

FOR LEASE

LAKE FOREST TECH CENTER

110 WOODMERE RD | FOLSOM, CA

**±400 - 13,929 SF Office
Space Available**

PROPERTY FEATURES

- Highly desirable Lake Forest Tech Center
- Within walking distance of Light Rail station, Retail and Restaurants, the American River Parkway and the planned ±100,000 SF, \$145M SMUD Administrative Operations Center
- Good Access to Highway 50
- American River Parkway access within walking distance
- Small short term space available
- Building & Monument signage available
- Flexible M-1 zoning for lab/R&D and other office uses.

Suite 100: ±400 - 4,802 RSF

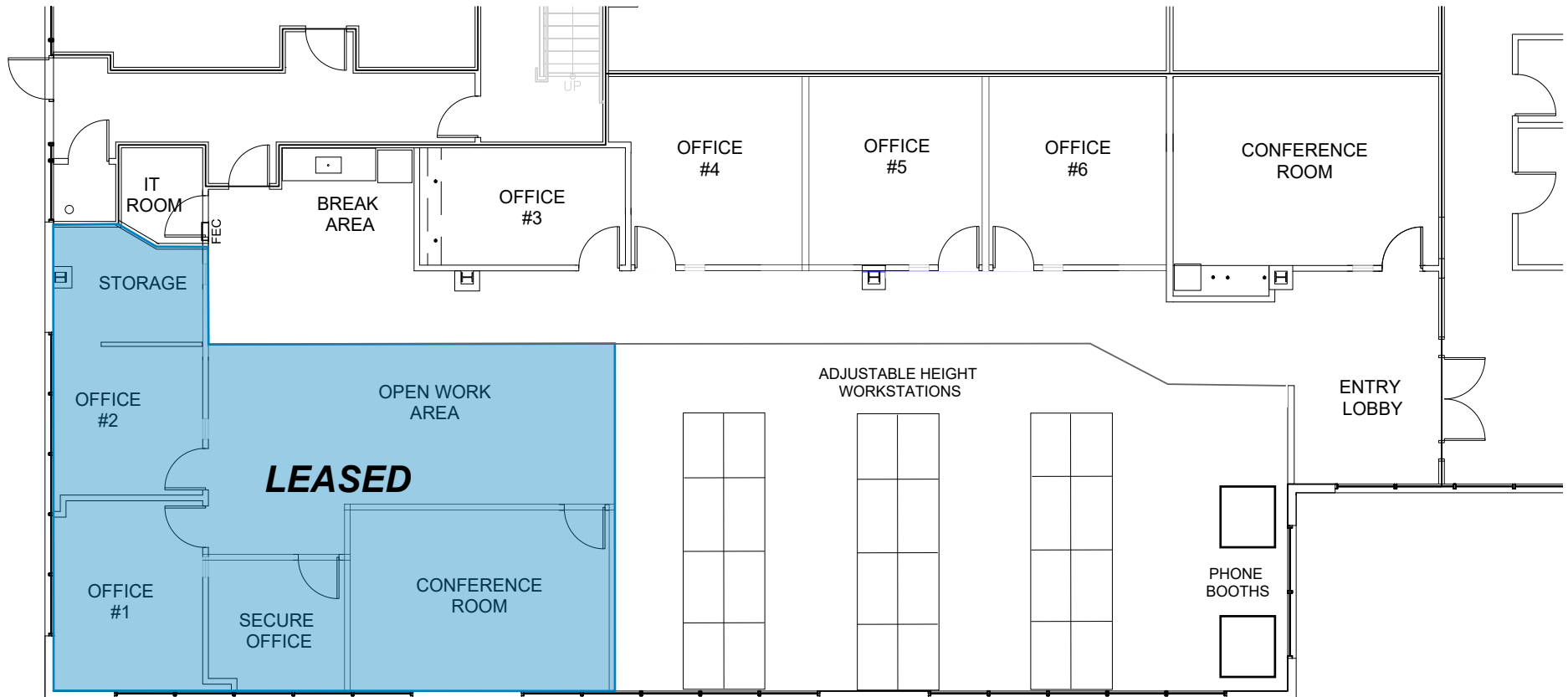
Suite 150: ±13,929 RSF

Suite 230: ±2,190 - 5,652 RSF



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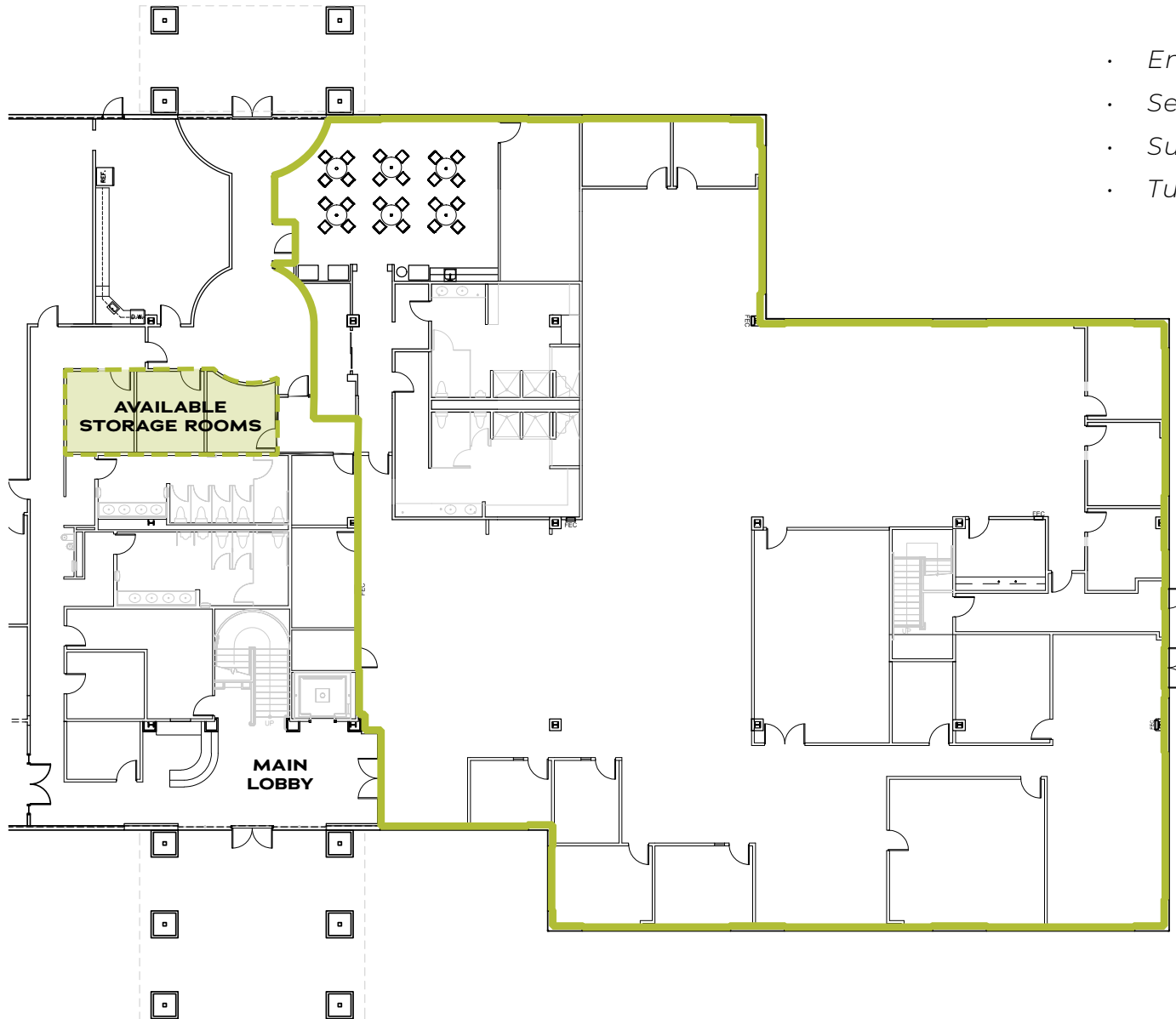
- Entrance on main lobby
- Finishes built to suit
- Short term leases available

