

**Exclusive Medical & Office Suites  
High Quality & Great Value! \$215/SF  
Featuring Private, Outdoor Patio Balconies!**

**FOR SALE OR LEASE**

**400 Plaza Drive  
Folsom, CA 95630**



## **High-Quality, Value-Priced Office Condos in Folsom Investment and Owner-User Opportunities**

### **Fully Improved - Commercial Office Condo Suites:**

For Sale      For Lease  
Suite 200   +/-16,783 SF   \$3,275,000   \$215/SF   \$1.95/SF

**Additional Space Options Range from 3,000 to 16,783 SF**

Suite 200   +/-8,625 SF   \$1,855,000   (\$215/SF)  
Suite 204   +/-3,100SF   \$667,000   (\$215/SF)  
Suite 205   +/-7,500 SF   \$1,615,000   (\$215/SF)

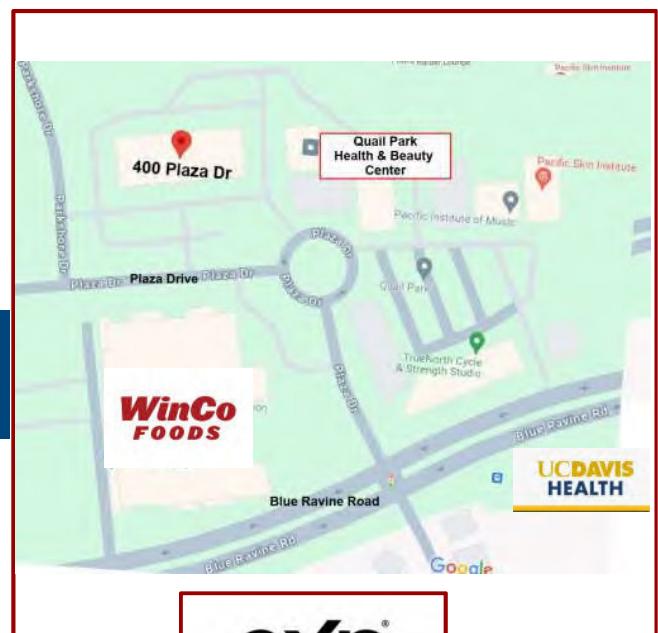
**Units May be Sold Or Leased Separately**

**For Sale at \$215/SF**

**For Lease at \$1.95/SF Full Service Gross**

**Exclusively listed by:**

**TONY WOOD**  
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**exp**  
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[www.TonyWoodCommercial.com](http://www.TonyWoodCommercial.com)

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The information contained herein was obtained from third parties, and it has not been independently verified by the real estate brokers. Buyers/tenants should have the experts of their choice inspect the property and information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environmental, building construction, soils-drainage or other such matters.

Plaza Drive Professional Centre, Folsom, California  
**Medical and Office Uses Permitted - Commercial Office Suites**

**For Sale at \$215/SF For Lease at \$1.95/SF Full Service Gross:**

**400 Plaza Drive, Folsom CA 95360-Suite Details:**

**Additional Space Options Range from 3,000 to 16,783 SF**

**Suite 200 +/-8,625 SF \$1,855,000 (\$215/SF)**

**Suite 204 +/-3,100SF \$667,000 (\$215/SF)**

**Suite 205 +/-7,500 SF \$1,615,000 (\$215/SF)**

**Location Description:** Plaza Drive Professional Centre is a premier medical and office park located off Folsom Blvd. This outstanding location offers easy accessibility with strong demographics and traffic counts. This beautifully maintained office park is surrounded by ample parking and easy access. The location includes many businesses providing services to the entire community, including restaurants, major retail stores, medical and financial services, and residential communities, all within walking distance. The perfect location for your medical offices or business operations.

**Monthly Association Dues of .55/SF include all utilities, interior & exterior maintenance and garbage collection.**



Contact us today to learn more about these exceptional office spaces and to arrange your tour!

