

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



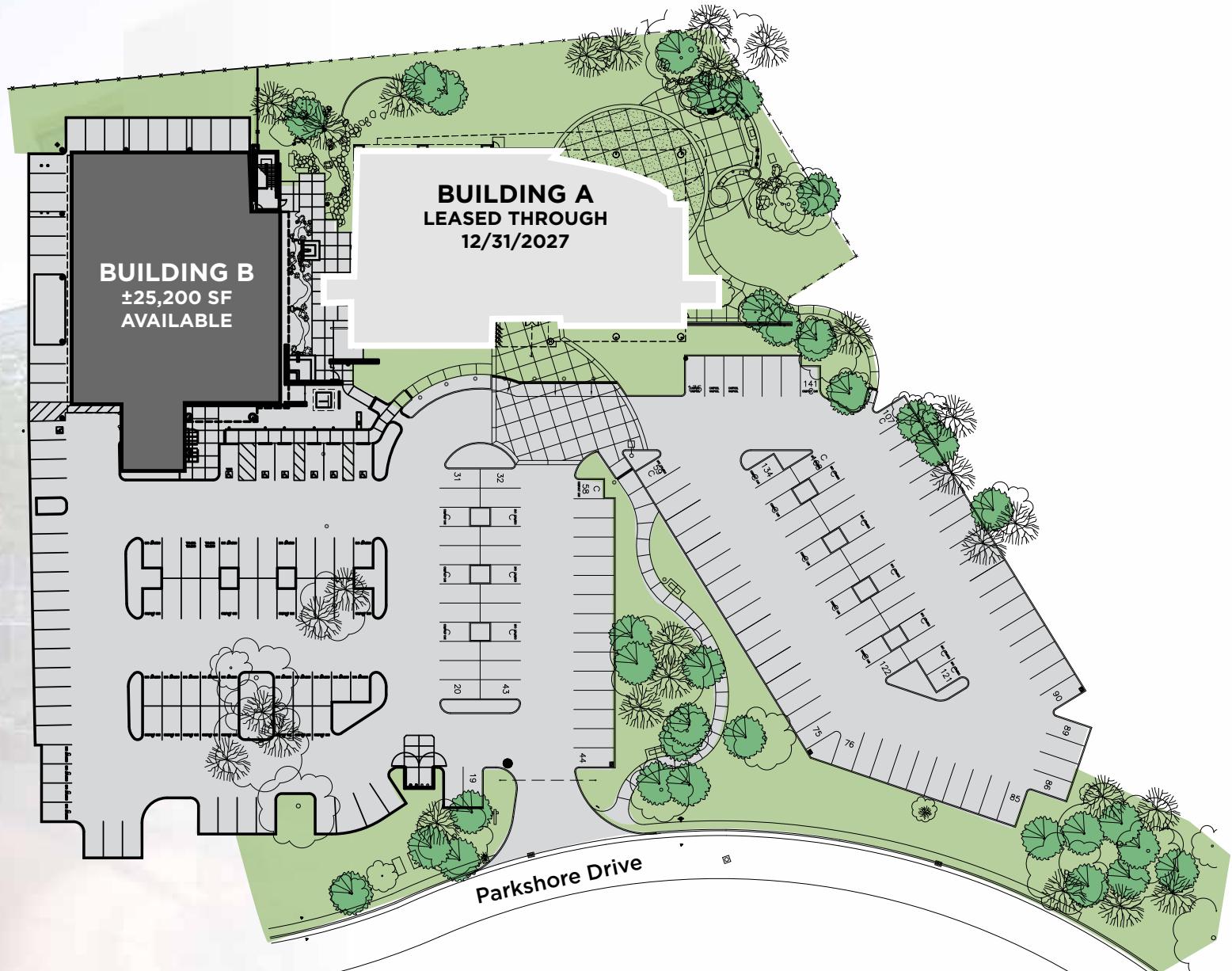
150 Parkshore Drive, Folsom CA

- 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

- 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

NORTH HIGHLANDS

80

Sunrise Blvd.

s Gold River

Folsom Blvd.

