

CLASS A CORPORATE OFFICE BUILDING

150 PARKSHORE DR
Folsom | California

SALE PRICE **REDUCED**
TO **\$11,960,000 (\$195/SF)**

FOR SALE OR LEASE

±61,338 TOTAL SQUARE FEET FOR SALE

±12,600 TO ±25,200 TOTAL SQUARE FEET FOR LEASE

NEWMARK

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Project Highlights

- ♦ **SALES PRICE:** \$11,960,000 (\$195/PSF)
\$15,750,000 (\$257/PSF)
- ♦ **LEASE RATE:** \$2.55/PSF (Gross-Full Service)
- ♦ **TOTAL RENTABLE AREA:** ±61,338 SF
- ♦ **LEASED AREA:** ±36,108 SF
- ♦ **AVAILABLE TO LEASE:** ±12,600 SF to
±25,200 SF (Bldg. B)
- ♦ In-place income of approximately \$79,500.00 per month (MG)
- ♦ Large Break Room with Adjacent BBQ Patio, Seating Area, Fire Place and Water Feature
- ♦ Unobstructed Lake Natoma Views with Exterior Balconies
- ♦ Above Standard Steel, Glass and Drivit Construction with Flexible Floor Plates
- ♦ Very Efficient Floor Plan
- ♦ Abundant Parking (4 stalls per 1,000 square feet) with 38 Covered Parking Stalls
- ♦ ±24,000 Square Feet of Raised Access Floor System
- ♦ Abundantly Landscaped Campus with Tranquil Courtyard and Meandering Water Features
- ♦ Auditorium/Training Room with Professional Sound System
- ♦ American River Bike Trail Access
- ♦ Building and Monument Signage
- ♦ Showers with Locker Rooms
- ♦ 1,200 AMP, 480/277V 3 Phase Power

