

BLUE RAVINE

TECH CAMPUS

181 BLUE RAVINE
±12,665 RSF AVAILABLE

105 LAKE FOREST
FULLY LEASED

103 WOODMERE
FULLY LEASED

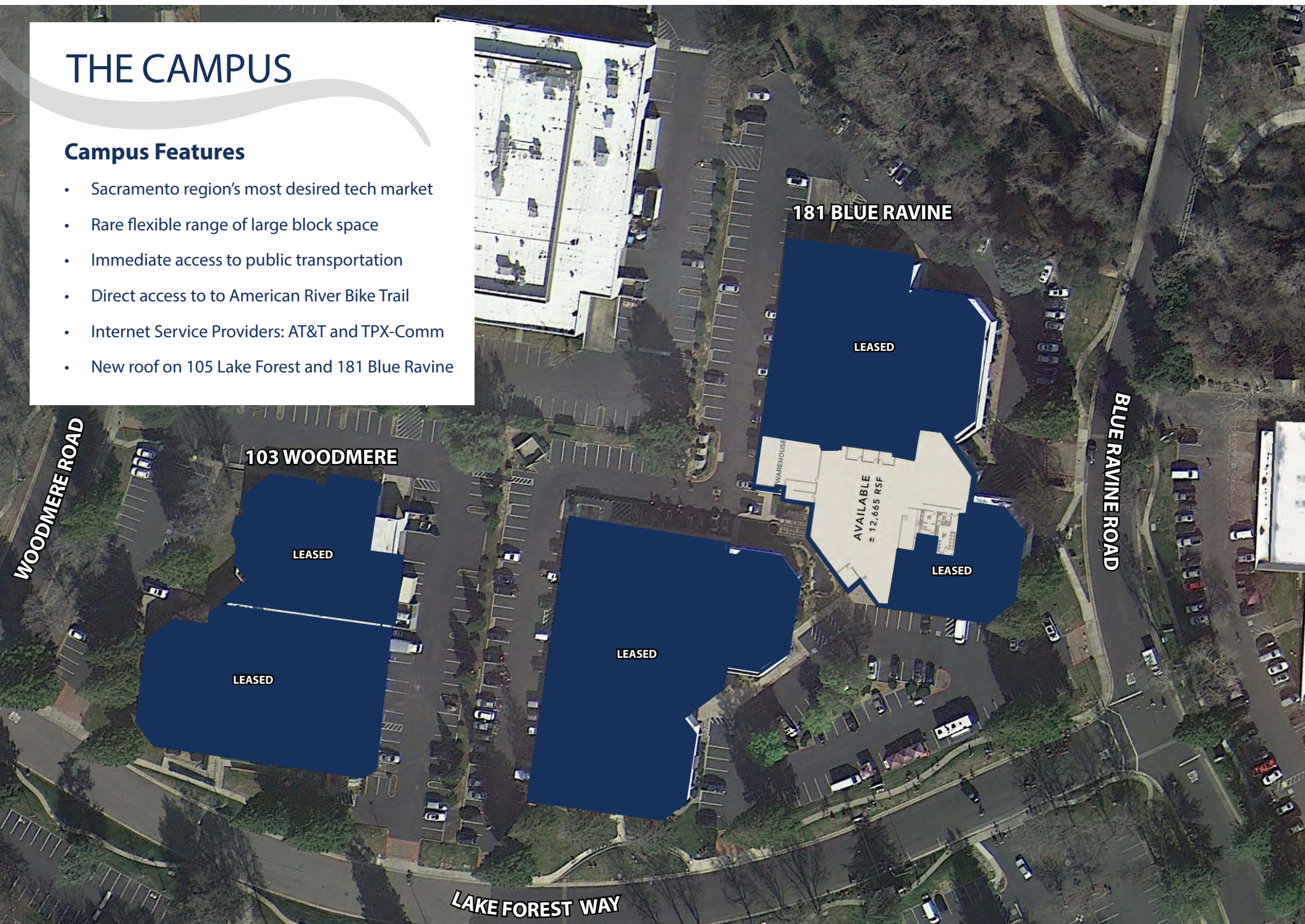
FOR LEASE



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 to American River Bike Trail
- Internet Service Providers: AT&T and TPX-Comm
- New roof on 105 Lake Forest and 181 Blue Ravine

