

BLUE RAVINE TECH CAMPUS

181 BLUE RAVINE
±12,540 RSF AVAILABLE

105 LAKE FOREST
FULLY LEASED

103 WOODMERE
±9,171 RSF AVAILABLE

FOR LEASE

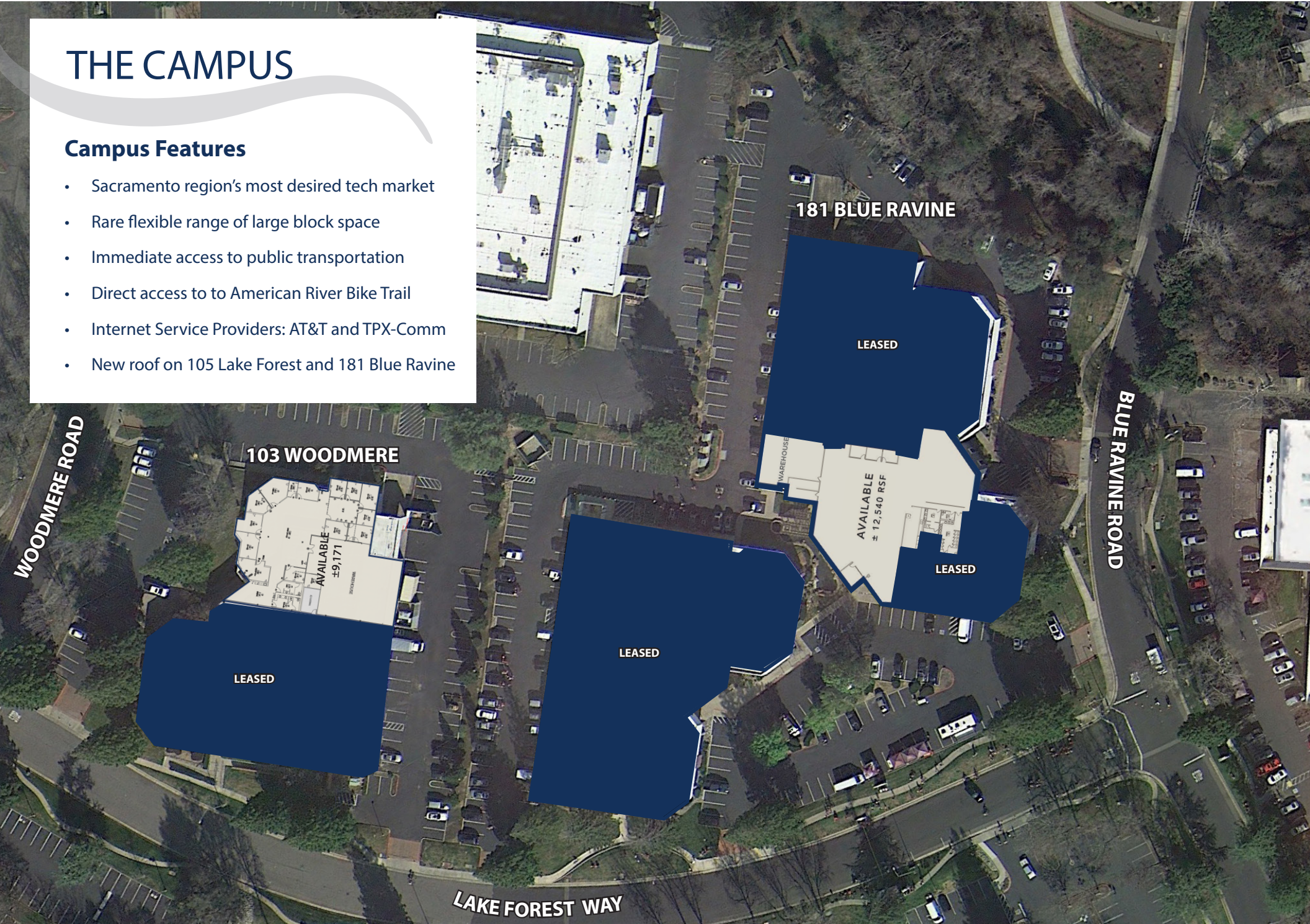


CBRE

THE CAMPUS

Campus Features

- Sacramento region's most desired tech market
- Rare flexible range of large block space
- Immediate access to public transportation
- Direct access to to American River Bike Trail
- Internet Service Providers: AT&T and TPX-Comm
- New roof on 105 Lake Forest and 181 Blue Ravine