**TONY WOOD, Director of Leasing and Sales**

**Cell: 916.390.1274**

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DRE # 00549071

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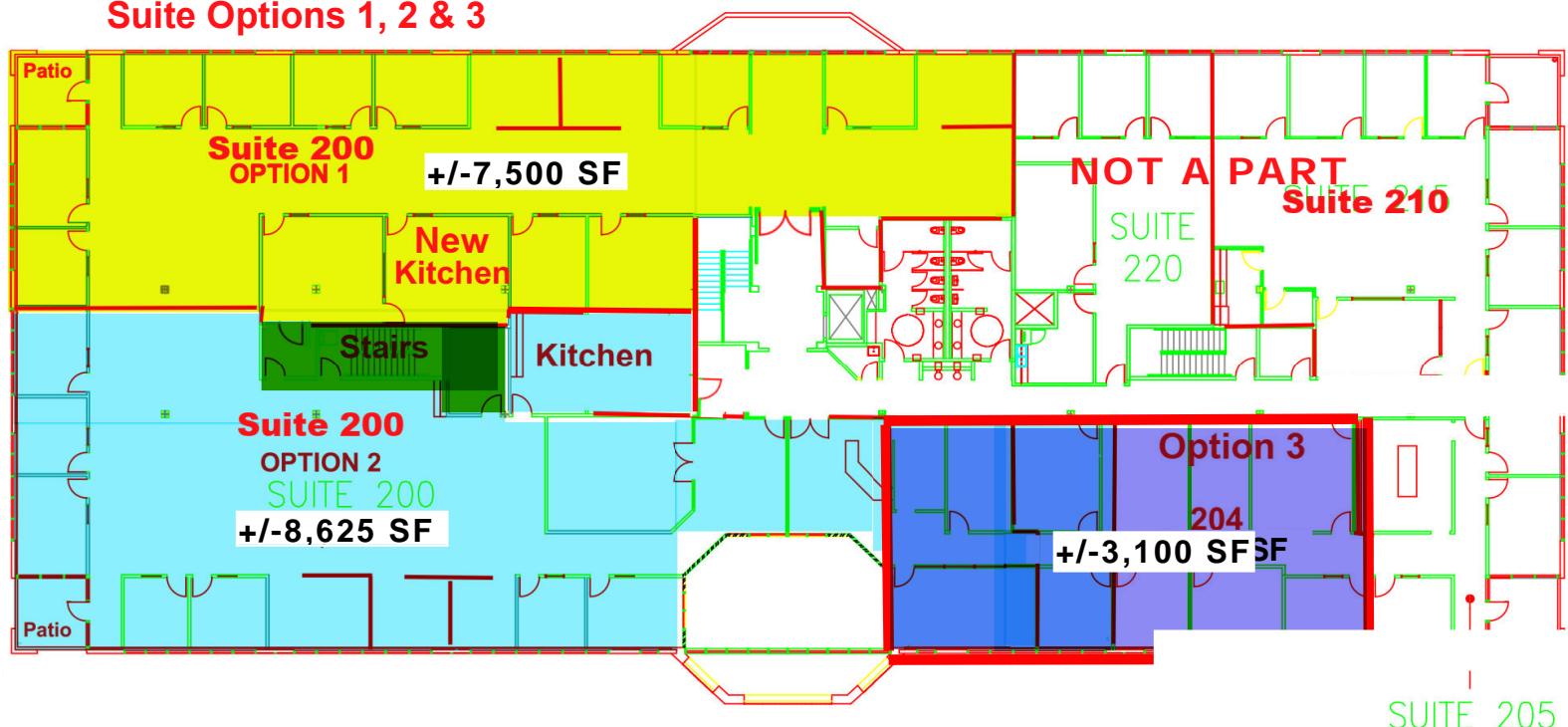


