

FOR LEASE



**JACKSON
PROPERTIES**



**CUSHMAN &
WAKEFIELD**



UP TO ±5,488 SF OF CONTIGUOUS SPACE AVAILABLE

7801 FOLSOM BLVD.

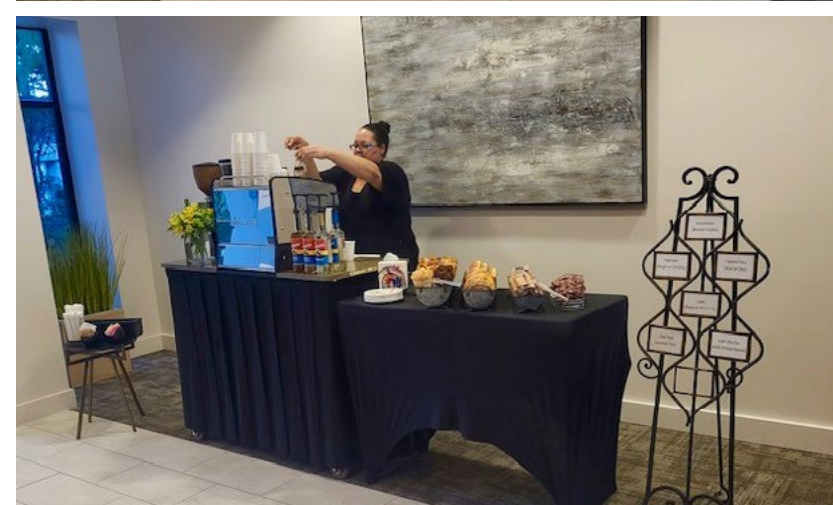
HIGHLIGHTS

- Spec suites available for **IMMEDIATE OCCUPANCY**
- Common conference room
- Updated building interior & exterior
- Contemporary look and design to Class A standards
- Monthly **LANDLORD HOSTED COFFEE CART**
- Easy access to Highway 50, Howe Avenue and CSUS
- Conveniently located near numerous submarkets including Downtown, Midtown, Campus Commons and Highway 50
- Available **BUILDING-TOP SIGNAGE** that faces Highway 50
- Nearby amenities include Starbucks, Dos Coyotes, One Speed and Sellands Market-Cafe

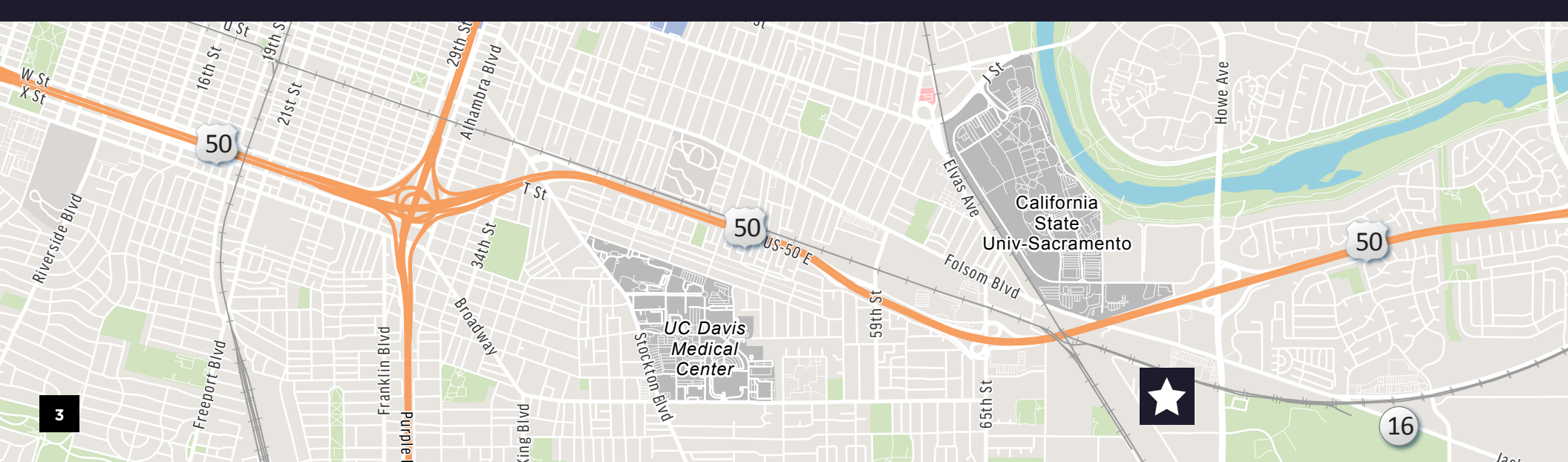
SUITE	RENTABLE SF (±)
101*	3,223
106	923 (Available 11/1/24)
200	3,409 (Available 1/1/25)
204	1,805
215*	2,377
305	2,661
315	1,100
360	1,078
370	5,488 (Divisible)