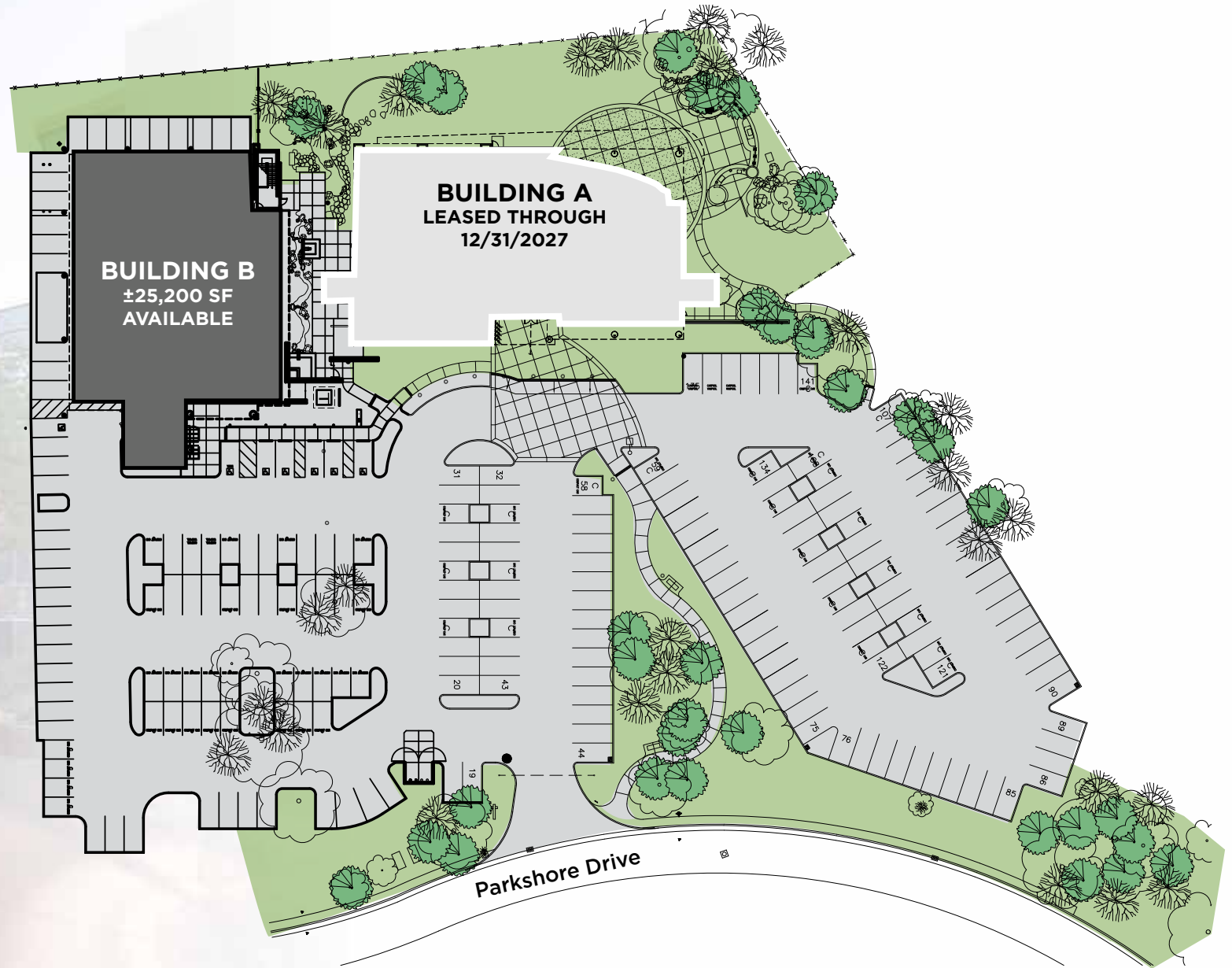


150 Parkshore Drive, Folsom CA

- ◆ Two-Building Corporate Campus Connected by Skybridge
- ◆ Stunning Lake Natoma Views with American River Bike Trail Access
- ◆ Walking Distance to Light Rail
- ◆ Minutes from Highway 50, Providing Access to Sacramento's Downtown and the State Capital
- ◆ Located in the Heart of Sacramento's Highly Desirable Folsom Submarket
- ◆ Submarket is Home to Intel, California ISO, Agilent Technologies, Vision Service Plan, Mercury Insurance, Johnson Controls, General Dynamics and Other Large Users.