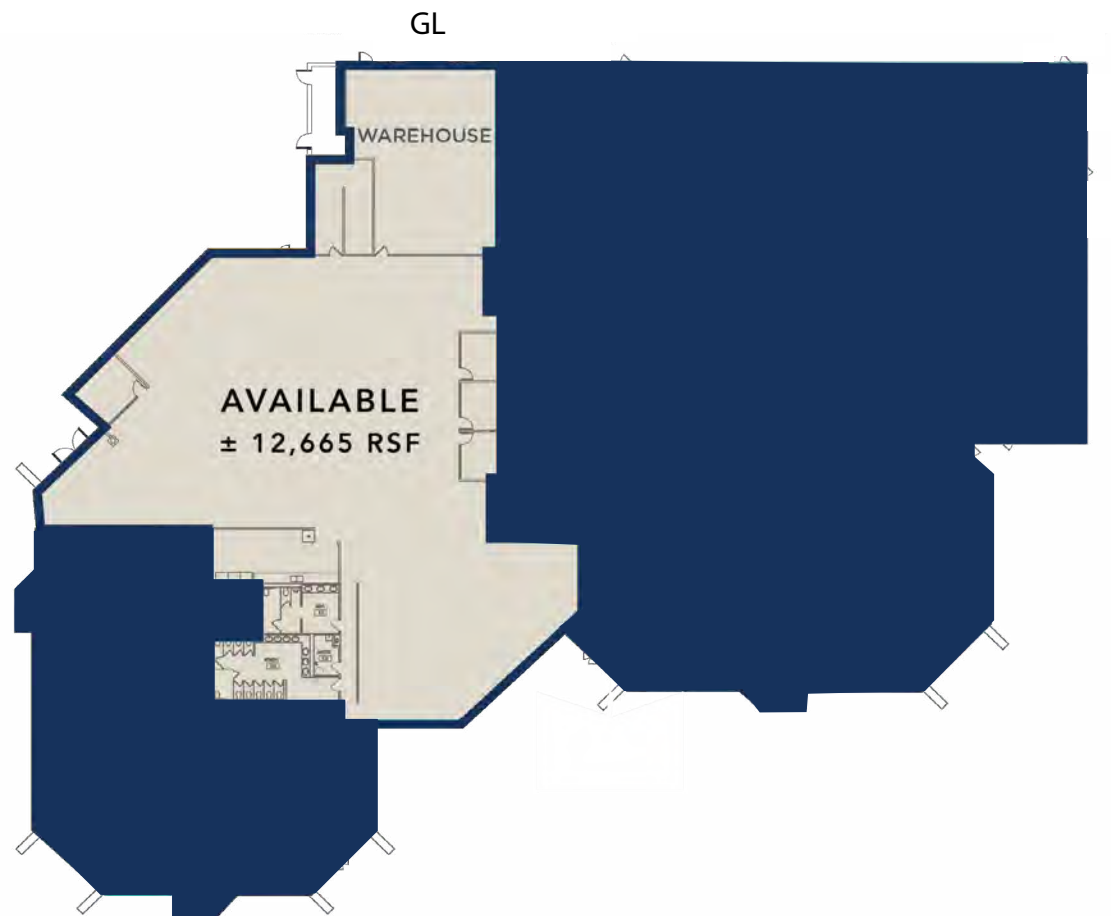


[181 BLUE RAVINE](#)[105 LAKE FOREST](#)[103 WOODMERE](#)

181 BLUE RAVINE

±12,665 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  SNC SIERRA NEVADA CORPORATION |
| 3  eurofins | 12  Stellant |
| 4  | 13  GENERAL DYNAMICS |
| 5  DOKKEN ENGINEERING | 14  USDA |
| 6  e.Republic | 15  VOXPRO
Your Vision. Our Focus. |
| 7  inductive automation. | 16  TaxAudit
Audits happen. Be prepared. |
| 8  Pondera | 17  AGREEYA |
| 9  SYNOPSYS | 18  ONE INC |



WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



RETAIL



FITNESS



NEARBY TECH COMPANIES



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



WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



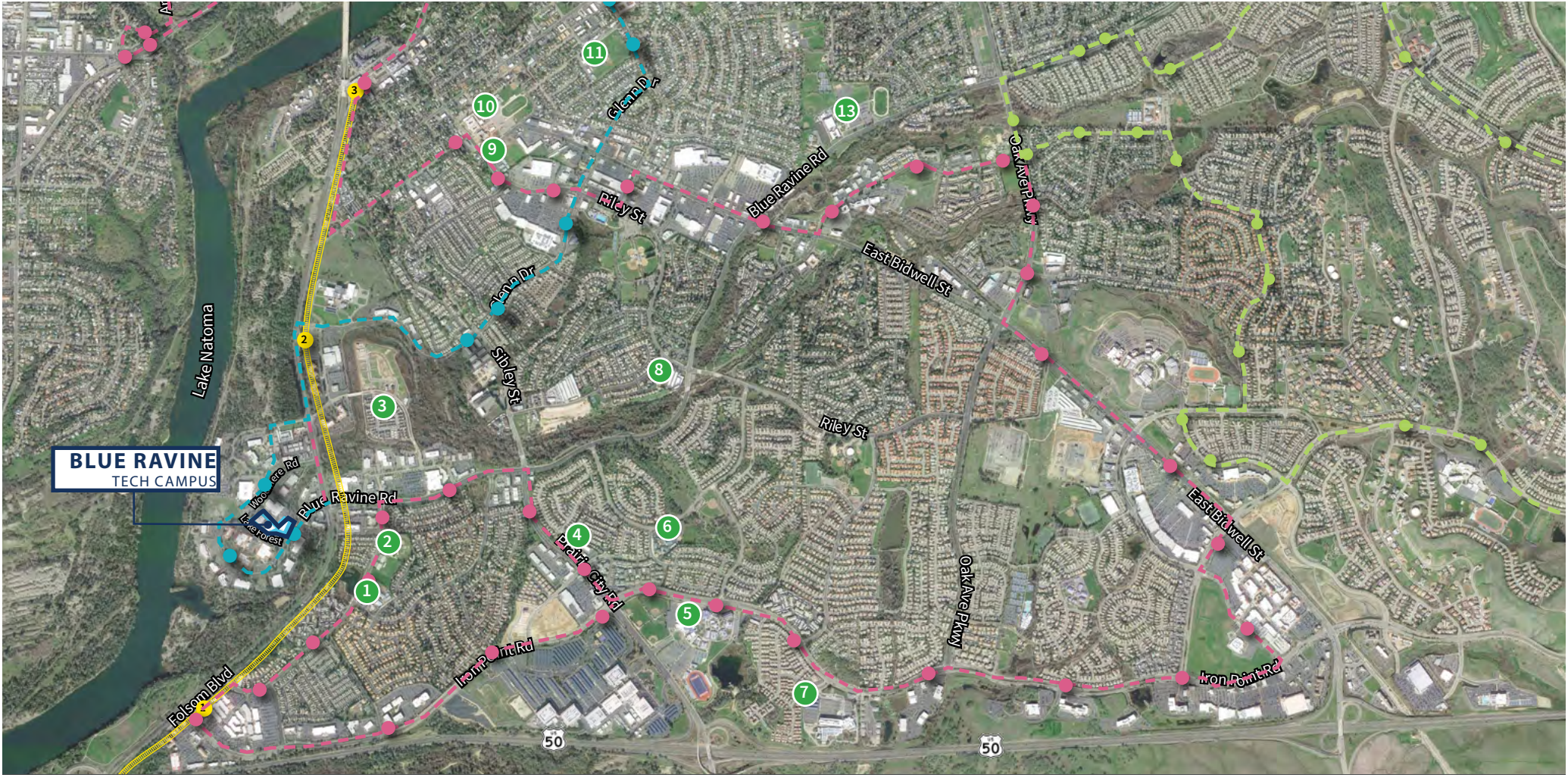
RETAIL



FITNESS



NEARBY TECH COMPANIES



TRANSIT

LIGHT RAIL

#10 BUS LINE

#20 BUS LINE (PEAK)

#30 BUS LINE (PEAK)

