

BLUE RAVINE TECH CAMPUS

FOR LEASE

181 BLUE RAVINE
±12,540 RSF AVAILABLE

105 LAKE FOREST
FULLY LEASED

103 WOODMERE
FULLY LEASED



THE CAMPUS

Campus Features

- Sacramento region's most desired tech market
- Rare flexible range of large block space
- Immediate access to public transportation
- Direct access to American River Bike Trail
- Internet Service Providers: AT&T and TPX-Comm
- New roof on 105 Lake Forest and 181 Blue Ravine

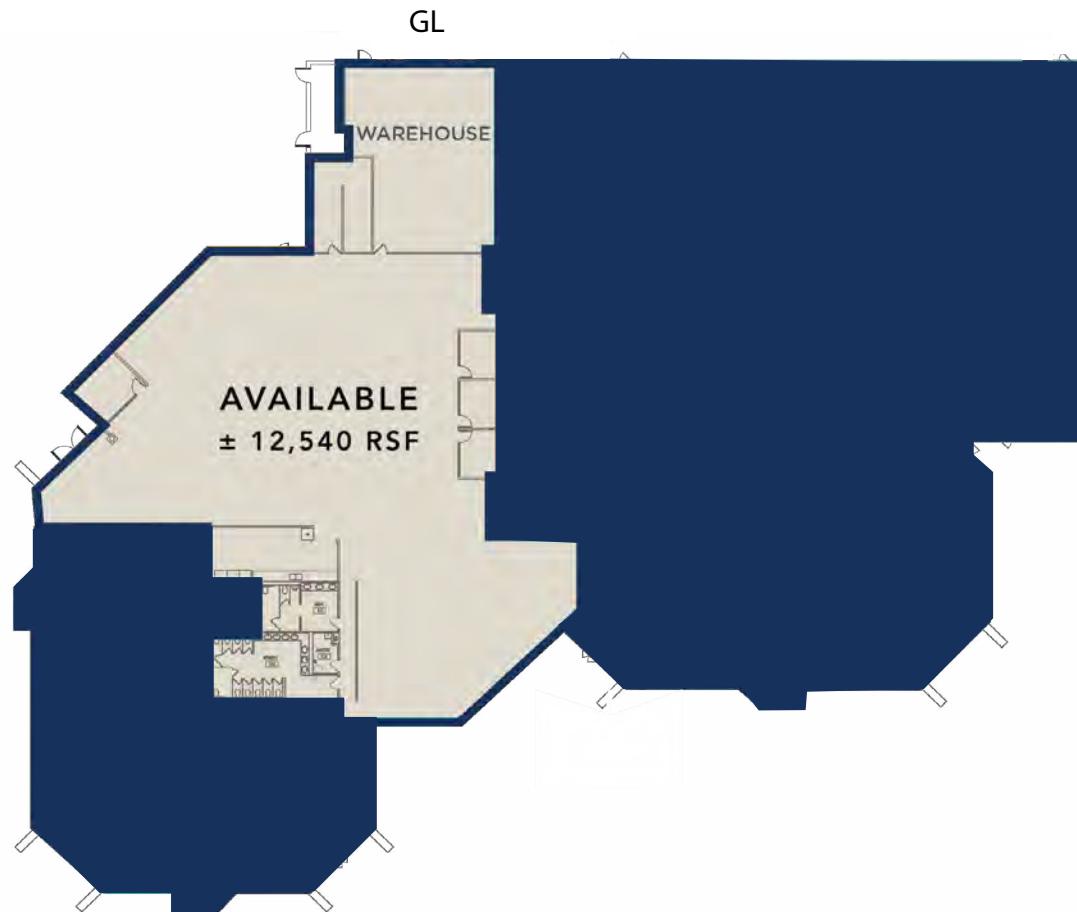


[181 BLUE RAVINE](#)[105 LAKE FOREST](#)[103 WOODMERE](#)

181 BLUE RAVINE

±12,540 RSF available

- Warehouse area can be expanded
- 16' Clear Height
- Former light manufacturing/lab
- Flexible private and open office configuration
- 800 Amps, 277/480 v
- 3-Phase electrical service available
- Showers and lockers
- Grade-level/roll-up doors and dock-high loading
- Parking Ratio: 3.38 / 1,000 RSF
- Monument signage available