Location Highlights

Site Plan

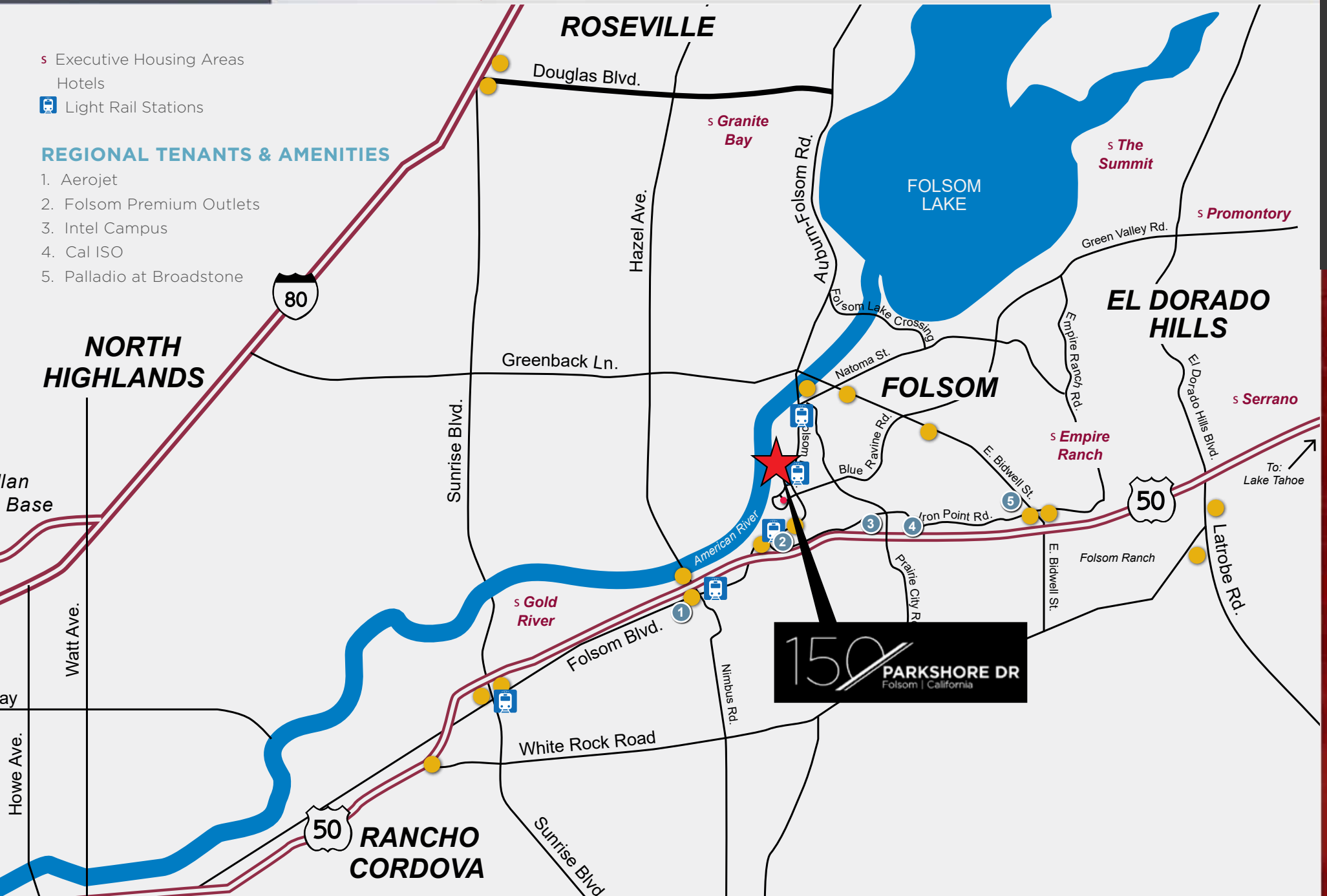


Location Map

- s Executive Housing Areas
- Hotels
- Light Rail Stations

REGIONAL TENANTS & AMENITIES

1. Aerojet
2. Folsom Premium Outlets
3. Intel Campus
4. Cal ISO
5. Palladio at Broadstone





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Lake Natoma

American River Bike Trail

Woodmere Rd

Folsom Blvd

Blue Ravine Rd

Lake Forest Way

Blue Ravine Rd

Tenants

1 Western Area Power Administration	5 Mercury Insurance	9 Dokken Engineering
2 Sierra Nevada Corp	6 Agilent Technologies	10 e-Republic
3 Business Central	7 Johnson Controls	11 Inductive Automation
4 Agilent Technologies	8 Allergy	12 Vision Service Plan

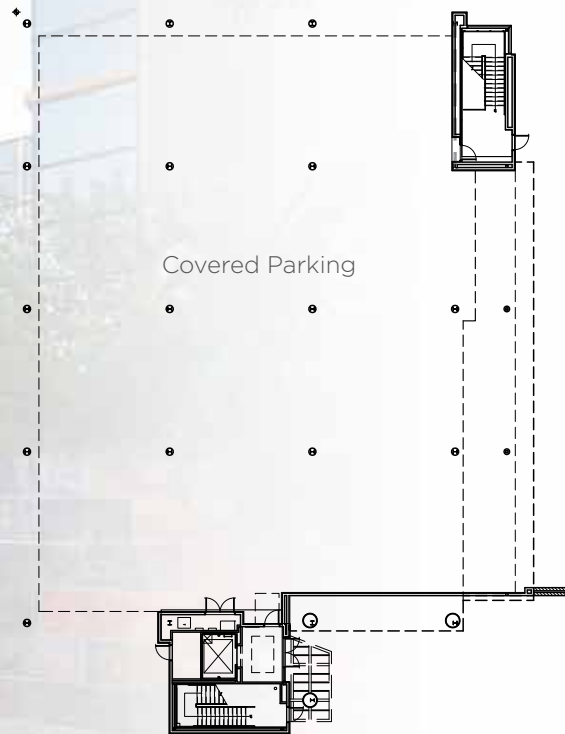
Amenities

1 Dominick's Deli	5 Lotus 8 Asian Cuisine	10 I Love Teriyaki & Sushi
2 Cooper's Coffee House	6 Kindercare	11 Rak Thai Cuisine
3 Jamba Juice/UPS Store	7 Dos Coyotes Border Cafe	12 Mel's Diner
4 Subway/Taco Loco	8 Skipolini's Pizza	13 Willow Cafe
9 Starbucks	Bus Stops Light Rail	

