

35 IRON POINT CIRCLE

FOLSOM CA



±49,376 RSF OFFICE SPACE AVAILABLE
FOR LEASE

FOR INFORMATION, PLEASE CONTACT

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NEWMARK

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

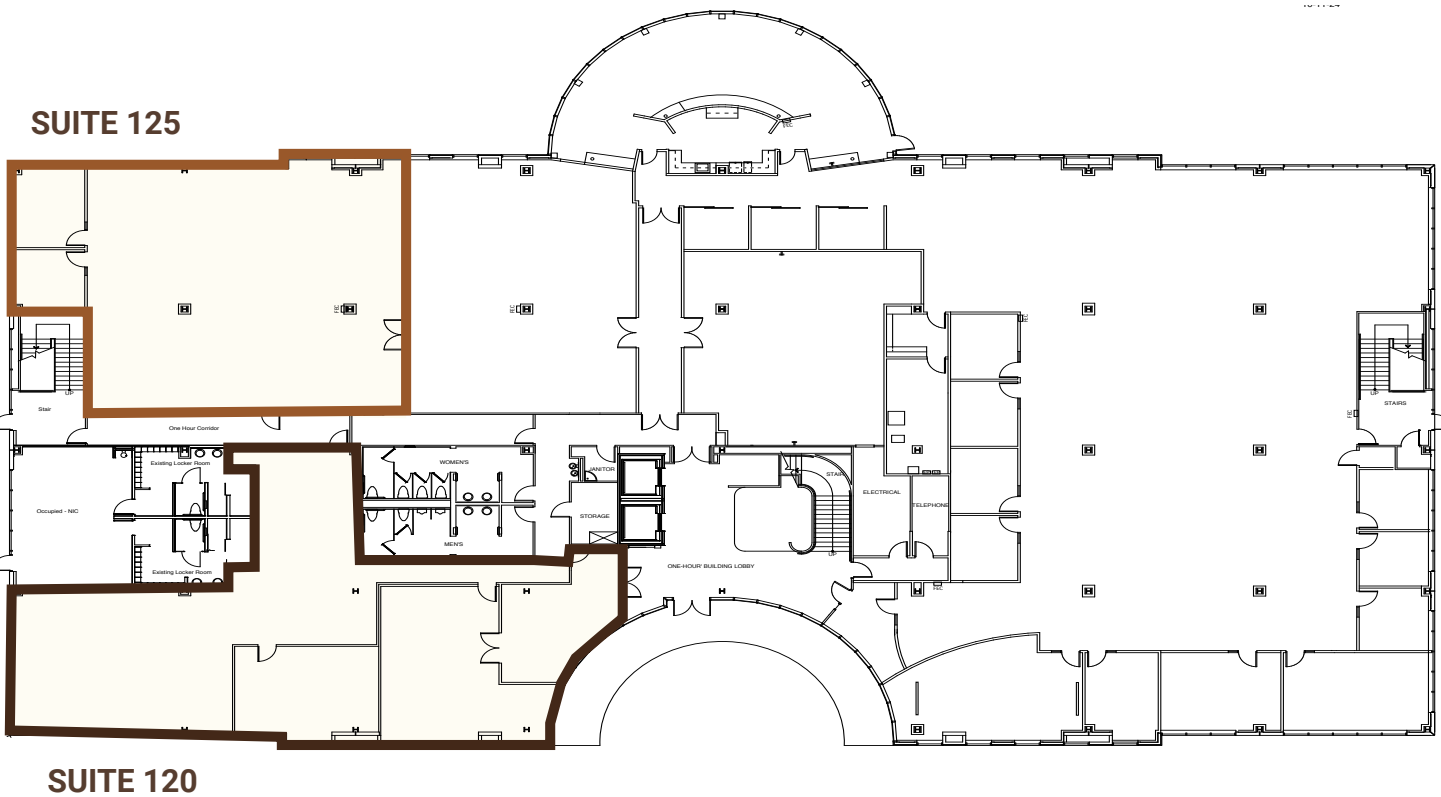


Close Proximity to Executive, Mid-level and Entry level Housing in Some of Sacramento's Most Desirable, Mixed-use Residential Communities such as Broadstone, Empire Ranch and Serrano



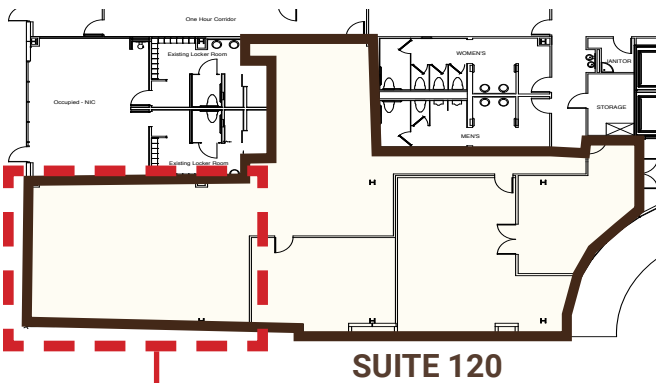
Within Minutes to Palladio, with a 16-screen Cineplex, Shops, Banking, and Restaurants

