

CLASS A CORPORATE OFFICE BUILDING

150
PARKSHORE DR
Folsom | California

SALE PRICE **REDUCED**
TO \$9,600,000 (\$157/SF)

FOR SALE OR LEASE

±61,338 TOTAL SQUARE FEET FOR SALE

±12,600 TO ±25,200 TOTAL SQUARE FEET FOR LEASE

NEWMARK

Craig Brinitzer 916.569.2311 ♦ Jason Brinitzer 916.569.2341



Project Highlights

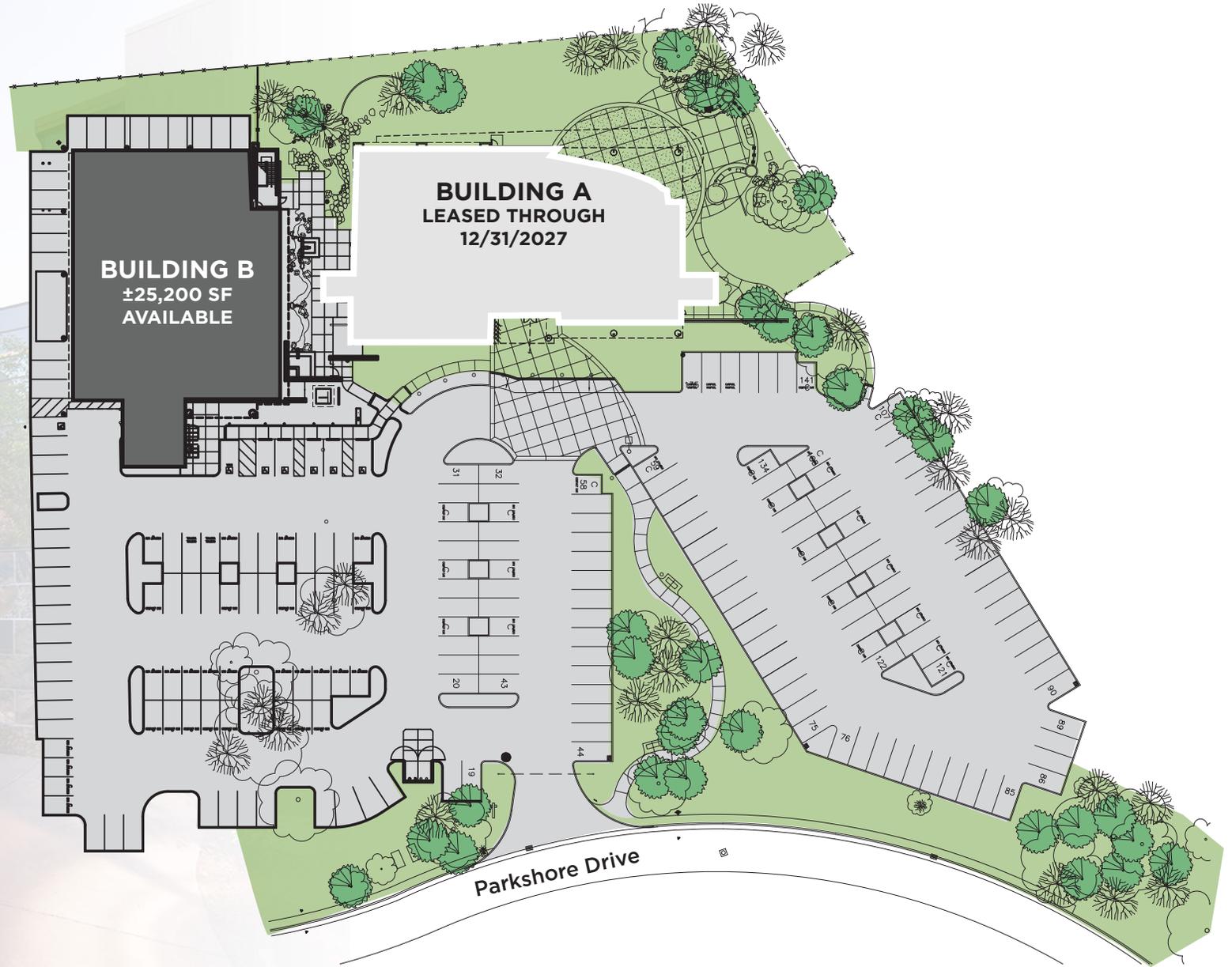
- ◆ **SALES PRICE:** \$9,600,000 (\$157/PSF)
\$11,960,000 (\$195/PSF)
- ◆ **LEASE RATE:** \$2.55/PSF (Gross-Full Service)
- ◆ **TOTAL RENTABLE AREA:** ±61,338 SF
- ◆ **LEASED AREA:** ±36,108 SF
- ◆ **AVAILABLE TO LEASE:** ±12,600 SF to
±25,200 SF (Bldg. B)
- ◆ In-place income of approximately \$90,345.00 per month (MG)
- ◆ Large Break Room with Adjacent BBQ Patio, Seating Area, Fire Place and Water Feature
- ◆ Unobstructed Lake Natoma Views with Exterior Balconies
- ◆ Above Standard Steel, Glass and Drivit Construction with Flexible Floor Plates
- ◆ Very Efficient Floor Plan
- ◆ Abundant Parking (4 stalls per 1,000 square feet) with 38 Covered Parking Stalls
- ◆ ±24,000 Square Feet of Raised Access Floor System
- ◆ Abundantly Landscaped Campus with Tranquil Courtyard and Meandering Water Features
- ◆ Auditorium/Training Room with Professional Sound System
- ◆ American River Bike Trail Access
- ◆ Building and Monument Signage
- ◆ Showers with Locker Rooms
- ◆ 1,200 AMP, 480/277V 3 Phase Power

