

35

IRON
POINT
CIRCLE
FOLSOM CA



**±49,376 RSF OFFICE SPACE AVAILABLE
FOR LEASE**

FOR INFORMATION, PLEASE CONTACT

NEWMARK

Todd Eschelman
Executive Managing Director
t 916-569-2347
todd.eschelman@nmrk.com
CA RE Lic. #0105114

Tom Heacox
Executive Managing Director
t 916-569-2315
tom.heacox@nmrk.com
CA RE Lic. #00913198

PROPERTY HIGHLIGHTS



One of Folsom's Premier Office Buildings at the Highly-Visible, Class "A" Office Campus known as Broadstone Business Center



On-site Health/Fitness Center with Showers and Lockers



Freeway Visible Signage Available



Outstanding Views with Extensive Glassline



Views Include Oak Tree Studded Rolling Hills, and a Landscaped Lake



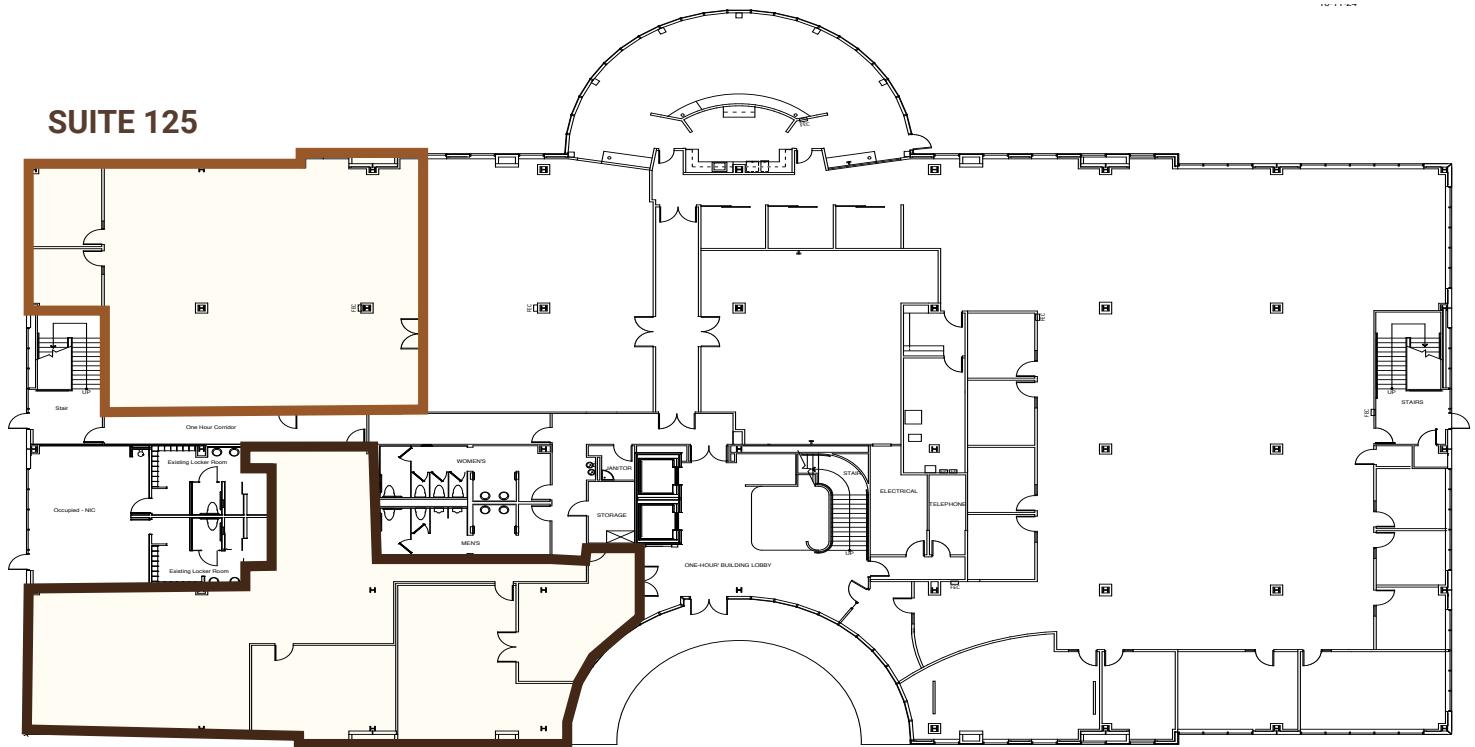
Close Proximity to Executive, Mid-level and Entry level Housing in Some of Sacramento's Most Desirable, Mixed-use Residential Communities such as Broadstone, Empire Ranch and Serrano



Within Minutes to Palladio, with a 16-screen Cineplex, Shops, Banking, and Restaurants