White Rock Road

50
RANCHO CORDOVA

ROSEVILLE

Douglas Blvd.

Hazel Ave.

s Granite Bay

Auburn-Folsom Rd.

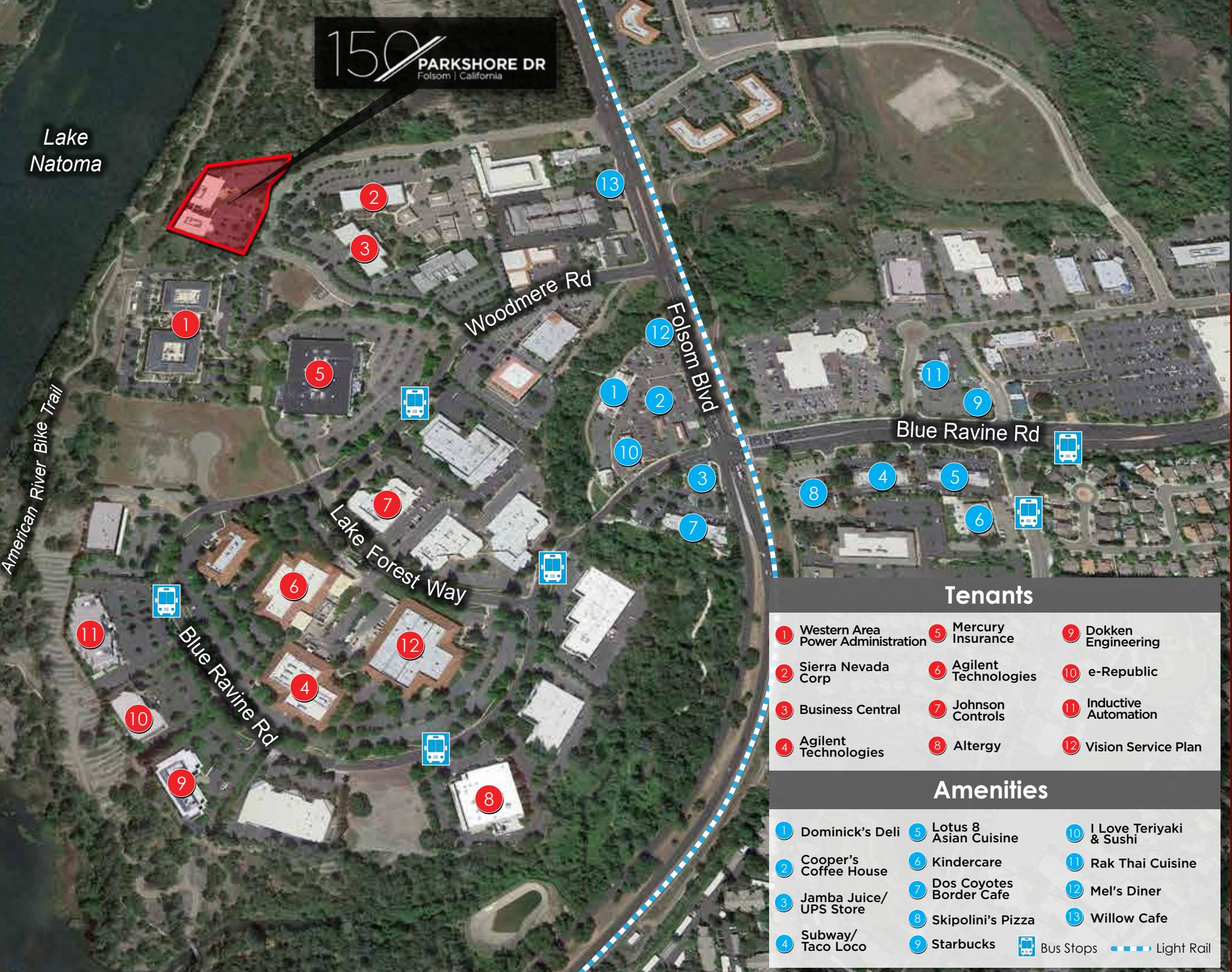
FOLSOM LAKE

FOLSOM

American River

Blue Ravine Rd.