Technology Hub of Greater Sacramento

 1 Agilent	 10 PowerSchool
 2 VSP Global	 11 SIERRA NEVADA CORPORATION
 3 eurofins	 12 Stellant
 4 PHOENIX MOTORCYCLES	 13 GENERAL DYNAMICS
 5 DOKKEN ENGINEERING	 14 USDA
 6 e.Republic	 15 voxpro <small>Your Vision. Our Focus.</small>
 7 inductive automation	 16 TaxAudit <small>Audits happen. Be prepared.</small>
 8 Pondera	 17 AGREEYA
 9 SYNOPSYS	 18 ONE INC



Lake Folsom

SERVICES

- A. Folsom Dog Resort
- B. AM/PM
- C. ARCO
- D. One Stop Cleaners
- E. Folsom Lake Fitness
- F. Shell
- G. The UPS Store

- H. Gelicious Nails
- I. WinCo Foods

RESTAURANTS

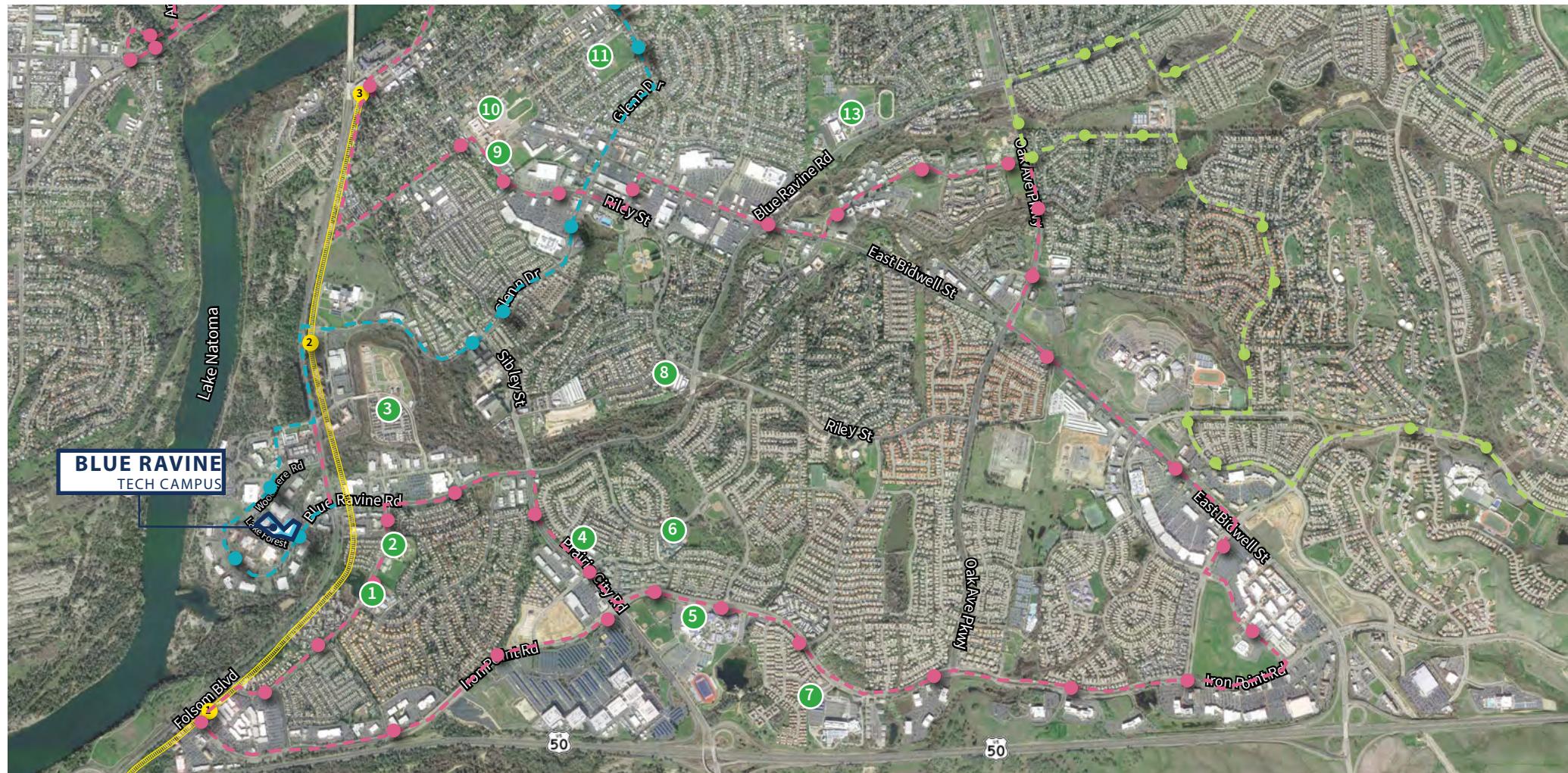
- 1. Out of Bounds Craft Kitchen
- 2. The Waffle Experience
- 3. The Original Mels Diner
- 4. Dominick's NY Pizza & Deli
- 5. Cooper's Coffee House
- 6. I Love Teriyaki & Sushi
- 7. Jamba Juice
- 8. La Bou Bakery & Cafe
- 9. Dos Coyotes Border Caf
- 10. Skipolini's Pizz
- 11. Taco Loco Taqueria
- 12. Lotus 8
- 13. Sourdough & Co.
- 14. Starbucks
- 15. Suishin Sushi
- 16. Curry Club


