

For Lease

8581 Folsom
Blvd
Sacramento, CA



±37,000 SQUARE FOOT
SINGLE STORY OFFICE BUILDING

FOR LEASE

8581 FOLSOM BLVD

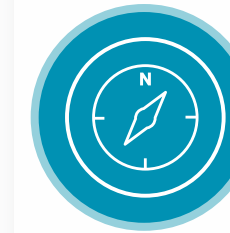
About the Building:

- ±37,000 SF single story building located along Hwy 50 between Howe Ave. & Watt Ave.
- Original BTS for GSA – Social Security Administration Office in 2008
- Incredibly secure property with bollards/fencing surrounding the building
- Interior buildout provides an open plan for a variety of office, storage, and retail uses



Parking Ratio
4.00/1,000 SF

Additional parking available could contribute to an excess of 5-6/1,000 SF



Access to Highway 50 via Watt Ave & 3/4 mile to Watt/Manlove Light Rail Station



Significant Monument Signage in place

Additional Building Signage is Available

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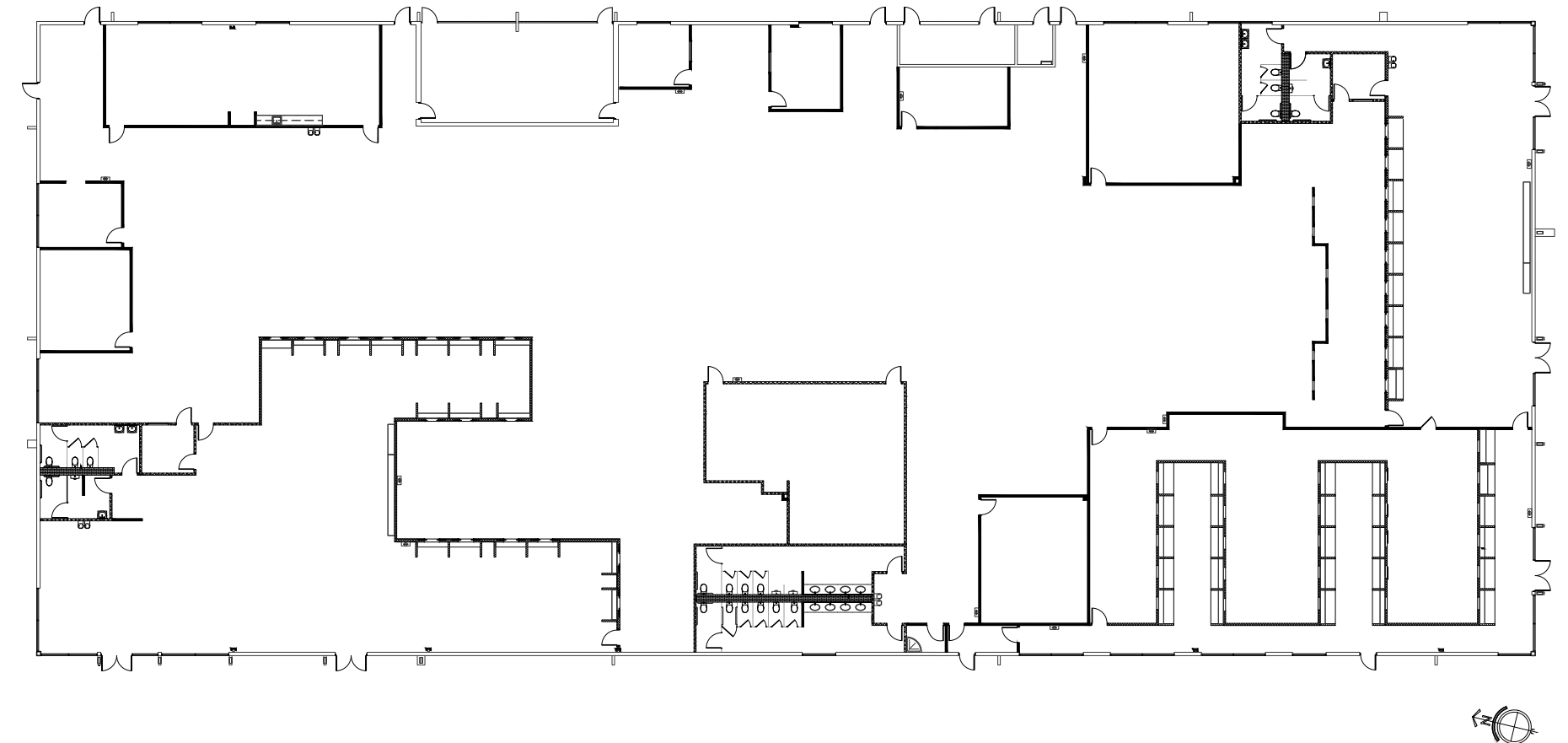
 **CUSHMAN & WAKEFIELD**

Property Highlights:

- ±5 acre parcel consisting of a ±37,000 SF single story office building
- Floor-to-Ceiling height in excess of 10 ft with some areas up to 20 ft
- Single or Multi-Tenant opportunity based on final floorplans
- 2008 construction provides an occupier exceptional savings for any improvements required
- Multiple restroom cores for flexible multi-tenant configurations
- C2 zoning allows multiple uses including office, retail, school, care facility, and fitness