Iron Point Rd.

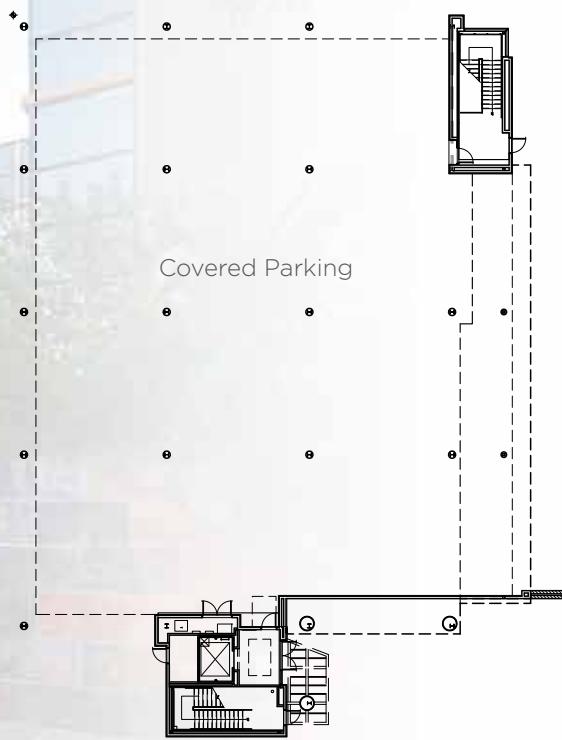


Floor Plans

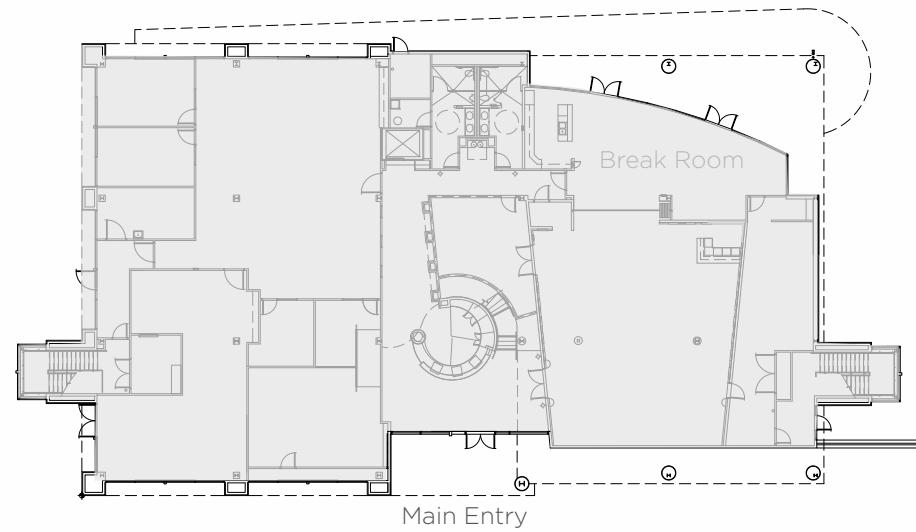
FIRST FLOOR



BUILDING B