■ 0 - 2,000 SF	■ 2,001 - 3,000 SF	■ 3,001 SF +
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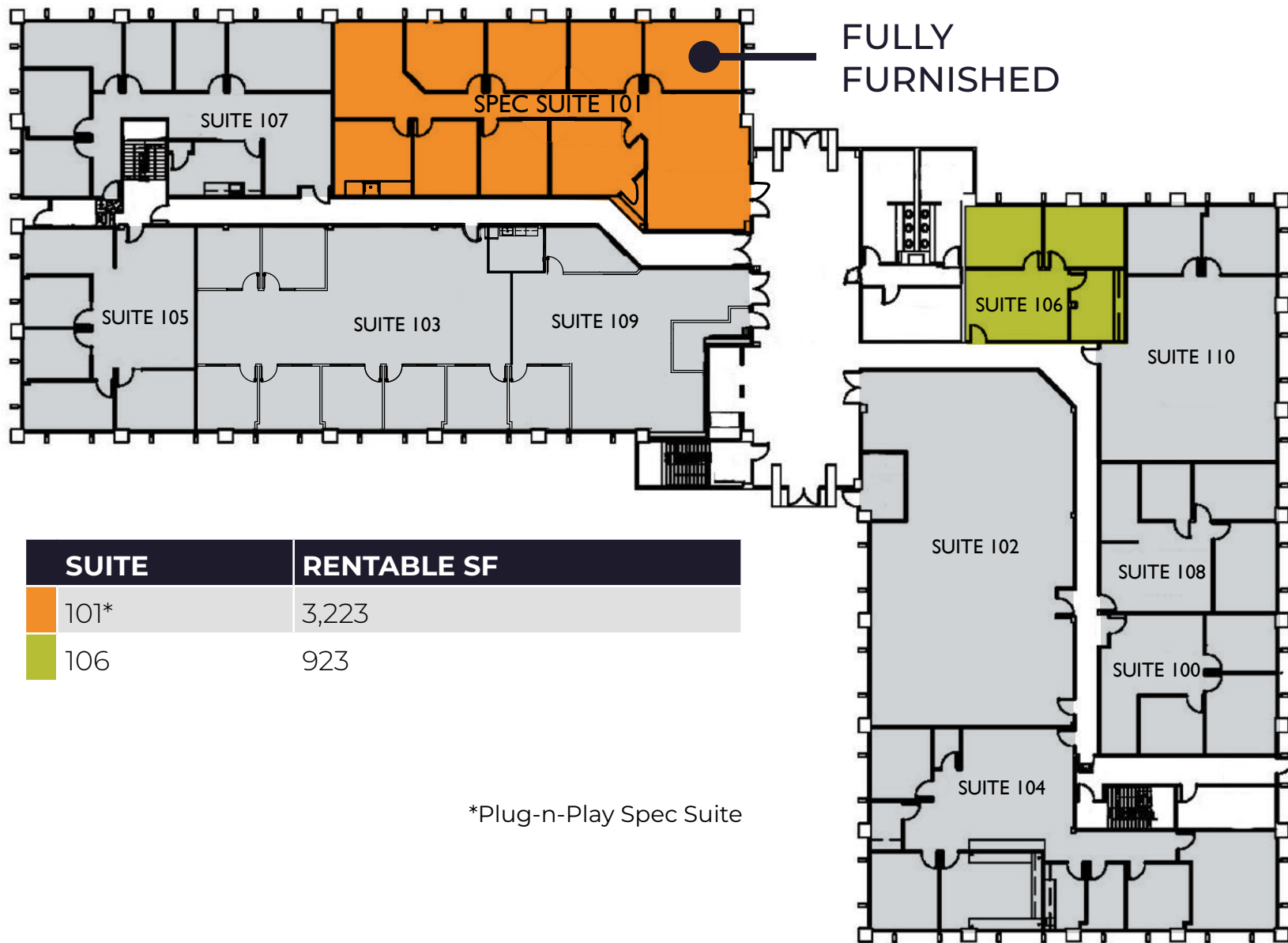
*Plug-n-Play Spec Suite



