

169 PARKSHORE DRIVE Folsom

**FOR LEASE
±1,608 RSF**

**Ready for immediate
move in**

Stand Alone Building

Direct Suite Entry

Open Floor Plan

NEWMARK



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LOCATION, LOCATION, LOCATION



- New Roof
- Newly Painted
- Across from the RT Light Rail Station
- Walking Distance to Retail, Childcare, Restaurants & Recreational Amenities
- Minutes from the Highway 50 Interchange
- Zoned for Office or Medical Use

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LOCATION, LOCATION, LOCATION



NEWMARK

NEARBY AMENITIES



RETAIL

A. FOLSOM & IRON POINT

Century Folsom 14
Chili's Grill & Bar
Andy's Kitchen
Taco Express
Burger King
Reliance SuperMart
Bakery Bites

B. FOLSOM PREMIUM OUTLET

Calvin Klein
Chico's
Coach Outlet
Eddie Bauer Outlet
GAP Factory
Levi's Outlet
Michael Kors
Nike Factory Store
Samsonite

C. WALMART CENTER

Walmart
Chevron
D. FOLSOM GATEWAY
Ulta Beauty
DSW Shoe Warehouse
REI
Staples
Best Buy
Sam's Club

E. IRON POINT & E. BIDWELL

Green Acres Nursery
Costco
Mikuni
In-N-Out Burger
Quick Quack Car Wash
F. HISTORICAL FOLSOM
Folsom History Museum
Folsom Historic District
Farmers Market
Powerhouse State Historic Park
Lake Natoma Inn

G. PALLADIO & BROAD-STONE PLAZA

CVS
Barnes & Noble
Buckhorn BBQ
Chicago Fire Pizza
H & M
Kirkland's
Nordstrom Rack
Palladio Lux Cinema
Panera
Whole foods

H. FOLSOM SQUARE

Kohl's
Target
Trader Joe's
HomeGoods
La Fiesta Alteña
Taqueria/Folsom

SCHOOL

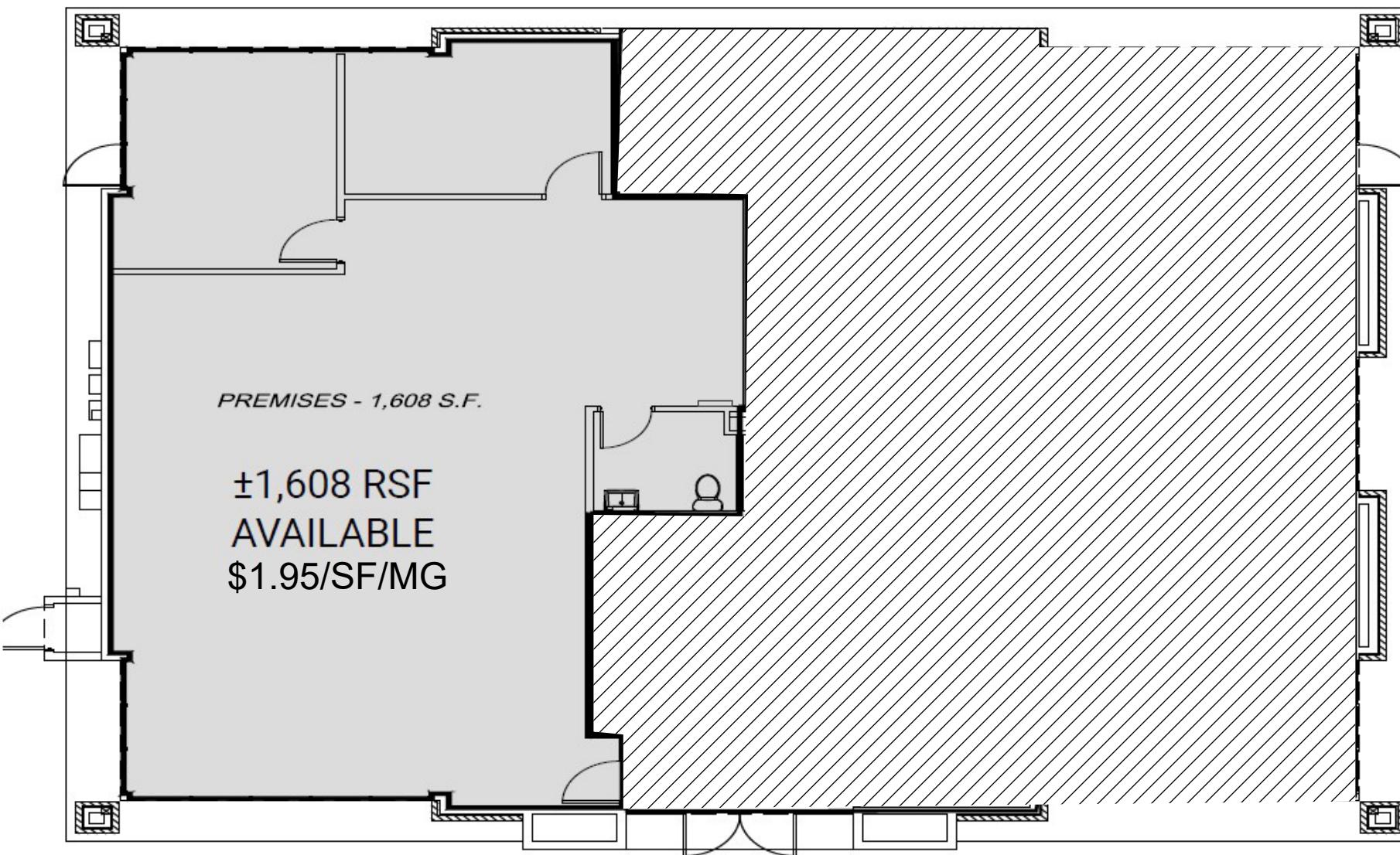
A. VISTA DEL LAGO HIGH SCHOOL

B. FOLSOM LAKE COLLEGE
C. FOLSOM HIGH SCHOOL
D. FOLSOM MIDDLE SCHOOL

HOSPITAL

A. MERCY HOSPITAL OF FOLSOM

FLOOR PLAN - 169 PARKSHORE DRIVE



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