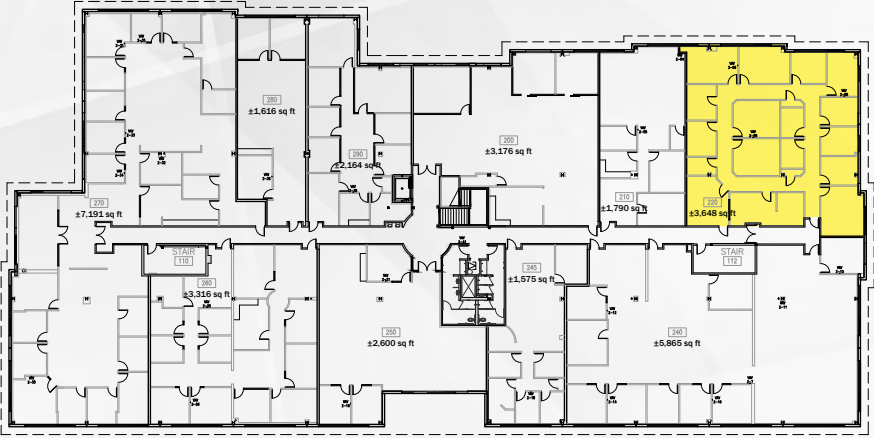
Suite 220 at 193 Blue Ravine Road offers a unique opportunity to own office space in one of Folsom's most desirable professional settings. Located within a well-maintained, 70,000-square-foot, two-story multi-tenant office building, the suite benefits from on-site ownership and a highly engaged professional 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)**

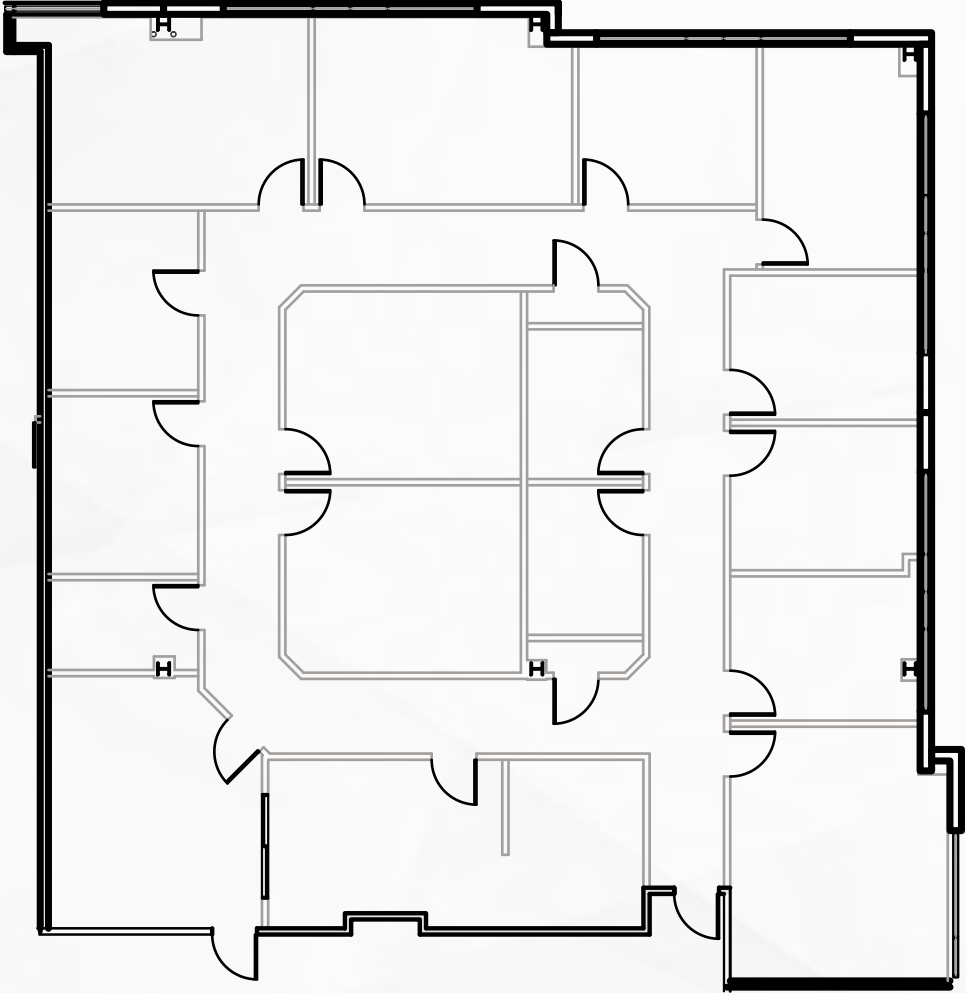
FLOOR PLAN



SECOND FLOOR PLAN
NO SCALE



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



NEARBY AMENITIES



193 BLUE RAVINE RD.

MATTHEW ALEMANIA
 Associate Director
 916.569.2363
 matthew.alemania@nmrk.com
 CA RE License #01958591

RACHEL JONES
 Associate
 916.569.2326
 rachel.r.jones@nmrk.com
 CA RE License #02200316

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. 3/26