150 Parkshore Drive, Folsom CA

- ◆ Two-Building Corporate Campus Connected by Skybridge
- ◆ Stunning Lake Natoma Views with American River Bike Trail Access
- ◆ Walking Distance to Light Rail
- ◆ Minutes from Highway 50, Providing Access to Sacramento's Downtown and the State Capital
- ◆ Located in the Heart of Sacramento's Highly Desirable Folsom Submarket
- ◆ Submarket is Home to Intel, California ISO, Agilent Technologies, Vision Service Plan, Mercury Insurance, Johnson Controls, General Dynamics and Other Large Users.

Location Highlights

Site Plan



Location Map

- s Executive Housing Areas
- Hotels
-  Light Rail Stations

REGIONAL TENANTS & AMENITIES

1. Aerojet
2. Folsom Premium Outlets
3. Intel Campus
4. Cal ISO
5. Palladio at Broadstone



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Lake Natoma

American River Bike Trail



Tenants

- | | | |
|-------------------------------------|------------------------|-------------------------|
| 1 Western Area Power Administration | 5 Mercury Insurance | 9 Dokken Engineering |
| 2 Sierra Nevada Corp | 6 Agilent Technologies | 10 e-Republic |
| 3 Business Central | 7 Johnson Controls | 11 Inductive Automation |
| 4 Agilent Technologies | 8 Allergy | 12 Vision Service Plan |