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### Suite Options 1, 2 & 3



For more information,  
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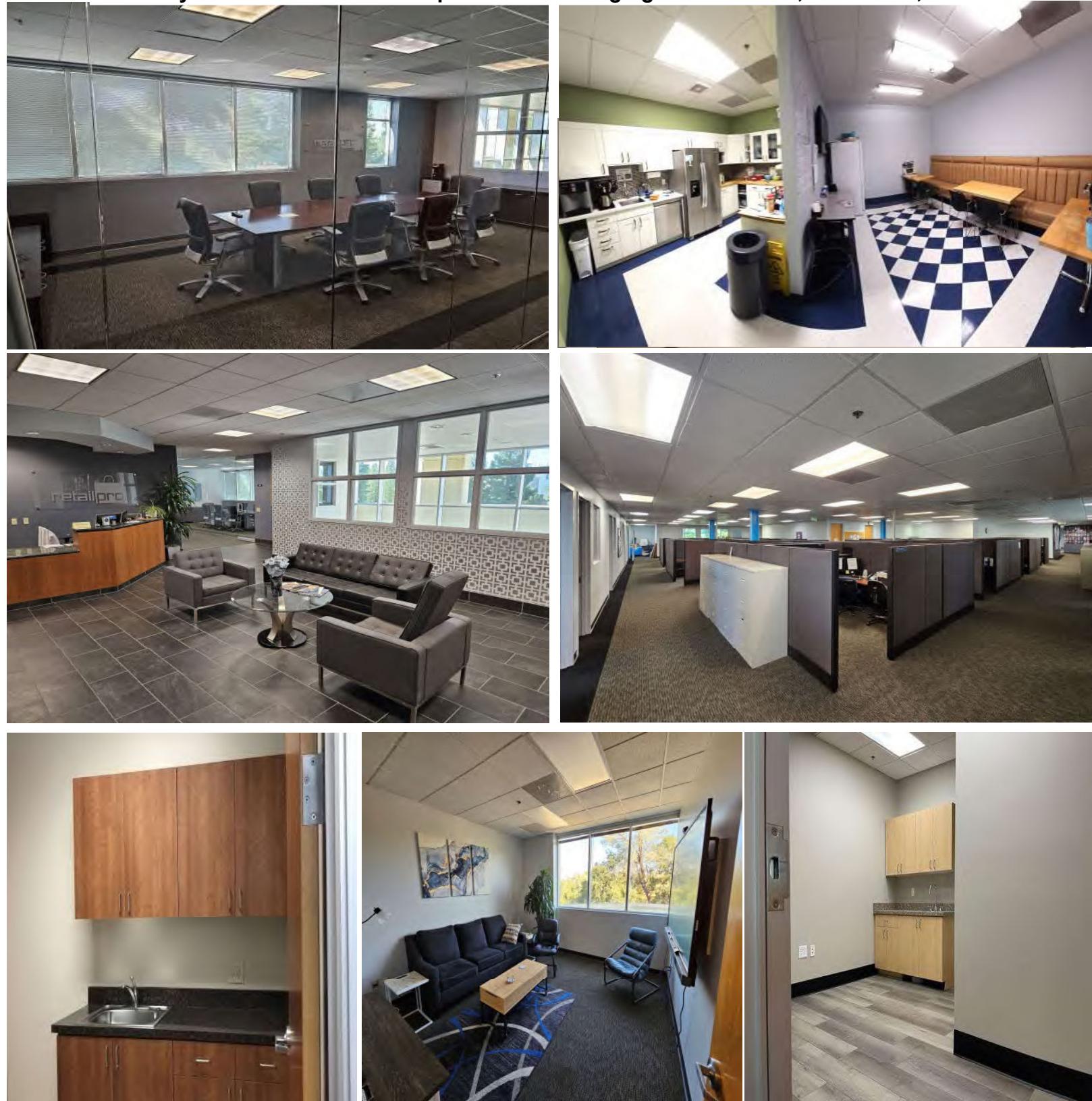
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# PROPERTY PHOTOS - 400 Plaza Drive, Folsom, CA 95630