181 BLUE RAVINE

LEASED

103 WOODMERE

AVAILABLE
±9,171 SF

LEASED

LEASED

AVAILABLE
± 12,540 RSF

LEASED

LAKE FOREST WAY

BLUE RAVINE ROAD

WAREHOUSE

WOODMERE ROAD

181 BLUE RAVINE

105 LAKE FOREST

103 WOODMERE

181 BLUE RAVINE

±12,540 RSF available

- Former light manufacturing/lab
- Flexible private and open office configuration
- 800 Amps, 277/480 v
- 3-Phase electrical service available
- Showers and lockers
- Grade-level/roll-up doors and dock-high loading
- Parking Ratio: 3.38 / 1,000 RSF
- Monument signage available



181 BLUE RAVINE

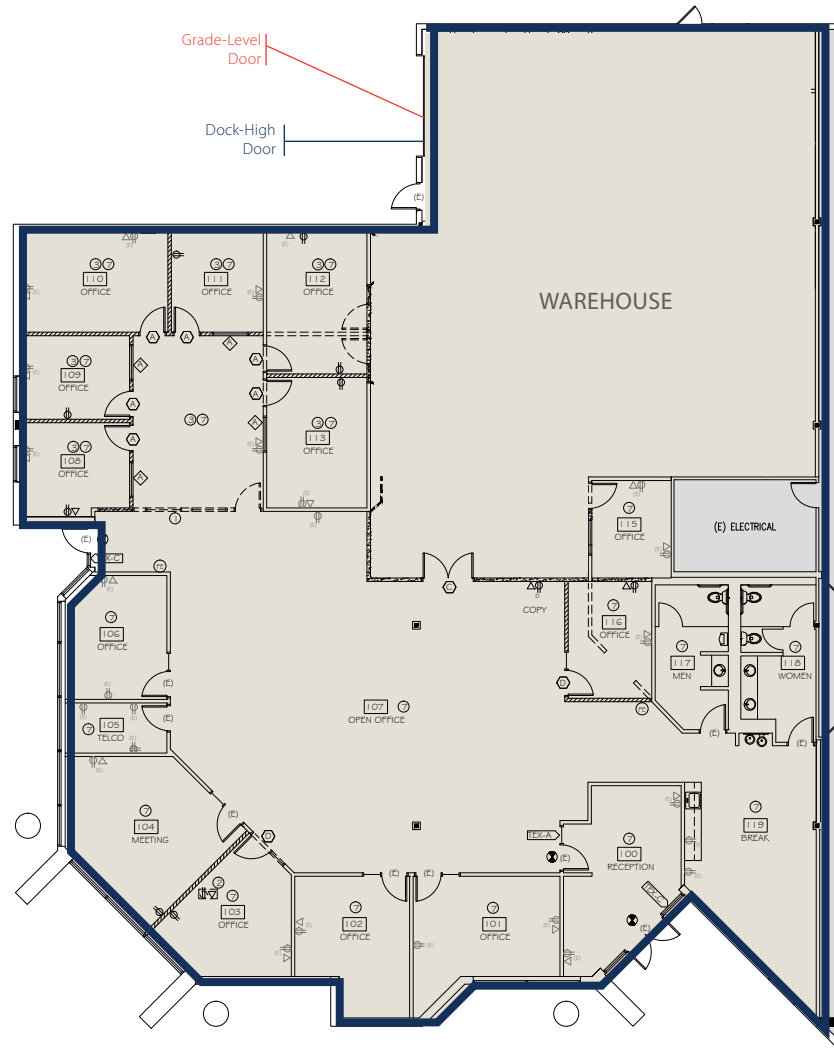
105 LAKE FOREST

103 WOODMERE

103 WOODMERE

±9,171 RSF available

- Available October 1, 2024
- 500 Amps, 280/280 V electrical service available
- Warehouse area with grade level doors and dock high loading capability
- Monument signage available
- Parking ratio: 3.67 / 1,000 RSF