Amenities

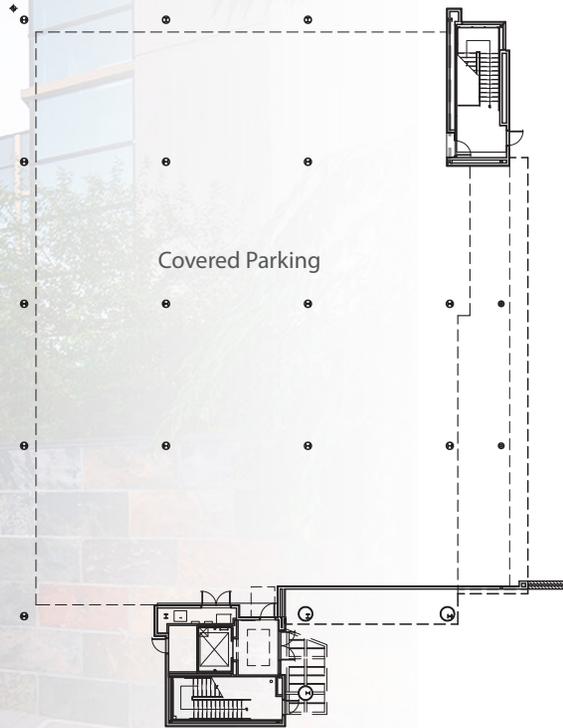
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|-------------------------|---------------------------|----------------------------|
| 1 Dominick's Deli | 5 Lotus 8 Asian Cuisine | 10 I Love Teriyaki & Sushi |
| 2 Cooper's Coffee House | 6 Kindercare | 11 Rak Thai Cuisine |
| 3 Jamba Juice/UPS Store | 7 Dos Coyotes Border Cafe | 12 Mel's Diner |
| 4 Subway/Taco Loco | 8 Skipolini's Pizza | 13 Willow Cafe |
| | 9 Starbucks | |