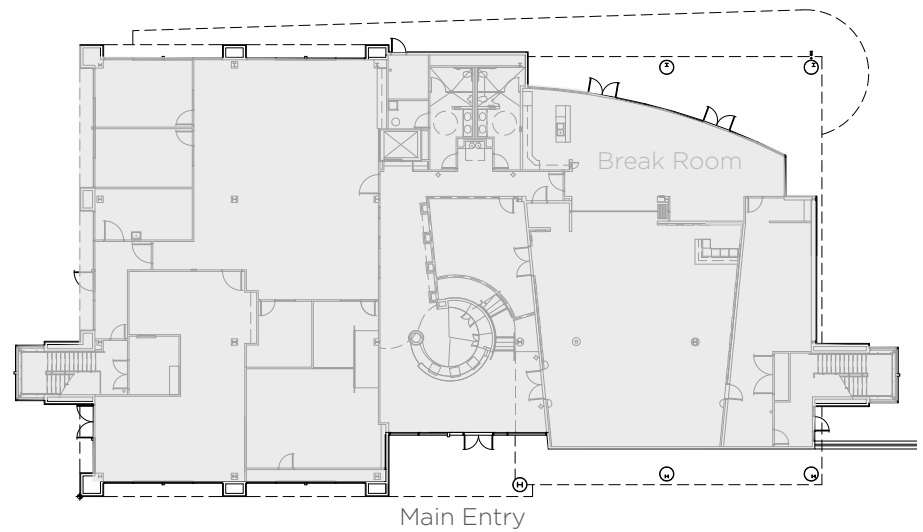
Floor Plans

FIRST FLOOR

BUILDING B



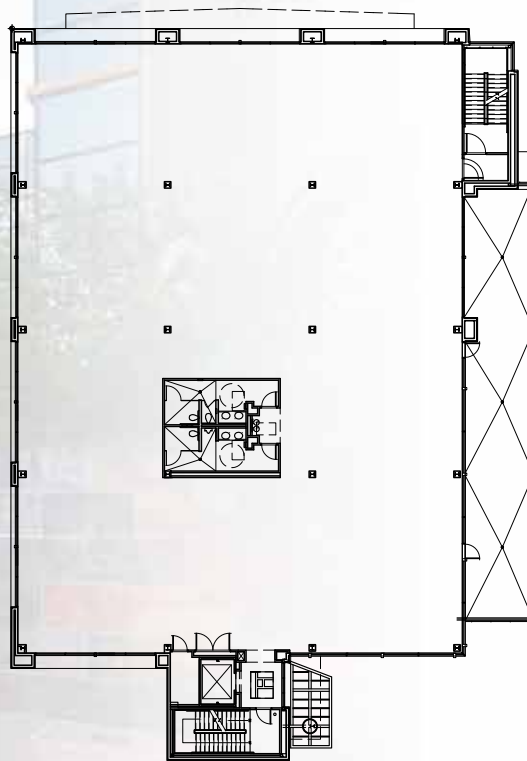
BUILDING A LEASED THROUGH 12/31/2027



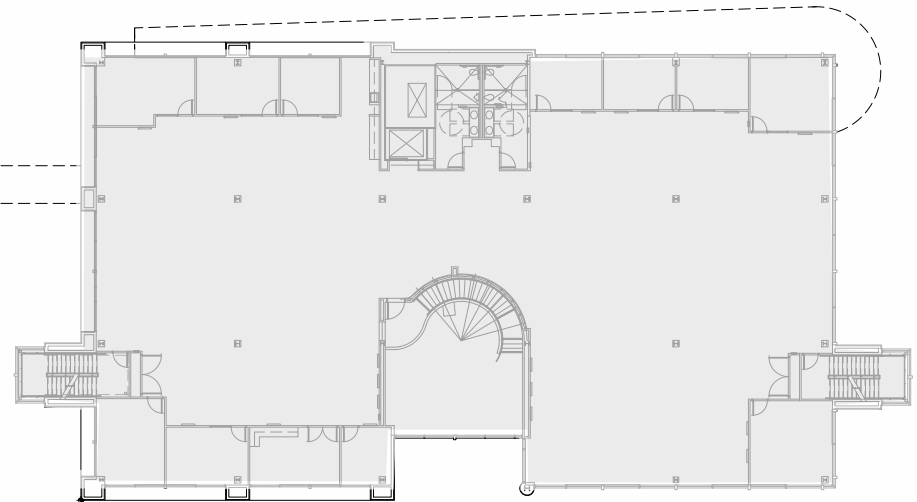
Floor Plans