**Suite 200 16,783 SF 20 Private Offices, 2 large conference rooms open work space, training & work stations**

Can easily be divided into three separate suites ranging in size from 3,100 SF to 8,6250 SF

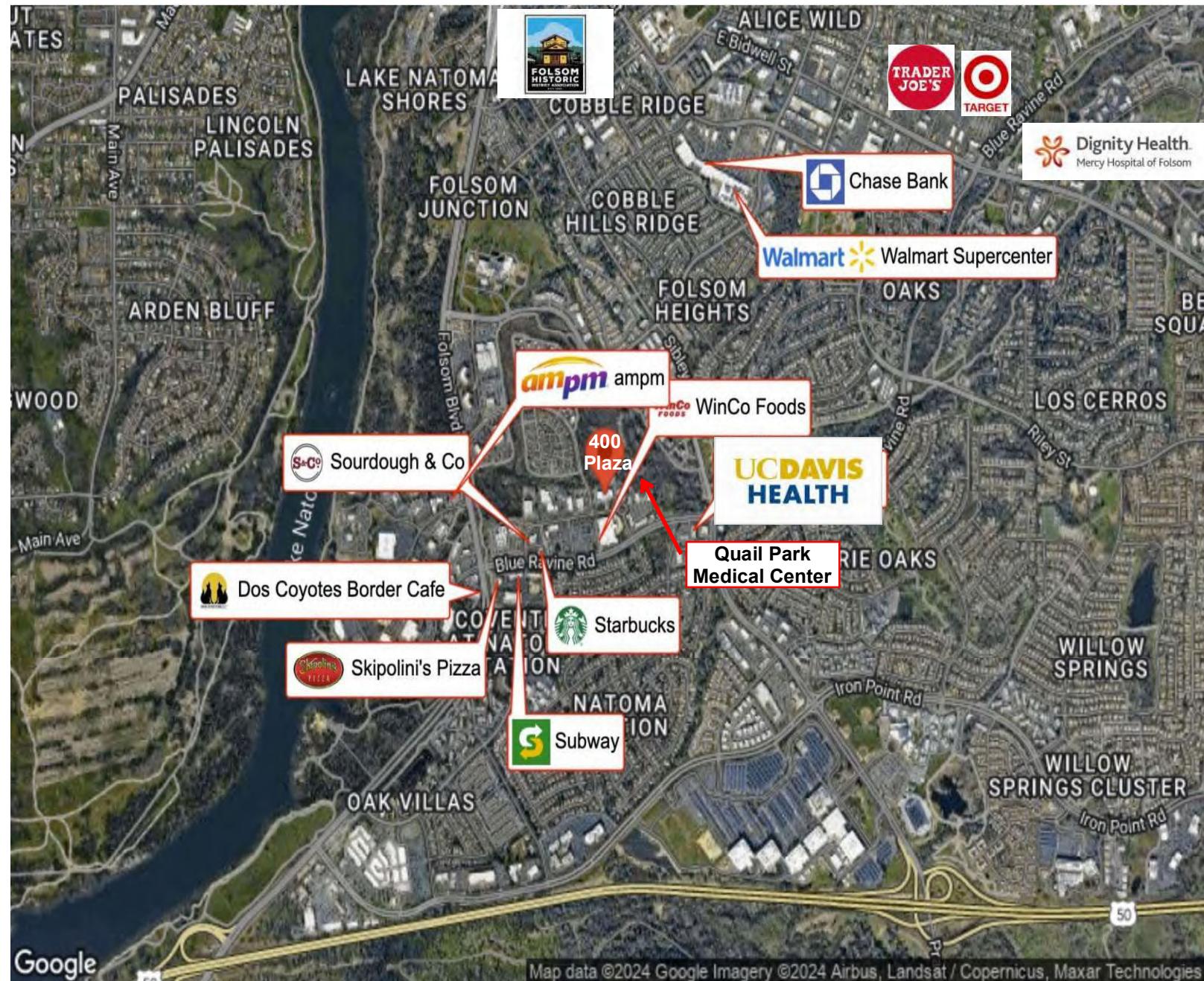


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**PROPERTY PHOTOS**  
**400 Plaza Drive, Folsom, CA 95630**  
**Suite 204 3,100 SF**  
**3 Private Offices, Large Training Area**



