

2365

IRON POINT ROAD

FOLSOM, CA



FOLSOM'S PREMIER OFFICE BUILDING
HIGH VISIBILITY FREEWAY LOCATION

NEWMARK



Exclusively Marketed By: _____

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Jodie Robinson

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PROPERTY HIGHLIGHTS



Updated common area improvements



30+ seat conference and training room



Short walk to numerous amenities



LEED Gold



4.5/1,000 parking ratio



Fiber ready



Onsite fitness center with showers



High Identity Building
(roughly 200,000 vehicles per day)



Designated walking paths surround
wetlands preserve area



Updated lobby with television and furniture

CONCIERGE SERVICES



Basin Street Properties is proud to announce our newest tenant amenity – Concierge Services. Tenants have access to family entertainment, travel arrangements, and a host of other business services.



Personal Services

- Housekeeping / sitting
- Pet sitting / grooming
- Auto detailing / maintenance
- Dry cleaning / laundry
- Fitness trainer / massage services
- Customized personal shopping



Entertainment Services

- Tickets for concerts, theater and sporting events
- Restaurant reservations
- Visiting client and guest arrangements



Event and Meeting Services

- Site selection
- Catering, food and beverage arrangements
- Multi-media / A.V. arrangements

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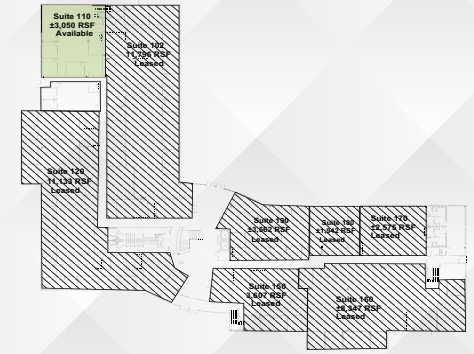
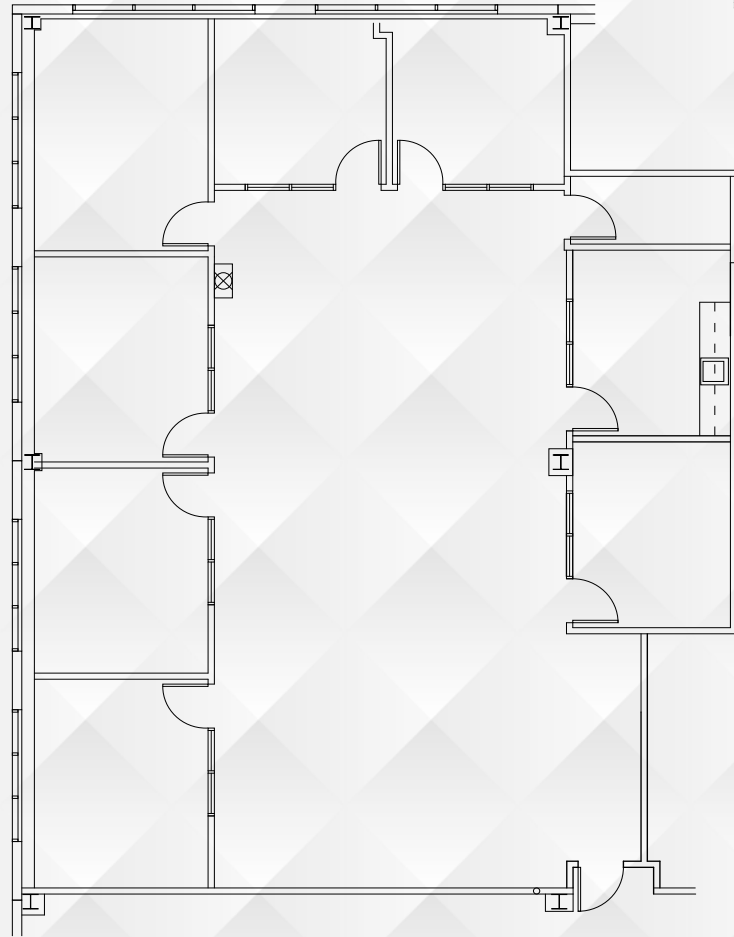


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FLOOR PLANS

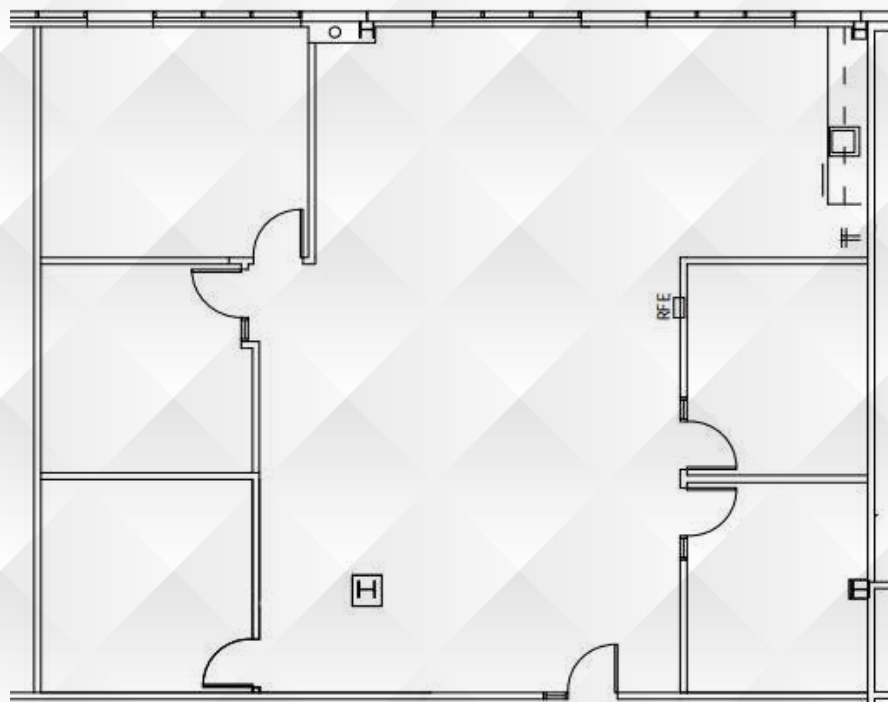
**Spec-Suite
Finishes!**



FIRST FLOOR | ±3,050 RSF | SUITE 110

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FLOOR PLANS



FIRST FLOOR | ±2,575 RSF | SUITE 170



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