Technology Hub of Greater Sacramento

- | | |
|--|--|
| 1  Agilent | 10  PowerSchool |
| 2  VSP
Global | 11  SNC SIERRA
NEVADA
CORPORATION |
| 3  eurofins | 12  Stellant |
| 4  | 13  GENERAL
DYNAMICS |
| 5  DOKKEN
ENGINEERING | 14  USDA |
| 6  e.Republic | 15  VOXPRO
Your Vision. Our Focus. |
| 7  inductive
automation. | 16  TaxAudit
<i>Audits happen. Be prepared.</i> |
| 8  Pondera | 17  AGREEYA |
| 9  SYNOPSIS | 18  ONE INC |



WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



RETAIL



FITNESS



NEARBY TECH COMPANIES



Lake Folsom

SERVICES

- A. Folsom Dog Resort
- B. AM/PM
- C. ARCO
- D. One Stop Cleaners
- E. Folsom Lake Fitness
- F. Shell
- G. The UPS Store

- H. Gelicious Nails
- I. WinCo Foods

RESTAURANTS

- 1. Out of Bounds Craft Kitchen
- 2. The Waffle Experience
- 3. The Original Mels Diner
- 4. Dominick's NY Pizza & Deli
- 5. Cooper's Coffee House
- 6. I Love Teriyaki & Sushi
- 7. Jamba Juice
- 8. La Bou Bakery & Cafe
- 9. Dos Coyotes Border Caf
- 10. Skipolini's Pizz
- 11. Taco Loco Taqueria
- 12. Lotus 8
- 13. Sourdough & Co.
- 14. Starbucks
- 15. Suishin Sushi
- 16. Curry Club



WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



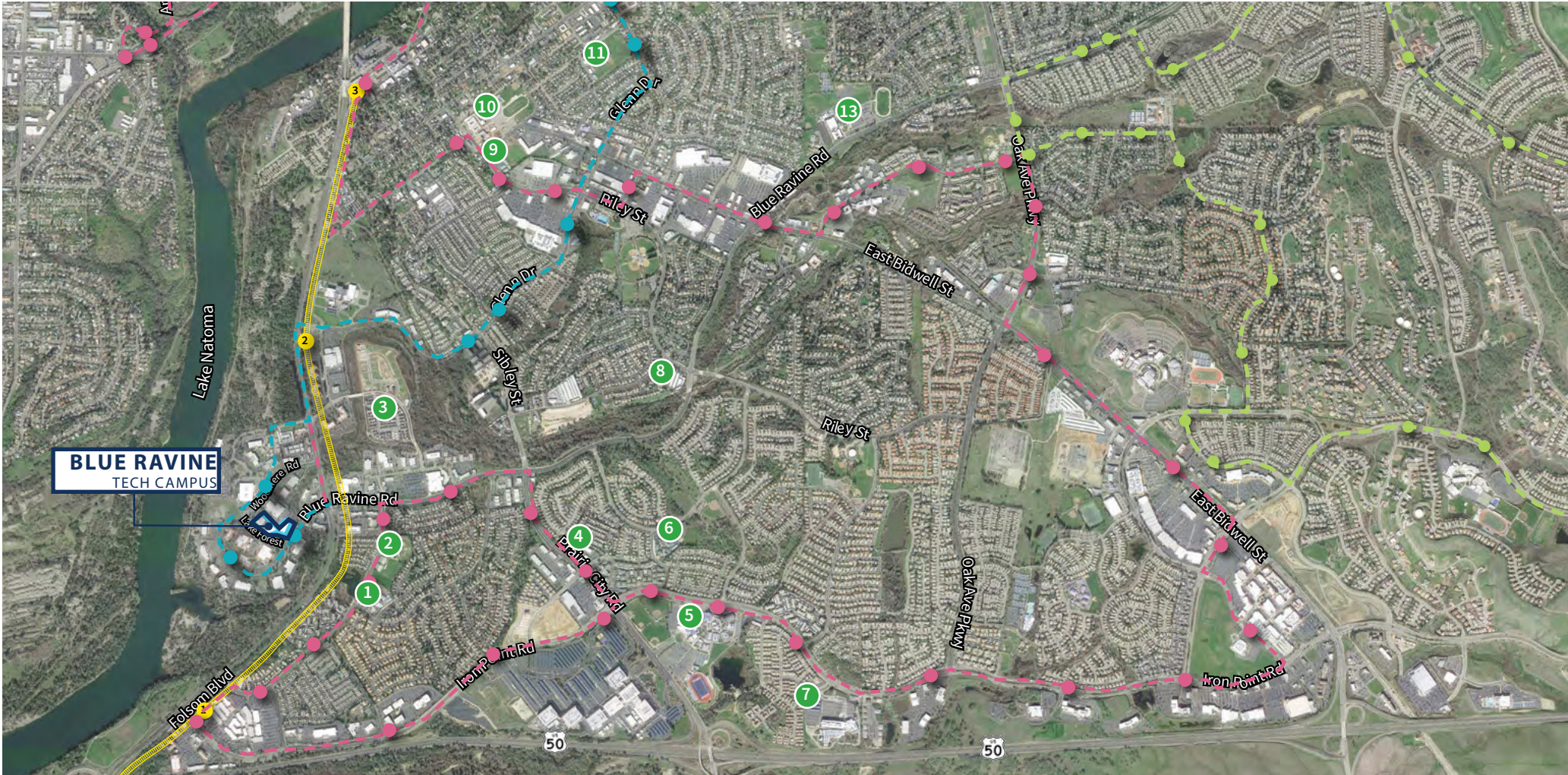
RETAIL



FITNESS



NEARBY TECH COMPANIES



TRANSIT

LIGHT RAIL

#20 BUS LINE (PEAK)

#10 BUS LINE

#30 BUS LINE (PEAK)

SCHOOLS

- | | | |
|---------------------------------------|--|--------------------------------------|
| 1. Natoma Station Elementary School | 5. Folsom High School | 10. Sutter Middle School |
| 2. Brighton Schools | 6. Sandra J Gallardo Elementary School | 11. Theodore Judah Elementary School |
| 3. Kindercare at Natoma Station | 7. The Goddard School | 12. St John Notre Dame School |
| 4. The Phoenix Schools Private School | 8. Brighton Schools - Folsom | 13. Folsom Middle School |
| | 9. Folsom Lake High School | |



WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



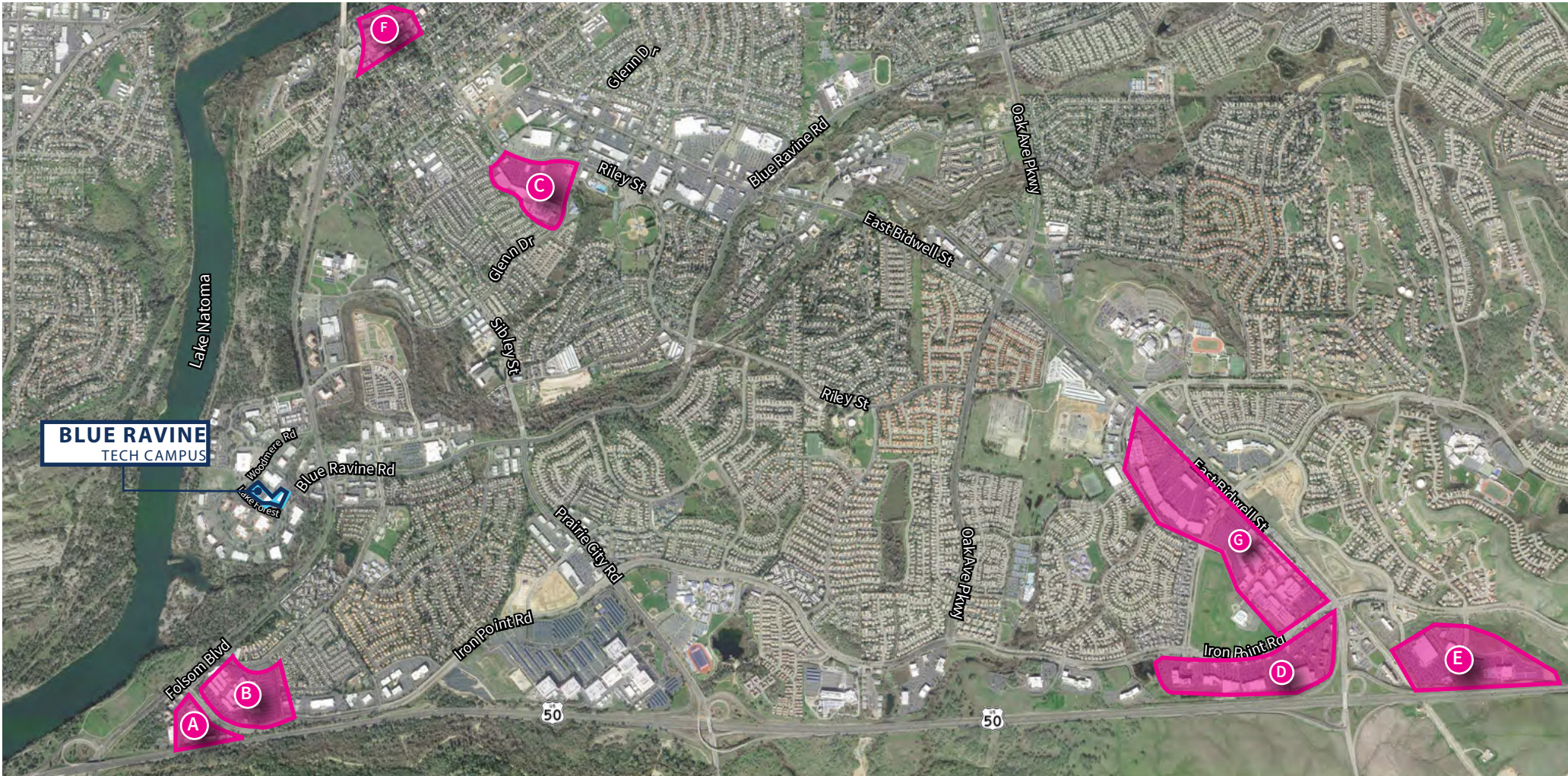
RETAIL



FITNESS



NEARBY TECH COMPANIES



RETAIL

A. FOLSOM PREMIUM

OUTLETS

- Calvin Klein
- Chico's
- Coach Outlet
- Eddie Bauer Outlet
- GAP Factory
- Levi's Outlet
- Michael Kors
- Nike Factory Store
- Samsonite

B. FOLSOM & IRON POINT

- Century Folsom 14
- Theatre
- Burgercity
- Chili's
- Reliance Supermart
- Subway

C. WALMART CENTER

- Walmart
- Kohl's
- Chevron

D. FOLSOM GATEWAY

- Fat's Asia Bistro & Dim
- Sim Bar
- Ulta Beauty
- Bed Bath & Beyond
- DSW Shoe Warehouse
- REI
- Staples
- Best Buy
- Sam's Club
- BevMo

E. IRON POINT & E. BID-

WELL

- Green Acres Nursery
- Costco
- Mikuni
- In-N-Out Burger
- Quick Quack Car Wash

F. HISTORICAL FOLSOM

- Chicago Fire
- Heckle Alehouse & Eatery
- Pizzeria Classico
- Scott's Seafood
- Powerhouse Pub
- UnWined
- Sutter Club Sports
- Citizen Vine
- Sutter Street Theatre

G. PALLADIO & BROAD-STONE PLAZA

- CVS
- Barnes & Noble
- Buckhorn BBQ
- Chicago Fire Pizza
- H&M
- Kirkland's
- Nordstrom Rack
- Palladio Lux Cinema