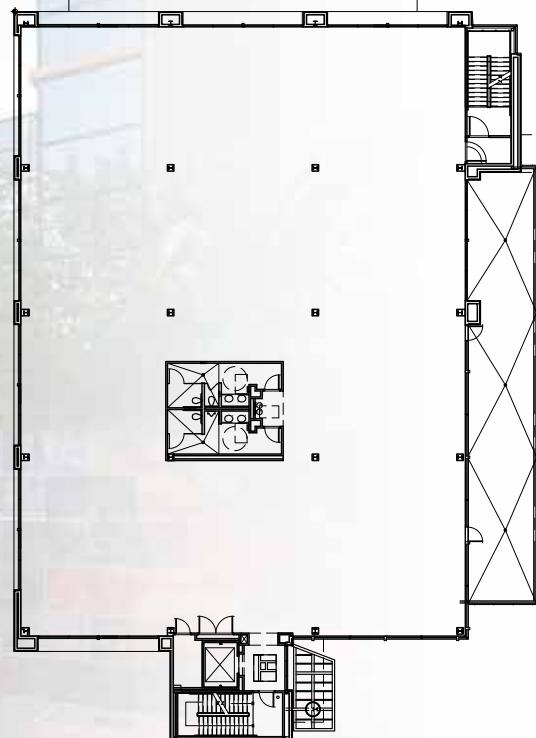
BUILDING A LEASED THROUGH 12/31/2027



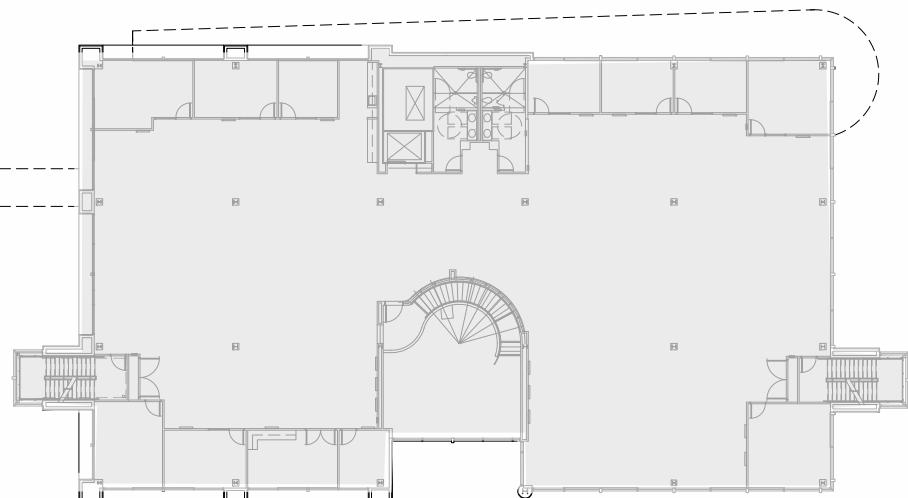
Floor Plans

SECOND FLOOR

BUILDING B

