

BLUE RAVINE TECH CAMPUS

FOR LEASE

181 BLUE RAVINE
±12,665 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

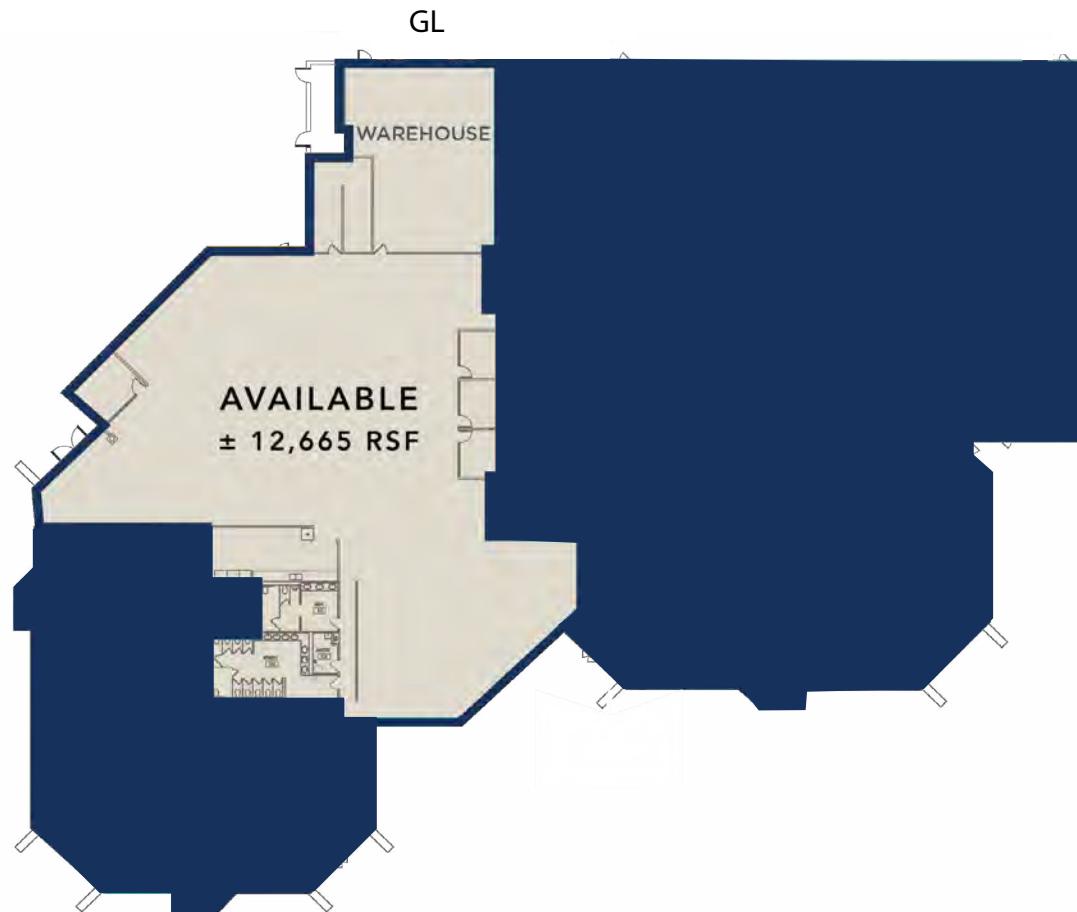


[181 BLUE RAVINE](#)[105 LAKE FOREST](#)[103 WOODMERE](#)

181 BLUE RAVINE

±12,665 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 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