Bus Stops Light Rail

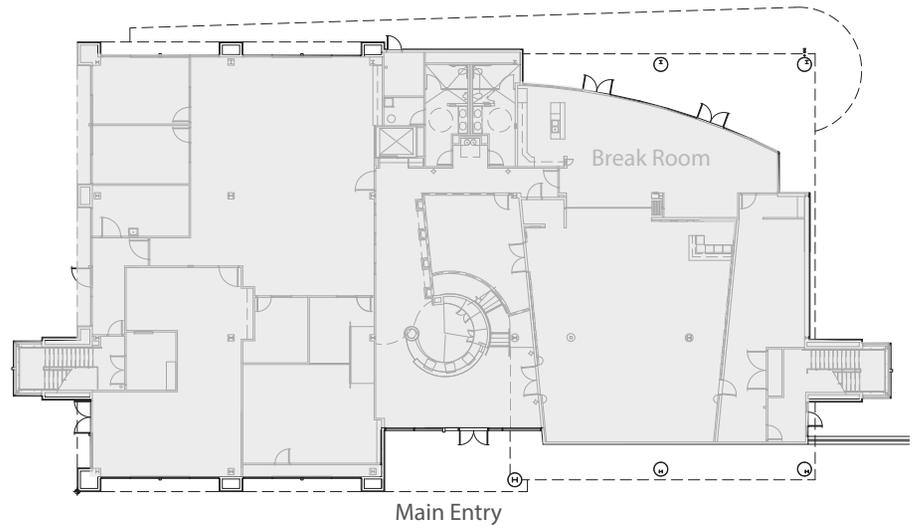
Floor Plans

FIRST FLOOR

BUILDING B

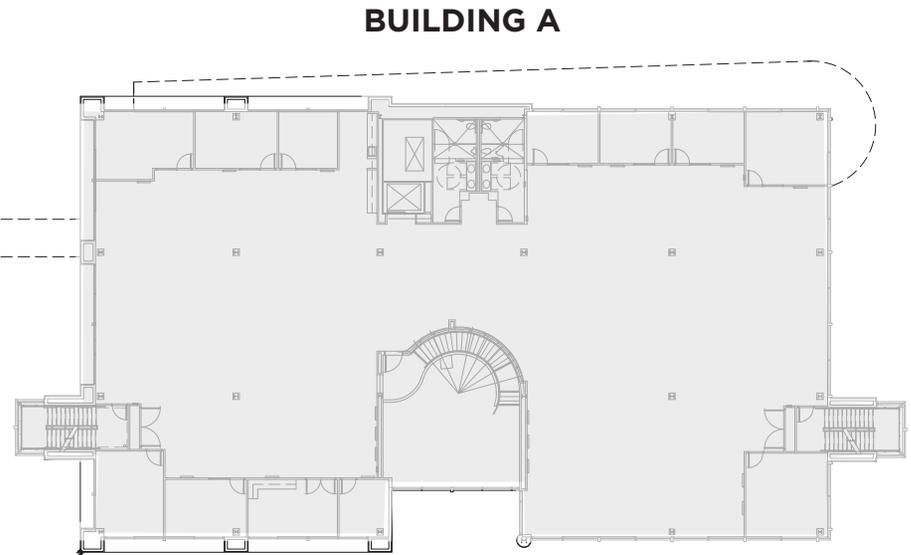
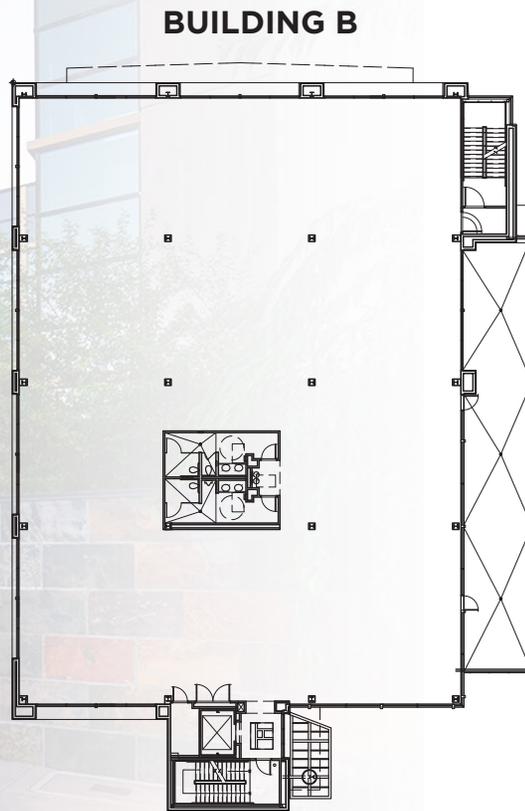