FLOOR PLAN

SUITE 100 | ±400 - ±4,802 RSF

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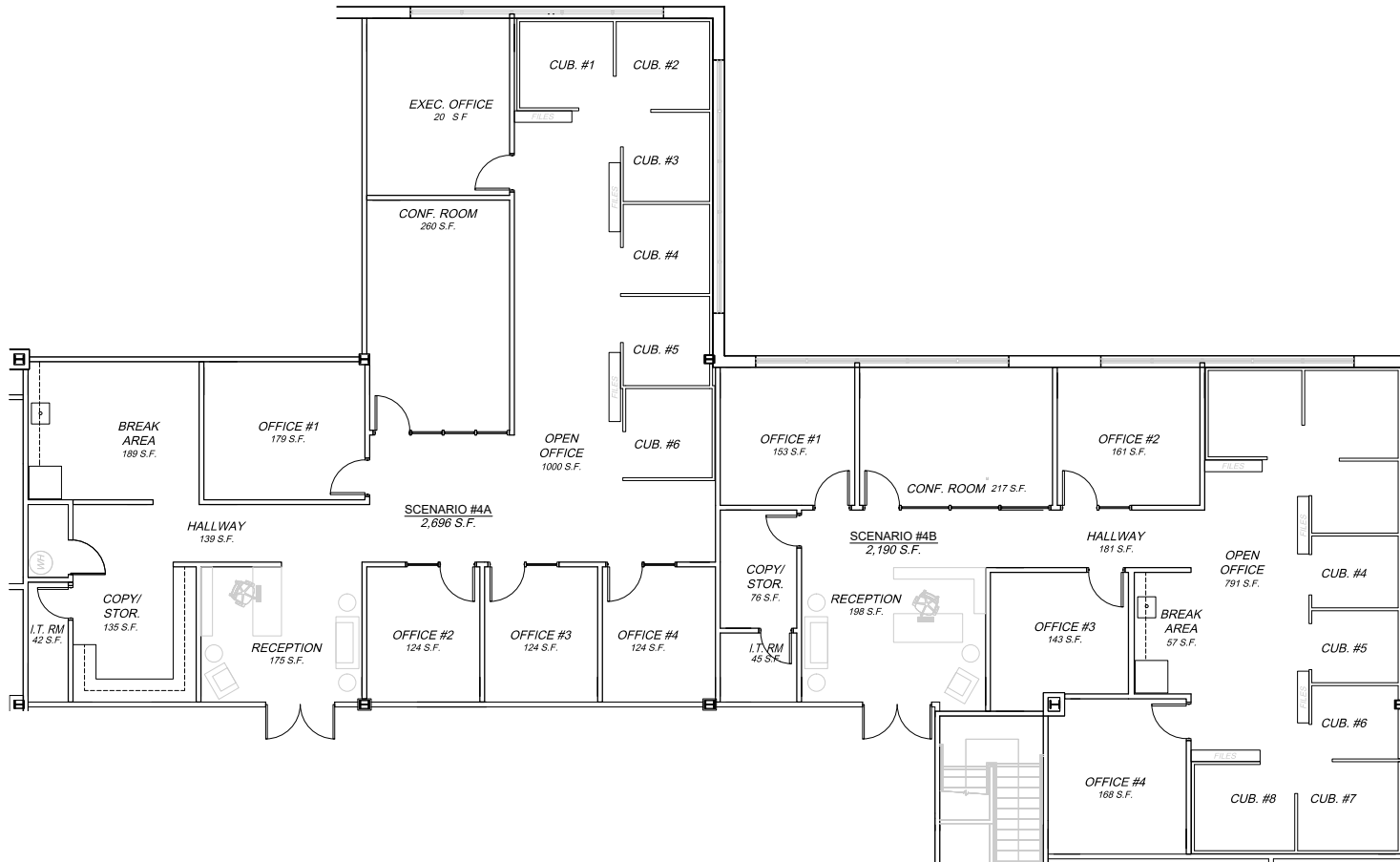
- Entrance on main lobby
- Separate private access
- Suite can be demised
- Turnkey improvements available

FLOOR PLAN

SUITE 150 | ±13,929 RSF

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EXAMPLE FLOOR PLAN

- 2nd floor tree canopy views
- Suite can be demised per attached plan
- Built to suit floor plan and finishes