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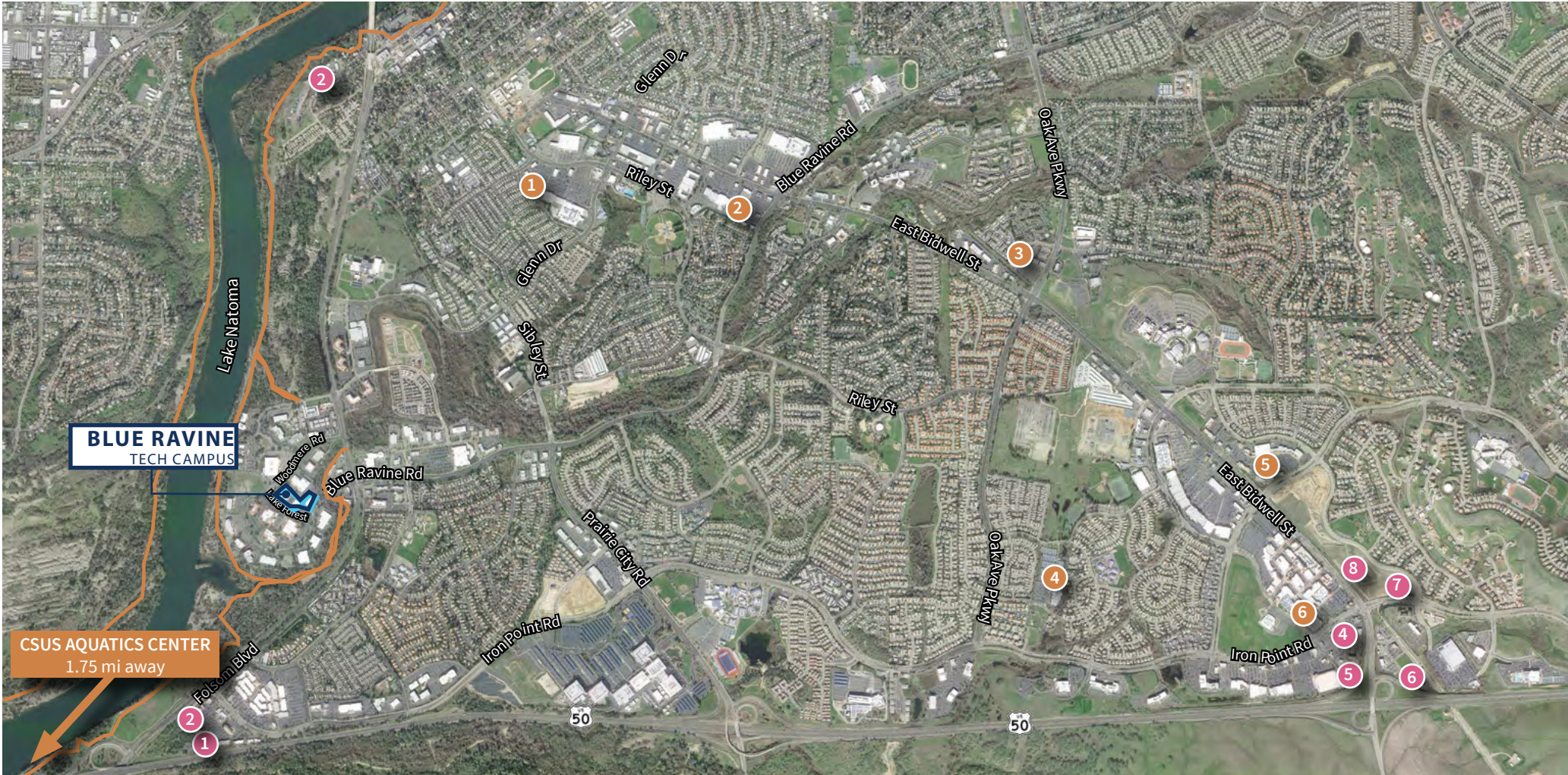
RETAIL



FITNESS



NEARBY TECH COMPANIES



FITNESS

1. 24 Hour Fitness
2. Anytime Fitness
3. California Family Fitness
4. Broadstone Health Club
5. TEAM RIDE

6. Orangetheory

AMERICAN RIVER BIKE TRAIL

HOTELS

1. Hilton Garden Inn
2. Lakespur Landing
3. Lake Natoma Inn
4. Residence Inn
5. Courtyard by Marriot
6. Hampton Inn & Suites

7. Staybridge Suites
8. Fairfiled Inn & Suites



WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



RETAIL



FITNESS



NEARBY TECH COMPANIES



TECH COMPANIES

- | | | |
|------------------------|-------------------------|------------------|
| 1. Eurofins/Eatin Corp | 7. Inductive Automation | 13. TaxAudit.com |
| 2. VTS Aerospace | 8. Pondera | 14. Intel |
| 3. Allergy | 9. L3 Technologies | |
| 4. VSP | 10. PowerSchool | |
| 5. Agilent | 11. Sierra Nevada Corp | |
| 6. eRepublic | 12. Voxpro | |



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**105 LAKE FOREST • 181 BLUE RAVINE • 103 WOODMERE
FOLSOM, CA**



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