FLOOR PLAN



FOLSOM BOULEVARD

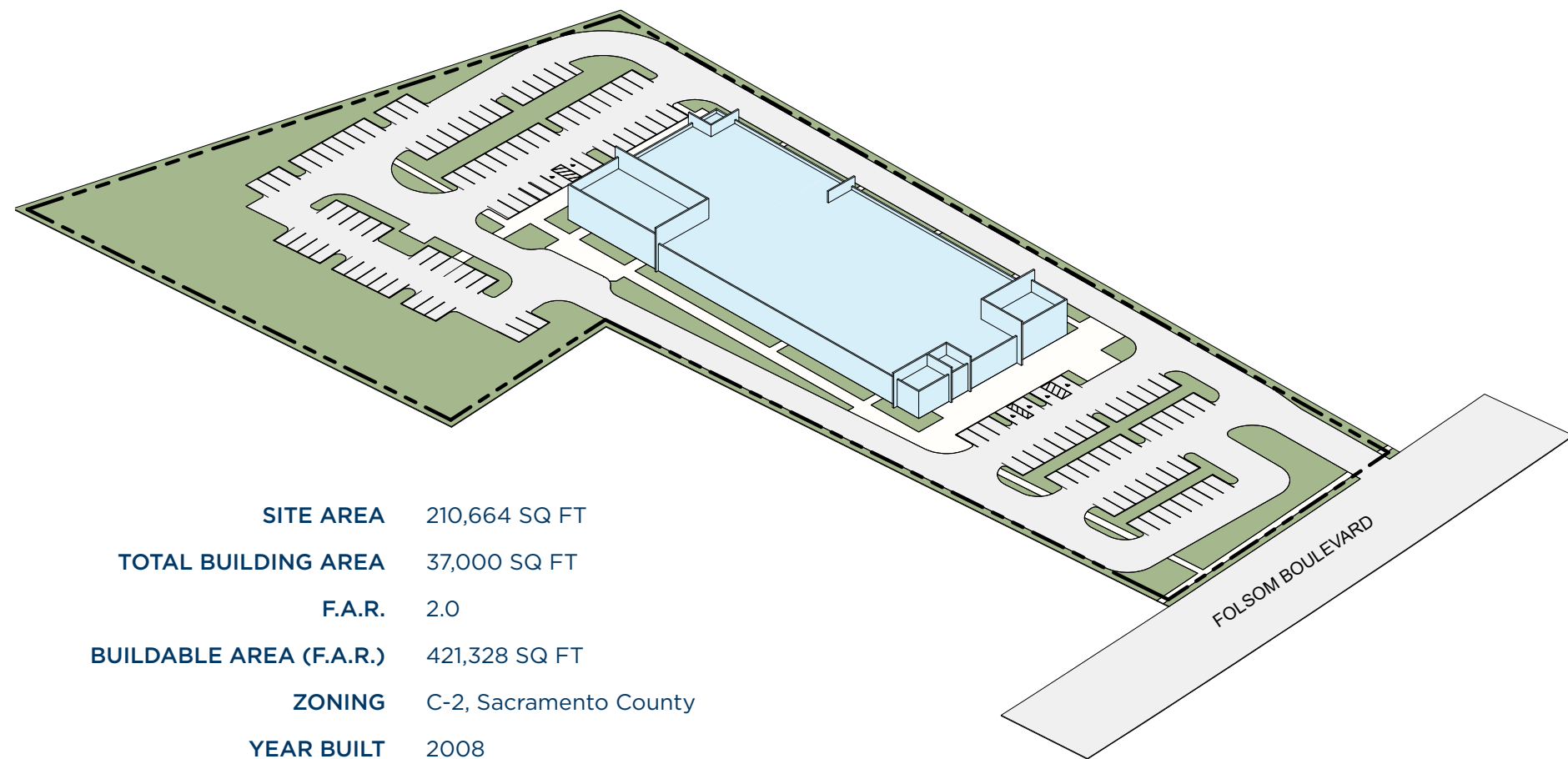
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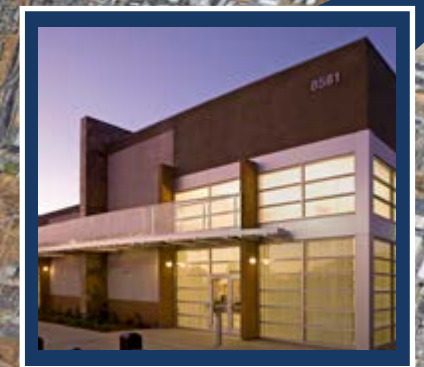
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SITE PLAN



SITE AREA	210,664 SQ FT
TOTAL BUILDING AREA	37,000 SQ FT
F.A.R.	2.0
BUILDABLE AREA (F.A.R.)	421,328 SQ FT
ZONING	C-2, Sacramento County
YEAR BUILT	2008
PARKING	4.0/1,000 SQ FT*
	*Can accommodate up to 6.0/1,000 SQ FT



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