SUITE 230 | ±2,190 - ±5,652 RSF

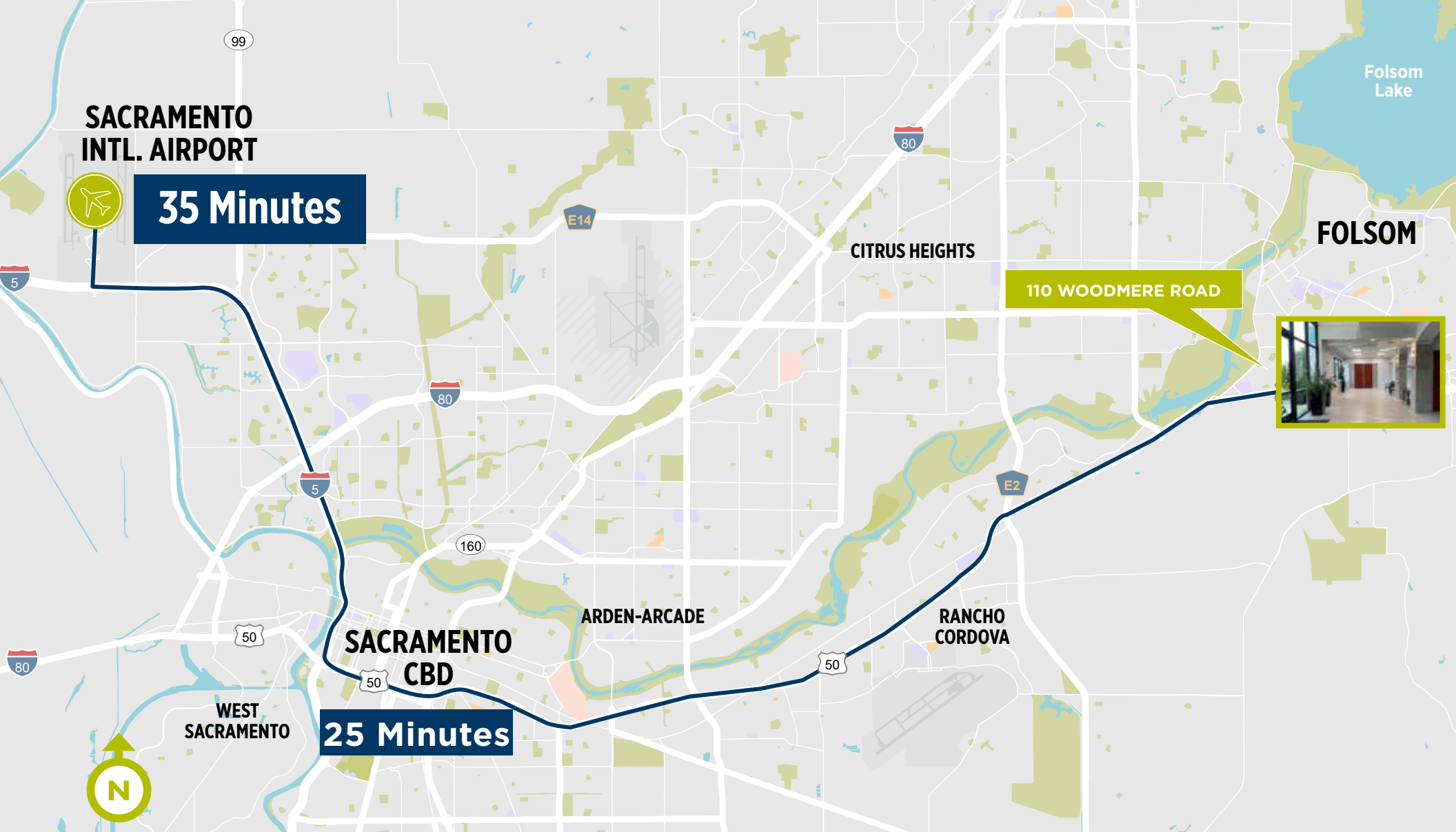
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AMENITY MAP

- 1 ARCO
Am-pm
Out of Bounds Craft Kitchen and Biergarten
- 2 Mel's Diner
Umami Ramen
Big Wave Coffeehouse
Shell
Teriyaki Stop
Jamba
The UPS Store
Dos Coyotes
- 3 Skipolini's Pizza
Kindercare
Subway
Mr.Pickles Sandwich Shop
- 4 Sourdough & Co
Tao's HotPot & Shabu
Starbucks
Montessori Academy
Curry Club
WinCo Foods
Yoga Nyla
- 5 Walmart Supercenter
24 Hour Fitness
Dutch Bros
Big O Tires
Sprouts
Target
HomeGoods
Trader Joe's
Crunch Fitness
Carl's Jr.
Nekter Juice
TOGO's
El Pollo Loco



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