BUILDING A LEASED THROUGH 12/31/2027



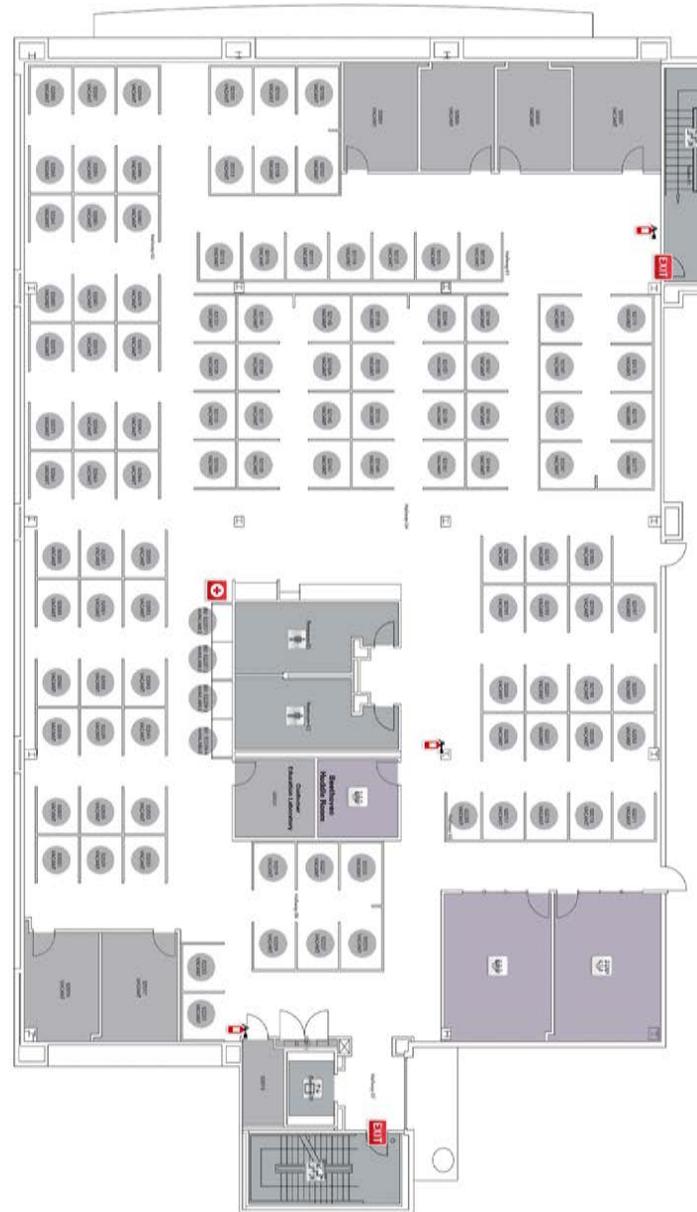
Floor Plans

SECOND FLOOR



Floor Plans

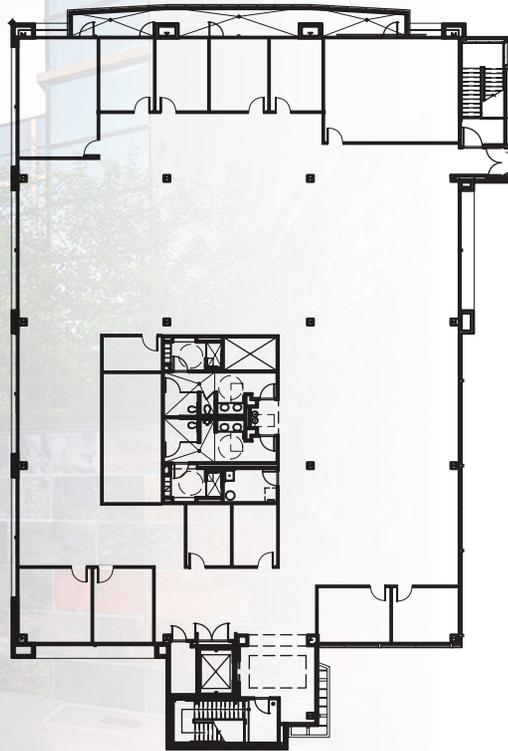
SECOND FLOOR SOUTH
8 PRIVATE OFFICES, 2 CONFERENCE ROOMS, 111 CUBES