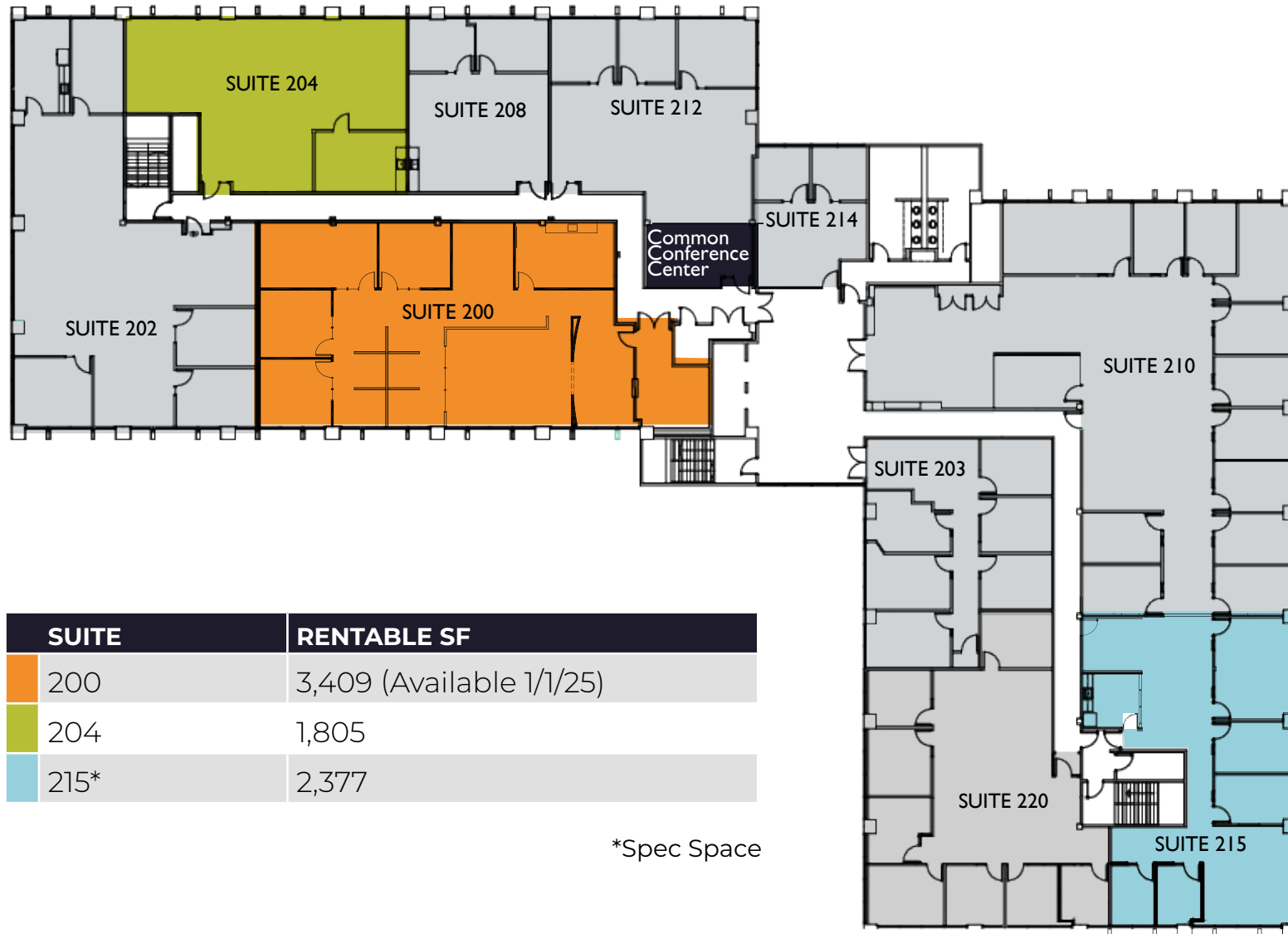
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FIRST FLOOR