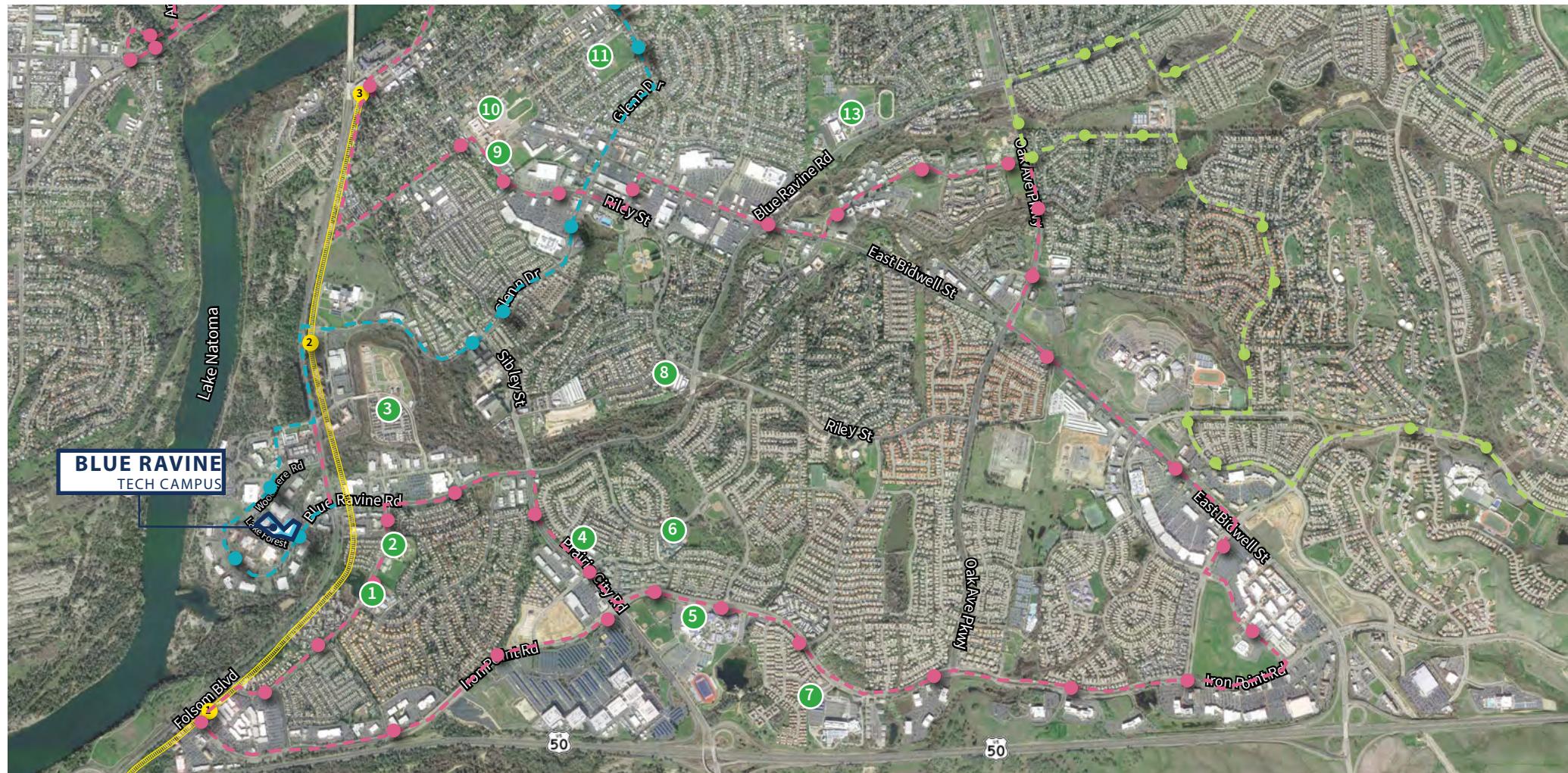
- 1. Out of Bounds Craft Kitchen
- 2. The Waffle Experience
- 3. The Original Mels Diner
- 4. Dominick's NY Pizza & Deli
- 5. Cooper's Coffee House
- 6. I Love Teriyaki & Sushi
- 7. Jamba Juice
- 8. La Bou Bakery & Cafe
- 9. Dos Coyotes Border Caf
- 10. Skipolini's Pizz
- 11. Taco Loco Taqueria
- 12.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