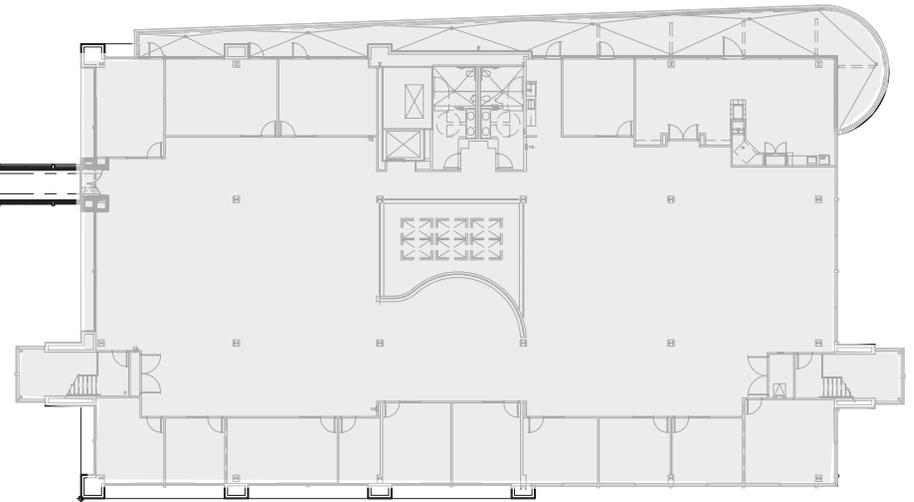
Floor Plans

THIRD FLOOR

BUILDING B

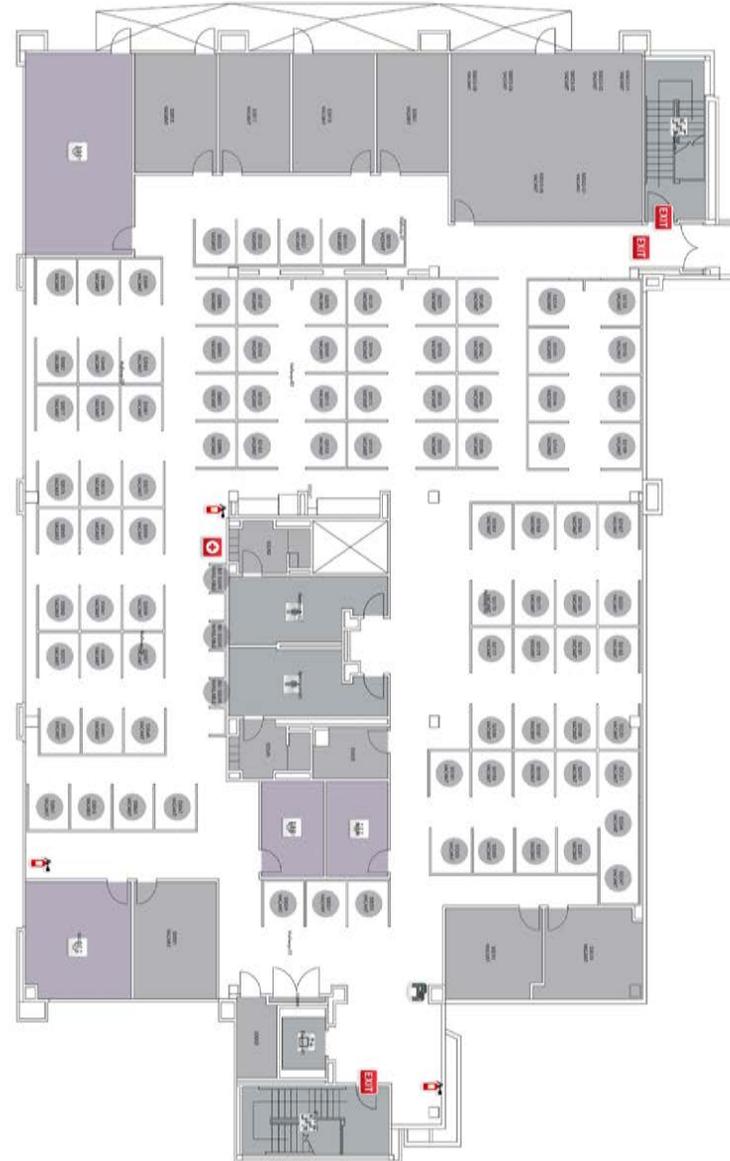


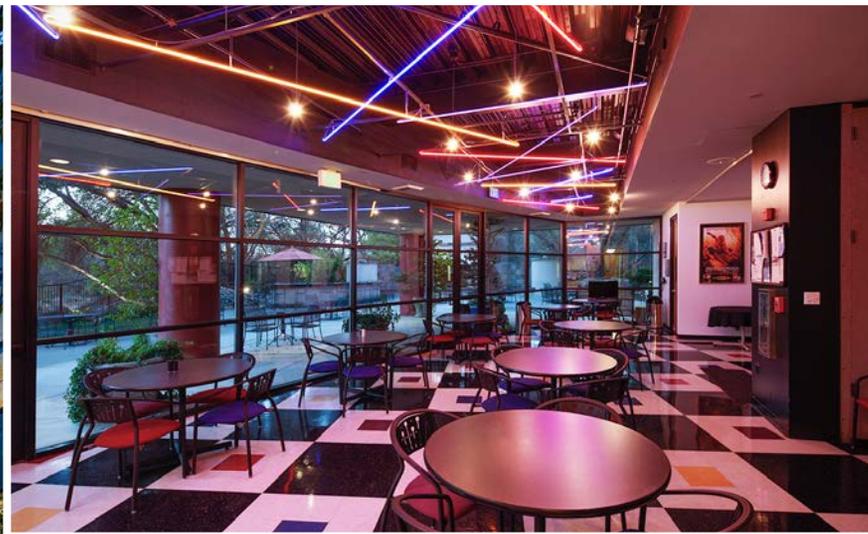
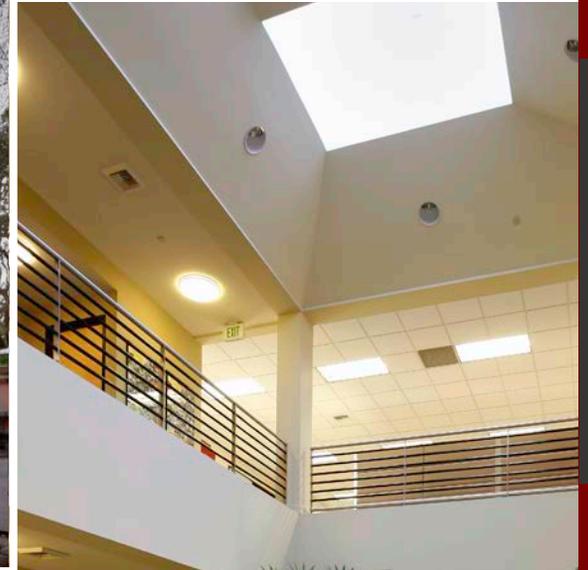
BUILDING A