FIRST FLOOR

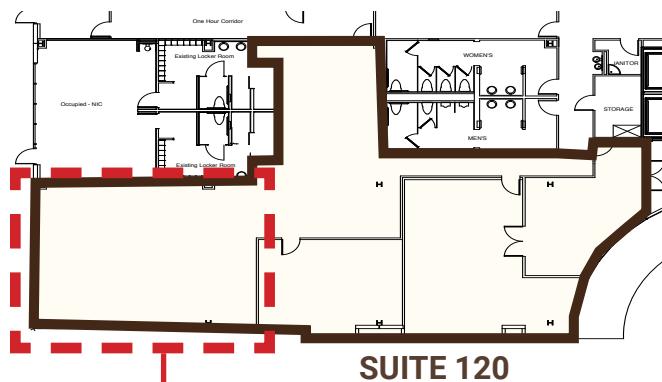


SUITE 120

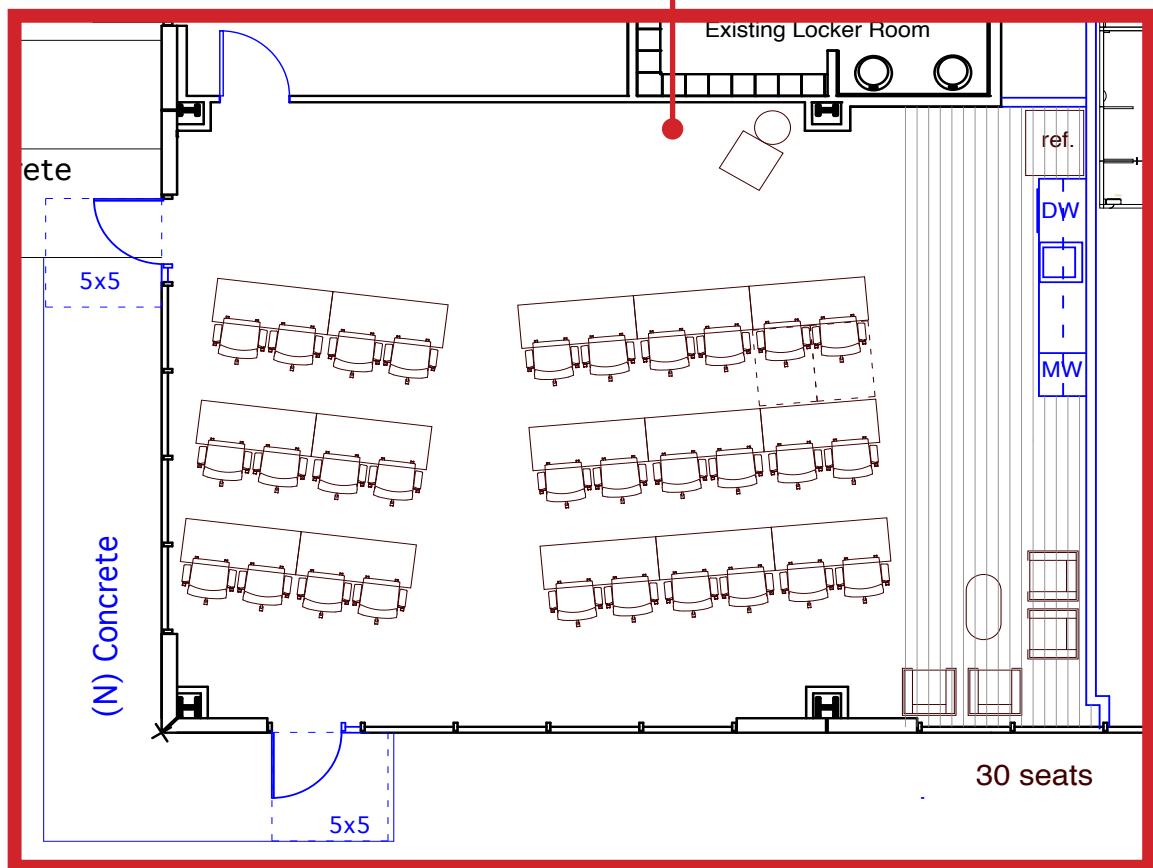
Approximate Size

Suite 125	2,543 SF
Suite 120	4,115 SF
Combined Suites (125 & 120)	6,658 SF

FIRST FLOOR



TRAINING/ CONFERENCE ROOM



SECOND FLOOR



THIRD FLOOR

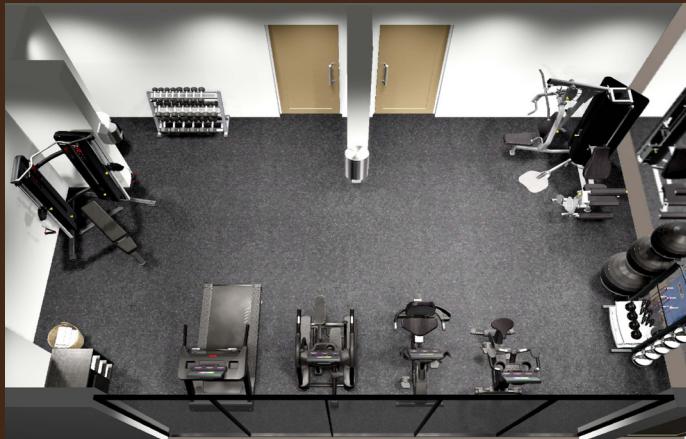


Approximate Size

Third Floor

25,873 SF

GYM (COMING SOON) - RENDERING



NEW LOBBY - RENDERING



EXTERIOR IMAGES



AERIAL



35

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980 9th Street,
Suite 2500,
Sacramento, CA 95814
nmrk.com



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