SCHOOLS

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



WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



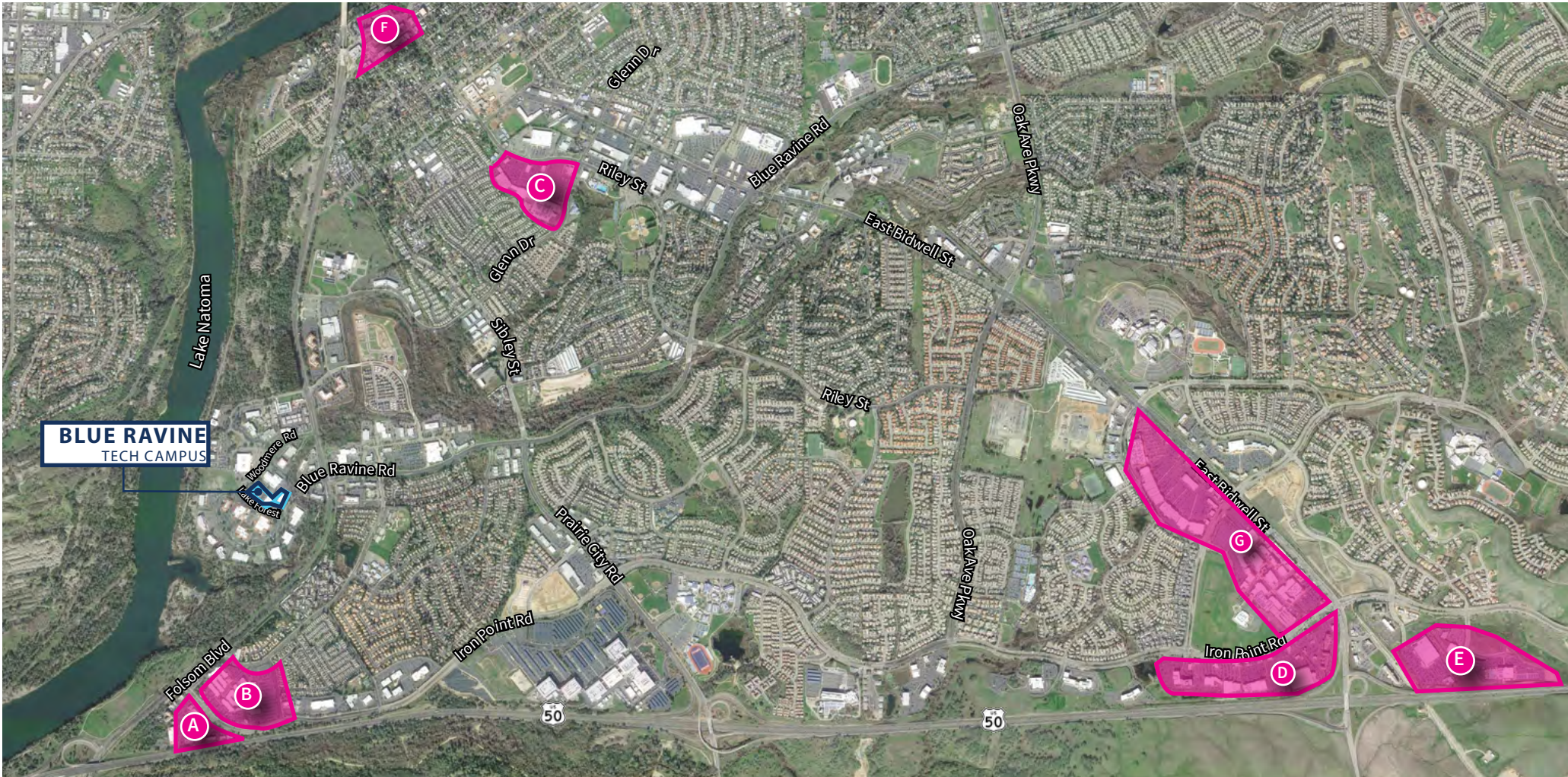
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FITNESS



NEARBY TECH COMPANIES



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
Burgercity
Chili's
Reliance Supermart
Subway

C. WALMART CENTER

Walmart
Kohl's
Chevron

D. FOLSOM GATEWAY

Fat's Asia Bistro & Dim
Sim Bar
Ultra Beauty
Bed Bath & Beyond
DSW Shoe Warehouse
REI
Staples
Best Buy
Sam's Club
BevMo