FIRST FLOOR

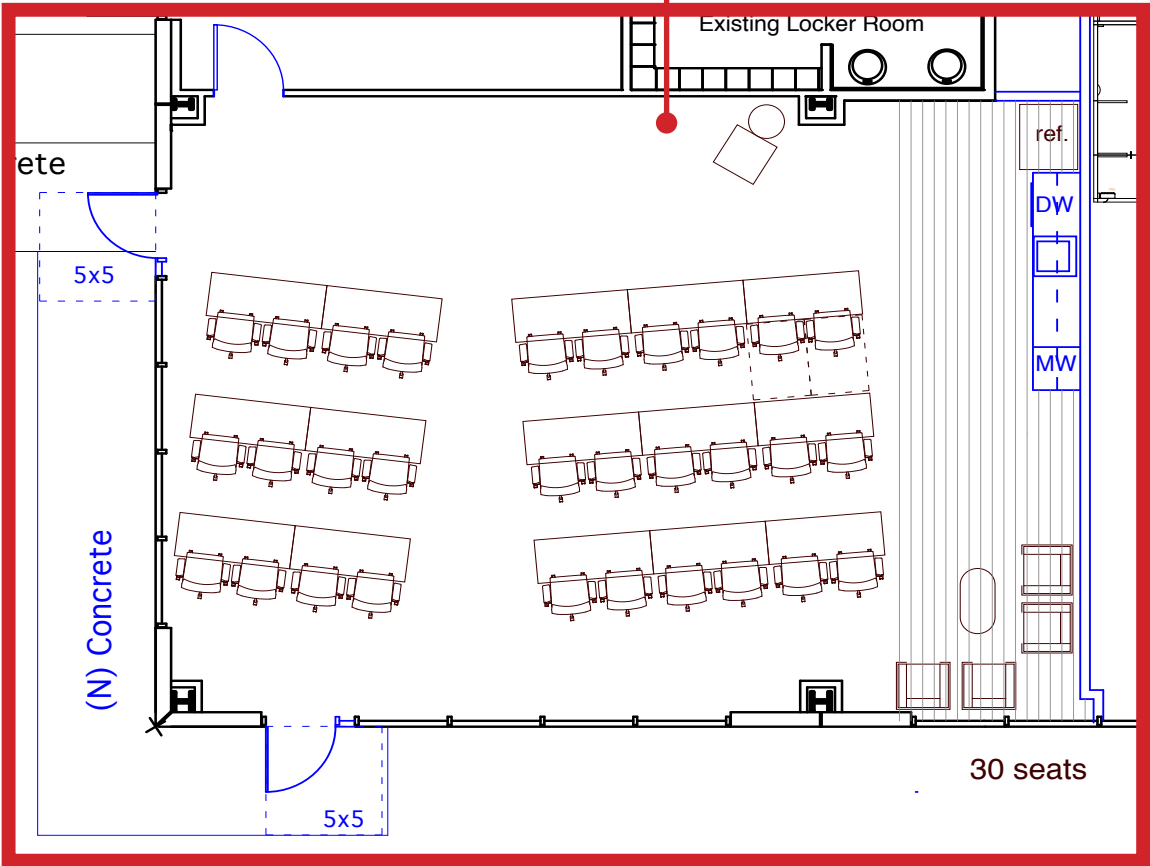


Approximate Size	
Suite 125	2,543 SF
Suite 120	4,115 SF
Combined Suites (125 & 120)	6,658 SF

FIRST FLOOR



TRAINING/ CONFERENCE ROOM



SECOND FLOOR



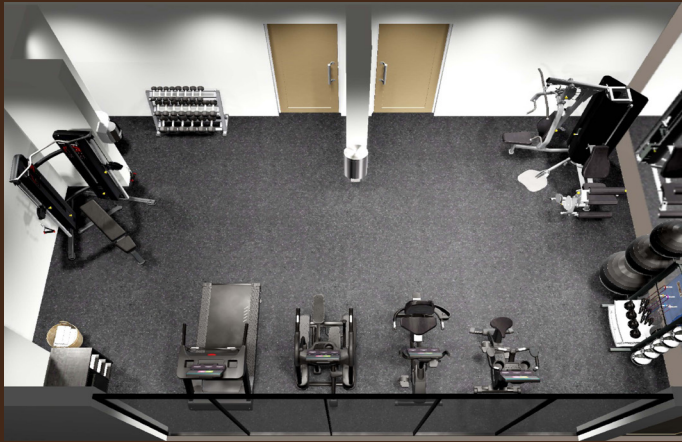
Approximate Size	
Suite 275	3,095 SF
Suite 250	6,270 SF
Suite 225	7,480 SF
Combined Suites (225 & 250)	13,750 SF

THIRD FLOOR



Approximate Size	
Third Floor	25,873 SF

GYM (COMING SOON) – RENDERING



NEW LOBBY – RENDERING



EXTERIOR IMAGES





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