[WALKABLE AMENITIES](#)

[COMMUNITY & TRANSPORTATION](#)

[RETAIL](#)

[FITNESS](#)

[NEARBY TECH COMPANIES](#)


TRANSIT

LIGHT RAIL

#20 BUS LINE (PEAK)

#10 BUS LINE

#30 BUS LINE (PEAK)

SCHOOLS

1. Natoma Station Elementary School
2. Brighton Schools
3. Kindercare at Natoma Station
4. The Phoenix Schools Private School
5. Folsom High School
6. Sandra J Gallardo Elementary School
7. The Goddard School
8. Brighton Schools - Folsom
9. Folsom Lake High School
10. Sutter Middle School
11. Theodore Judah Elementary School
12. St John Notre Dame School
13. Folsom Middle School



RETAIL

A. FOLSOM PREMIUM OUTLETS
 Calvin Klein
 Chico's
 Coach Outlet
 Eddie Bauer Outlet
 GAP Factory
 Levi's Outlet
 Michael Kors
 Nike Factory Store
 Samsonite

B. FOLSOM & IRON POINT
 Century Folsom 14
 Theatre
 Burgerocity
 Chili's
 Reliance Supermart
 Subway

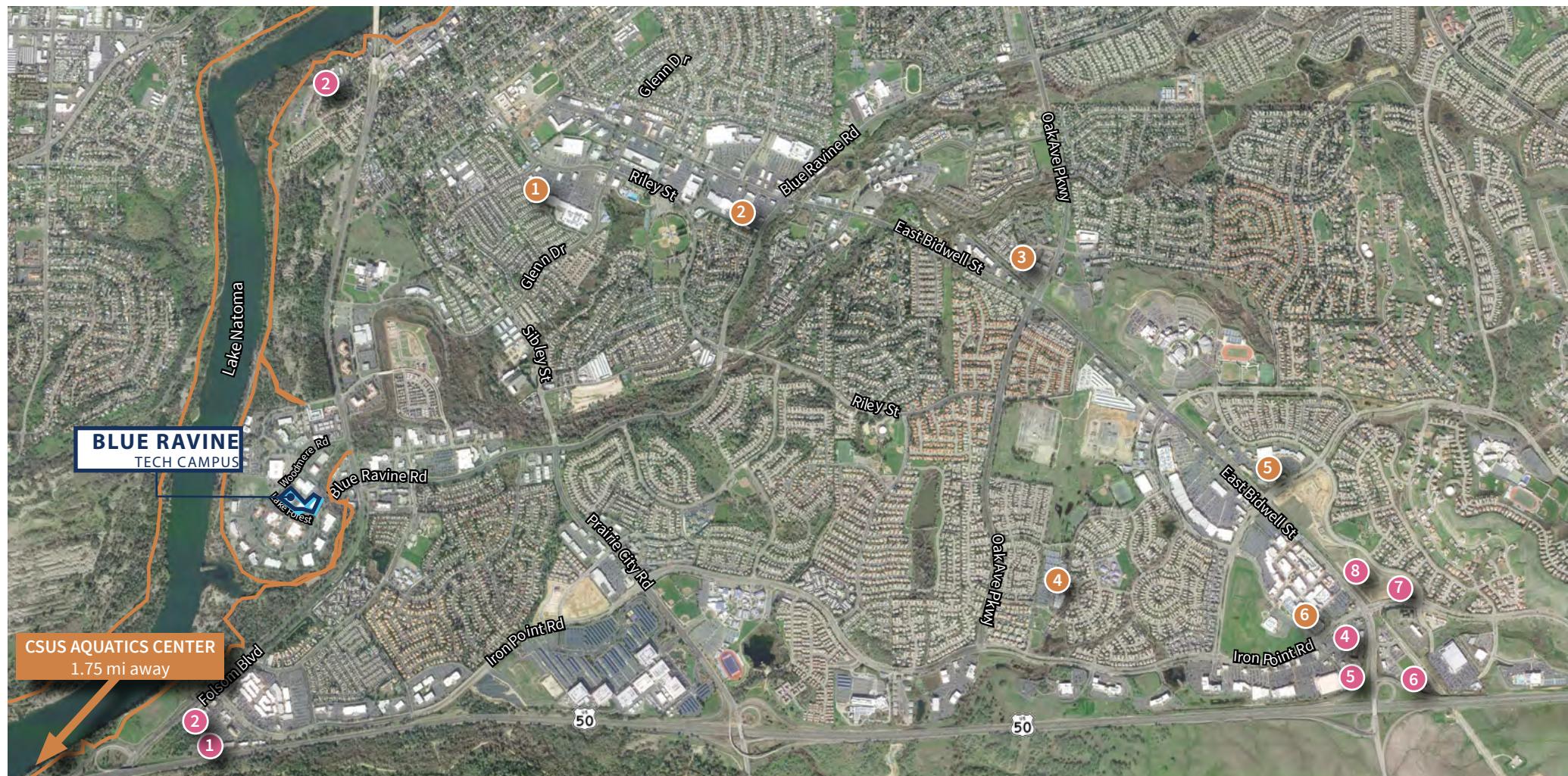
C. WALMART CENTER
 Walmart
 Kohl's
 Chevron

D. FOLSOM GATEWAY
 Fat's Asia Bistro & Dim
 Sim Bar
 Ulta Beauty
 Bed Bath & Beyond
 DSW Shoe Warehouse
 REI
 Staples
 Best Buy
 Sam's Club
 BevMo

E. IRON POINT & E. BID-
 WELL
 Green Acres Nursery
 Costco
 Mikuni
 In-N-Out Burger
 Quick Quack Car Wash

F. HISTORICAL FOLSOM
 Chicago Fire