E. IRON POINT & E. BIDWELL

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 & BROADSTONE PLAZA

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



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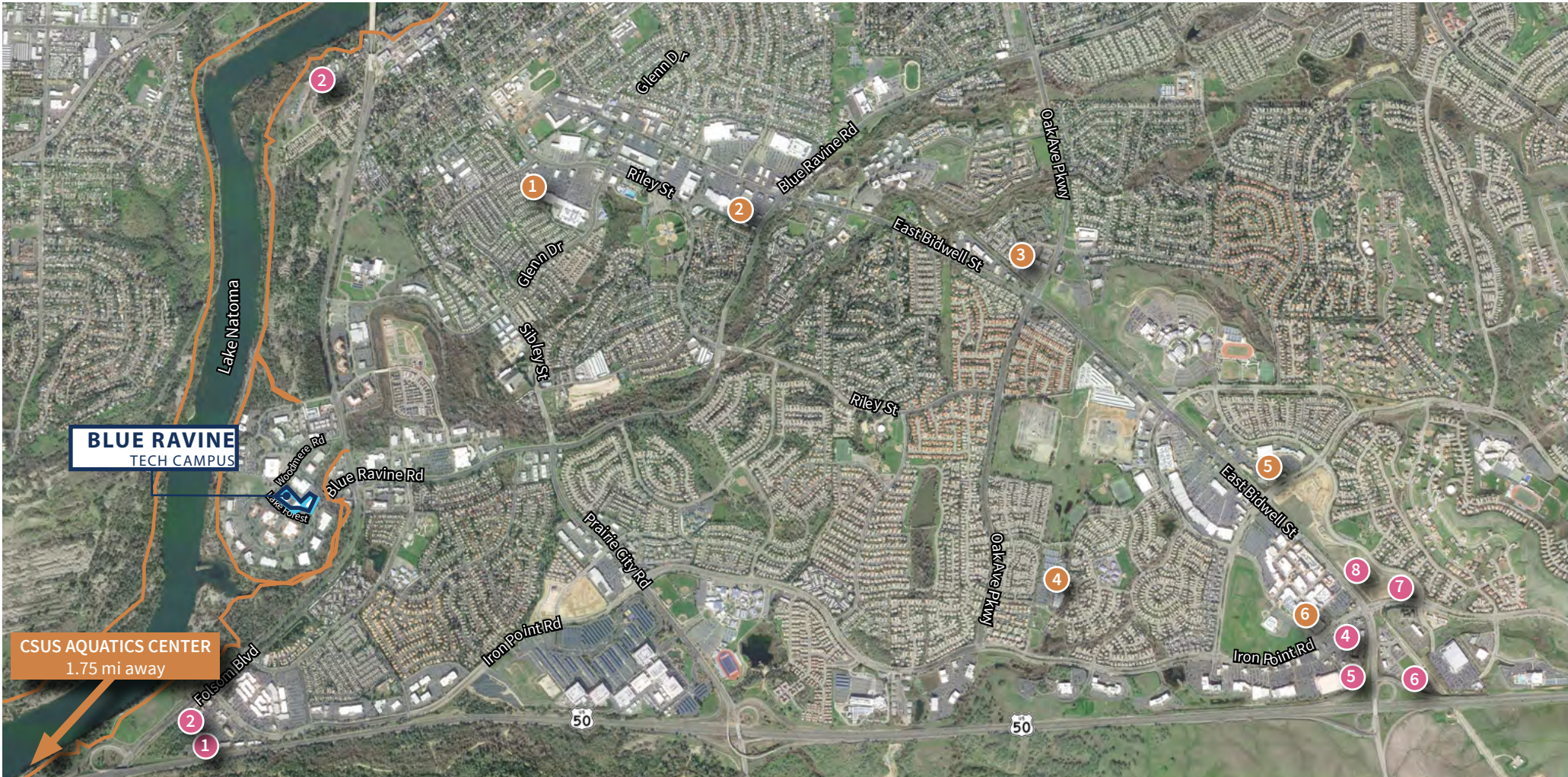
RETAIL



FITNESS



NEARBY TECH COMPANIES



FITNESS

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

6. Orangetheory

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



FOR MORE INFORMATION, PLEASE CONTACT:

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



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