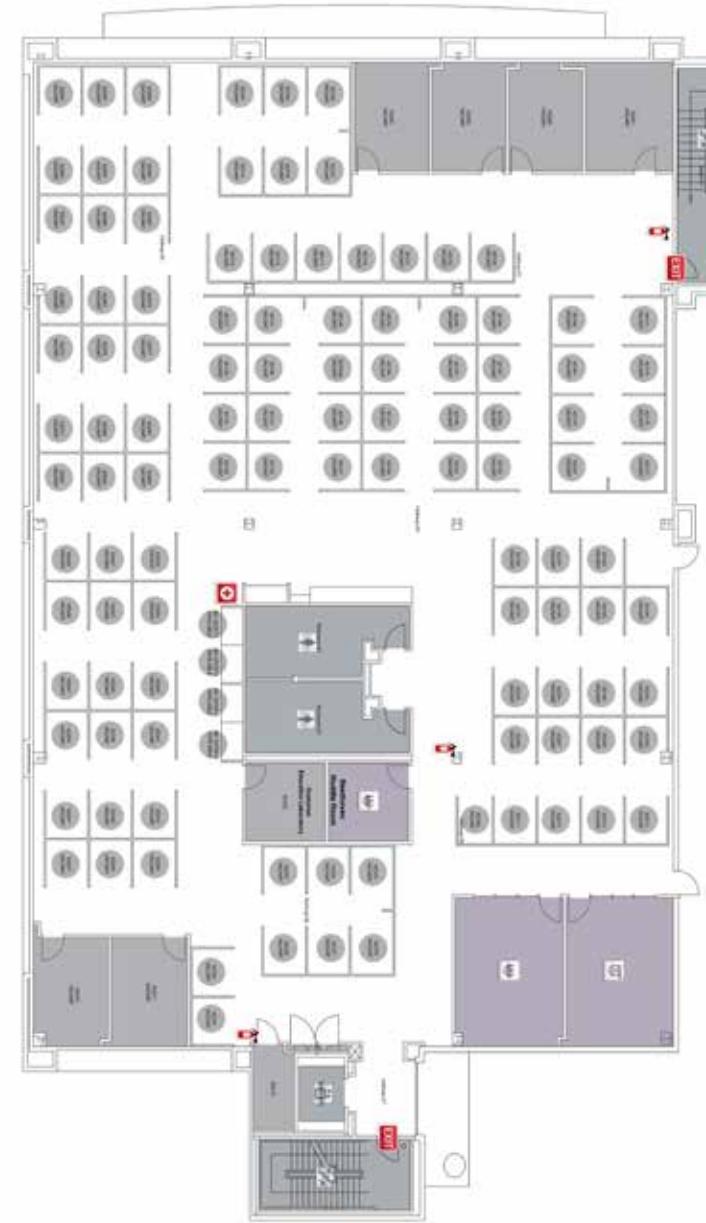


BUILDING A



Floor Plans

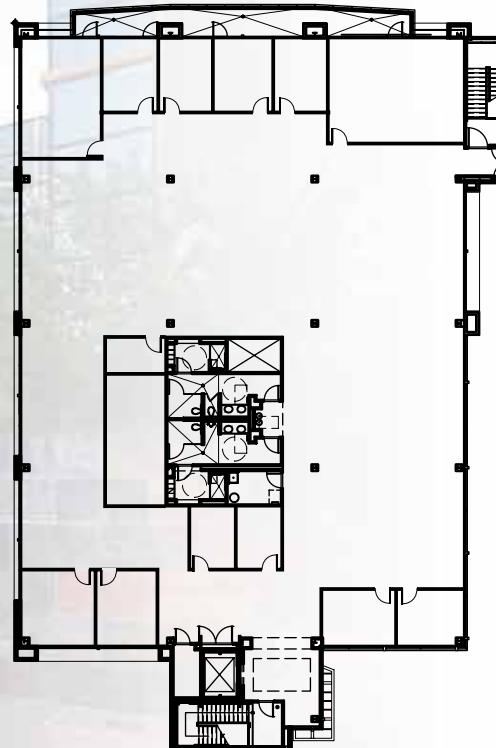
SECOND FLOOR SOUTH
8 PRIVATE OFFICES, 2 CONFERENCE ROOMS, 111 CUBES