 Heckle Alehouse & Eatery
 Pizzeria Classico
 Scott's Seafood
 Powerhouse Pub
 UnWined
 Sutter Club Sports
 Citizen Vine
 Sutter Street Theatre

G. PALLADIO & BROAD-
 STONE PLAZA
 CVS
 Barnes & Noble
 Buckhorn BBQ
 Chicago Fire Pizza
 H&M
 Kirkland's
 Nordstrom Rack
 Palladio Lux Cinema

[WALKABLE AMENITIES](#)[COMMUNITY & TRANSPORTATION](#)[RETAIL](#)[FITNESS](#)[NEARBY TECH COMPANIES](#)

FITNESS

1. 24 Hour Fitness
2. Anytime Fitness
3. California Family Fitness
4. Broadstone Health Club
5. TEAM RIDE

AMERICAN RIVER BIKE TRAIL

HOTELS

1. Hilton Garden Inn
2. Lakespur Landing
3. Lake Natoma Inn
4. Residence Inn
5. Courtyard by Marriot
6. Hampton Inn & Suites

7. Staybridge Suites
8. Fairfiled iLnn & Suites

[WALKABLE AMENITIES](#)[COMMUNITY & TRANSPORTATION](#)[RETAIL](#)[FITNESS](#)[NEARBY TECH COMPANIES](#)

TECH COMPANIES

1. Eurofins/Eatin Corp
2. VTS Aerospace
3. Altergy
4. VSP
5. Agilent
6. eRepublic
7. Inductive Automation
8. Pondera
9. L3 Technologies
10. PowerSchool
11. Sierra Nevada Corp
12. Voxpro
13. TaxAudit.com
14. Intel



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**105 LAKE FOREST • 181 BLUE RAVINE • 103 WOODMERE
FOLSOM, CA**

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