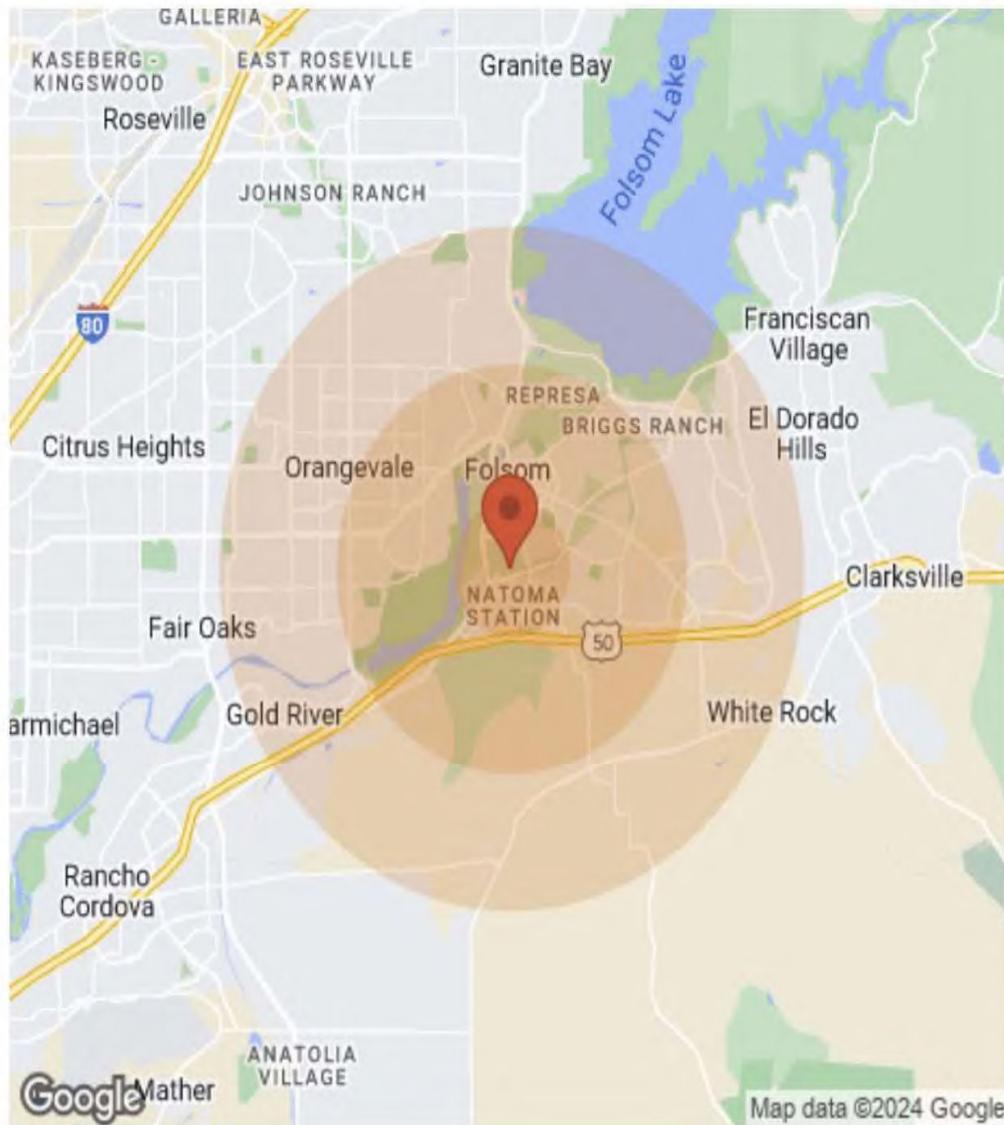


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