SECOND FLOOR

BUILDING B

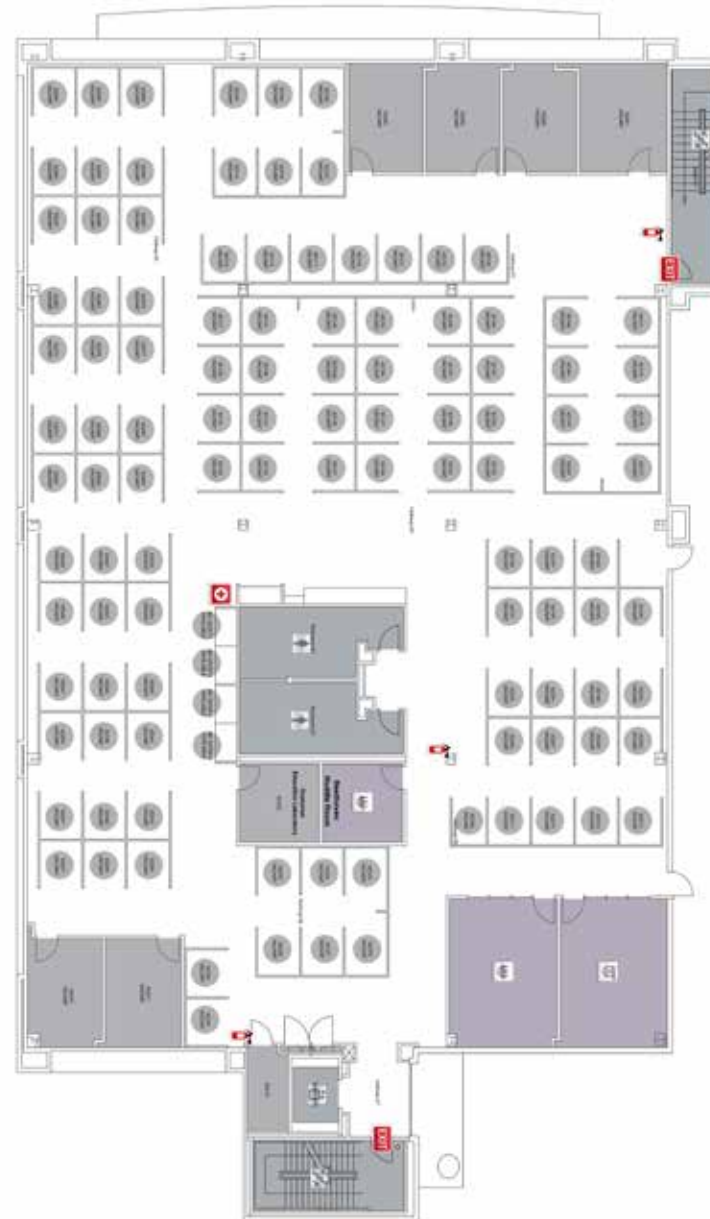


BUILDING A



Floor Plans

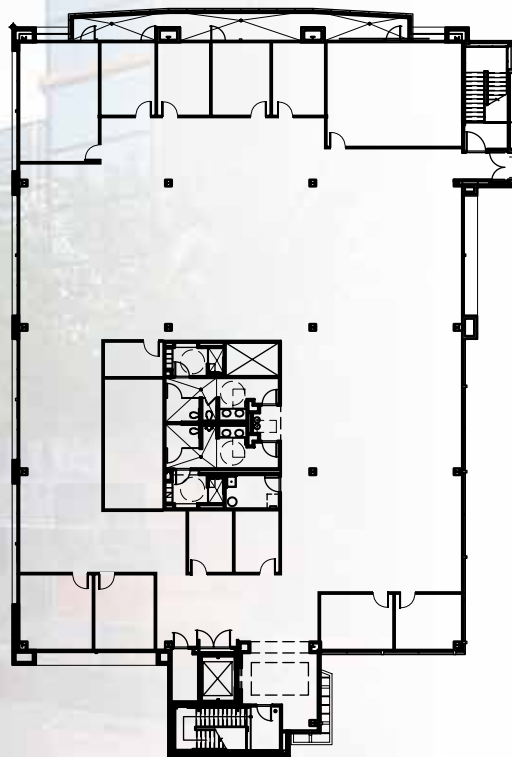
SECOND FLOOR SOUTH
8 PRIVATE OFFICES, 2 CONFERENCE ROOMS, 111 CUBES