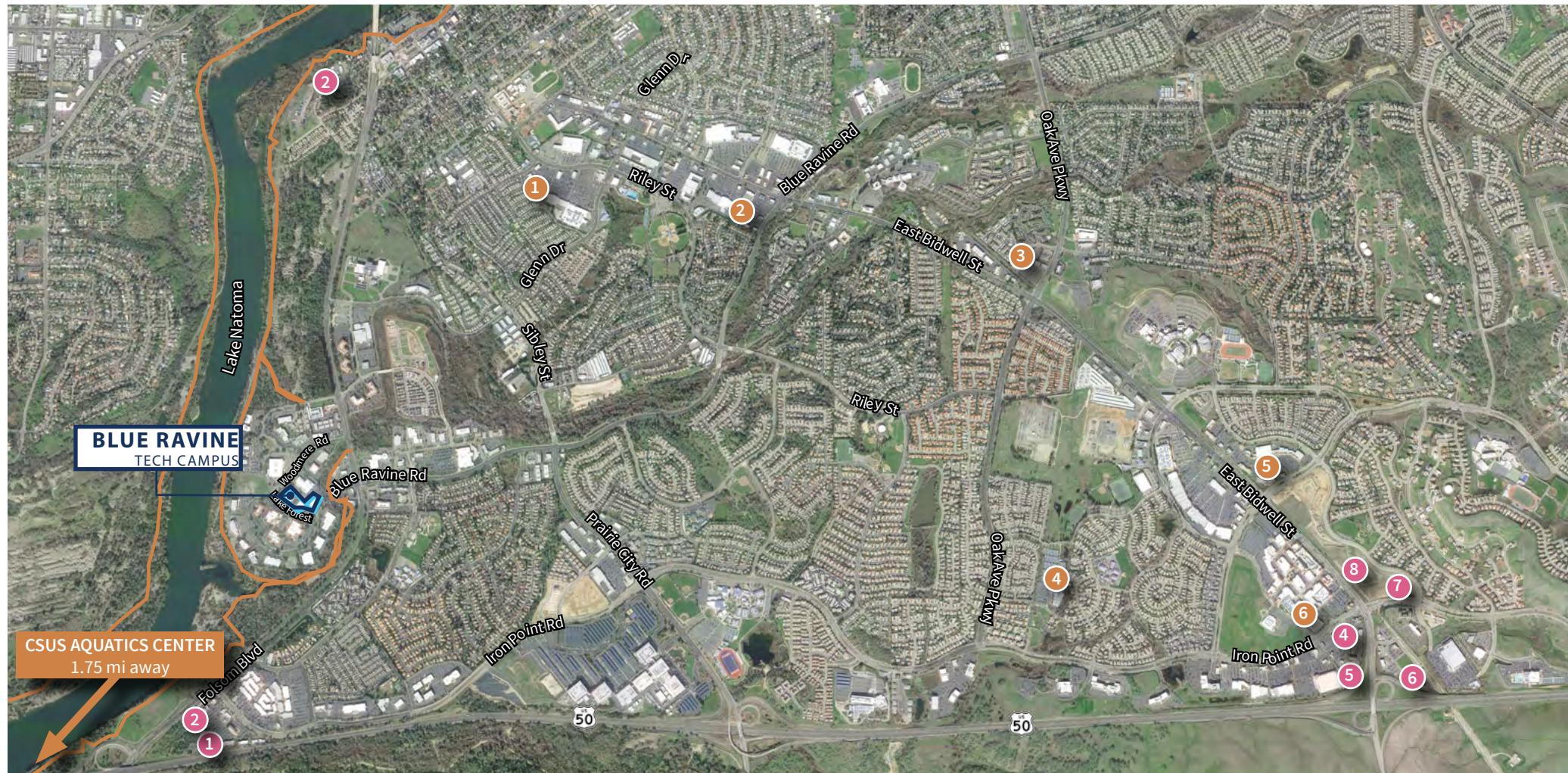
Green Acres Nursery
Costco
Mikuni
In-N-Out Burger
Quick Quack Car Wash

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 & BROADSTONE 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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