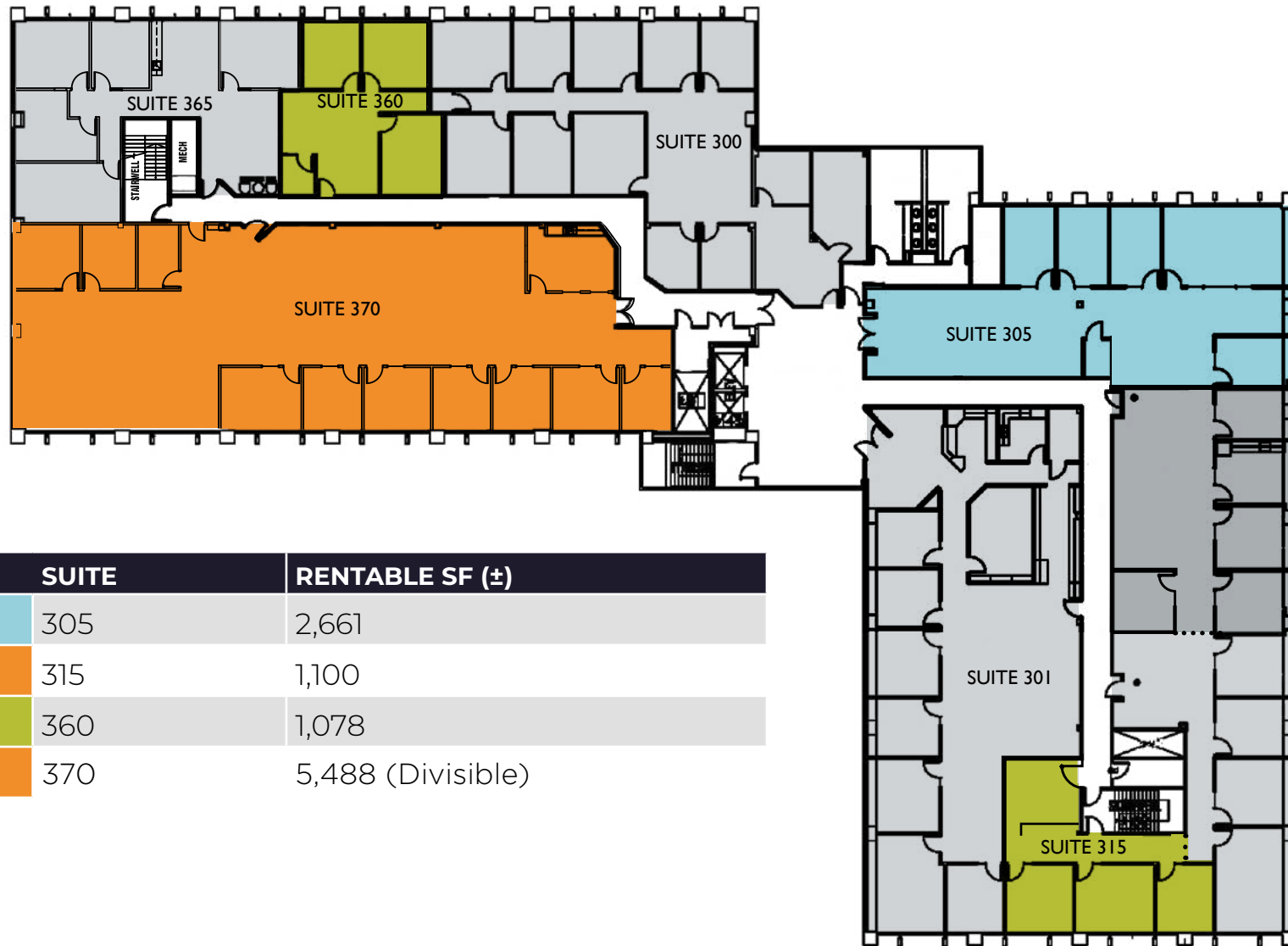
SECOND FLOOR



SUITE	RENTABLE SF
200	3,409 (Available 1/1/25)
204	1,805
215*	2,377

*Spec Space

THIRD FLOOR



SUITE	RENTABLE SF (±)
305	2,661
315	1,100
360	1,078
370	5,488 (Divisible)



7801 FOLSOM BLVD.

AMENITY MAP



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