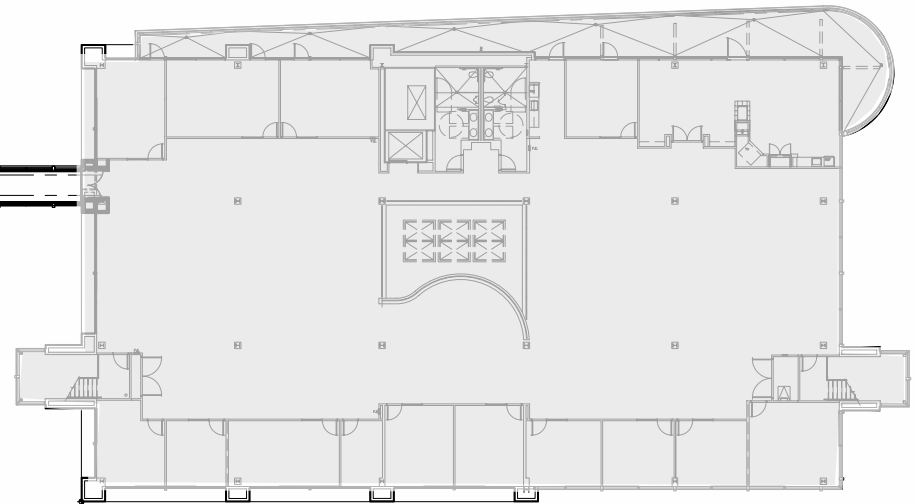
Floor Plans

THIRD FLOOR

BUILDING B

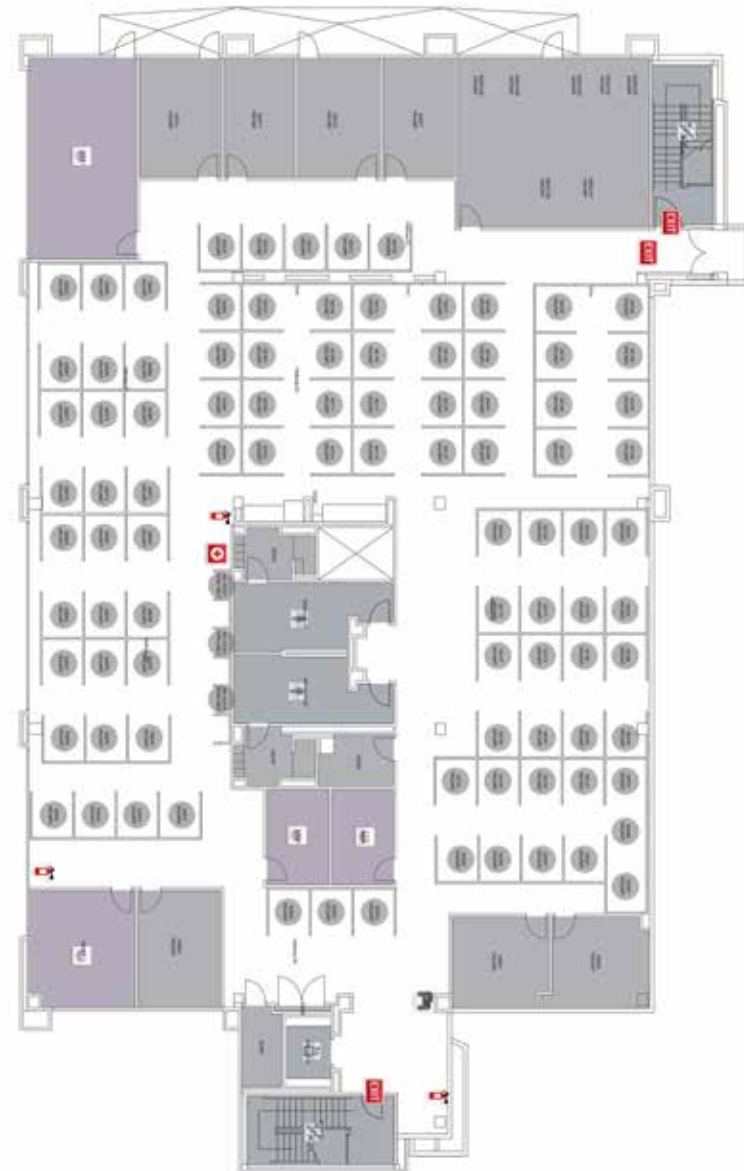


BUILDING A



Floor Plans

THIRD FLOOR SOUTH
10 PRIVATE OFFICES, 2 CONFERENCE ROOMS, 112 CUBES









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Folsom | California

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