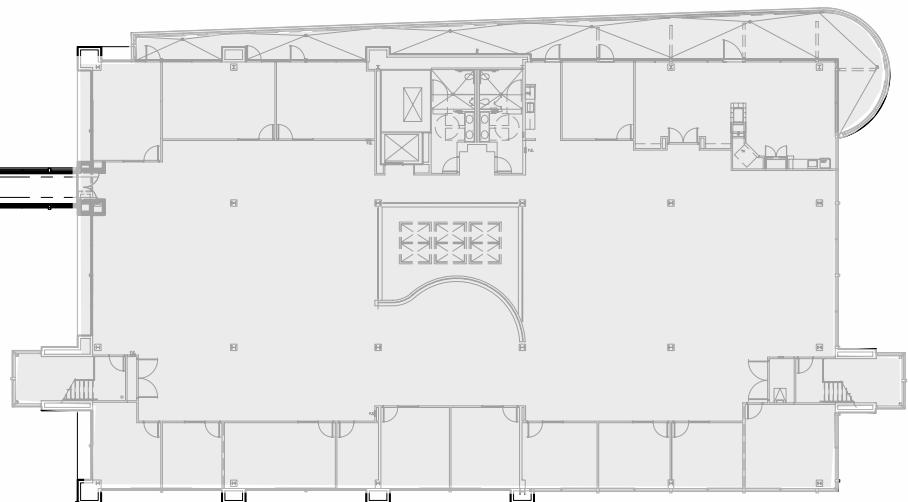
Floor Plans

THIRD FLOOR

BUILDING B



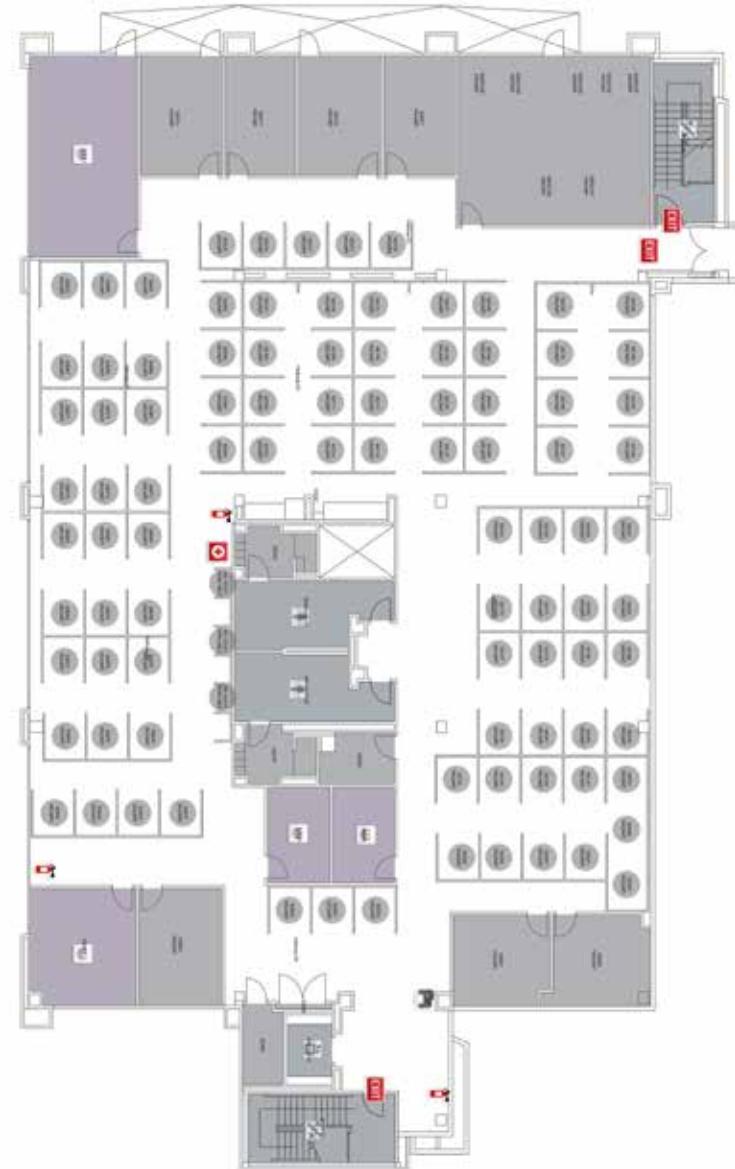
BUILDING A

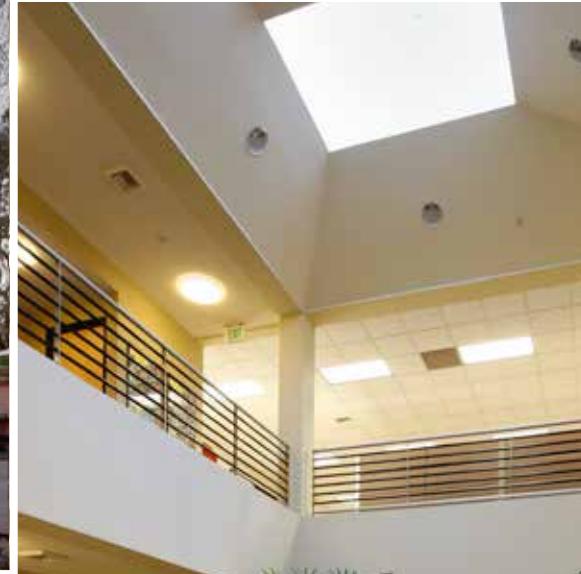




Floor Plans

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









150 
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NEWMARK

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