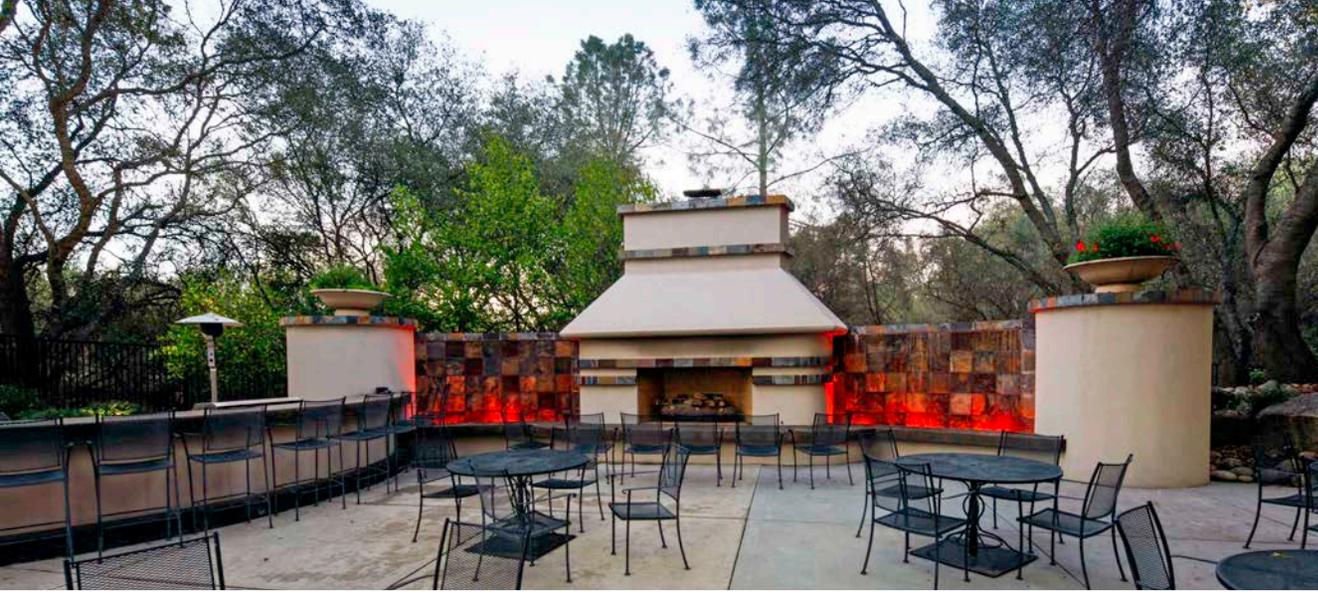


Floor Plans

THIRD FLOOR SOUTH
10 PRIVATE OFFICES, 2 CONFERENCE ROOMS, 112 CUBES









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