

**±36,357 SF
AVAILABLE**

FOR LEASE

- **ENTIRE
±36,357 SF
STAND-ALONE
BUILDING AVAILABLE**

- **BUILDING SIGNAGE**
- **FULLY FURNISHED
THROUGHOUT**

8775 FOLSOM BLVD
SACRAMENTO, CA 95826





BUILDING HIGHLIGHTS:

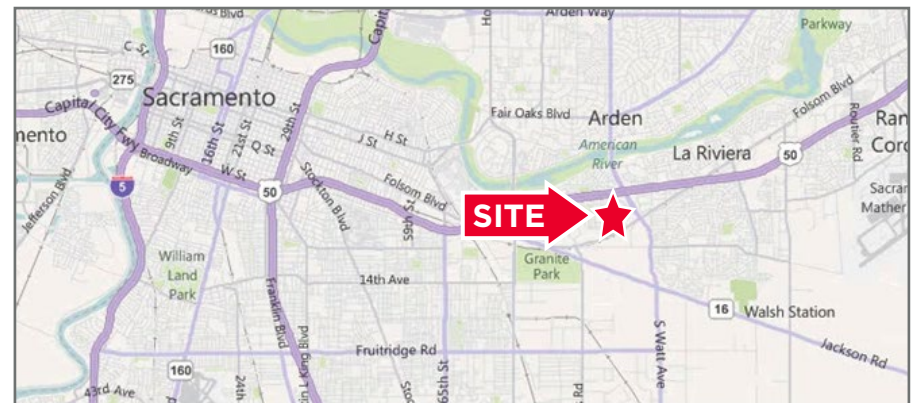
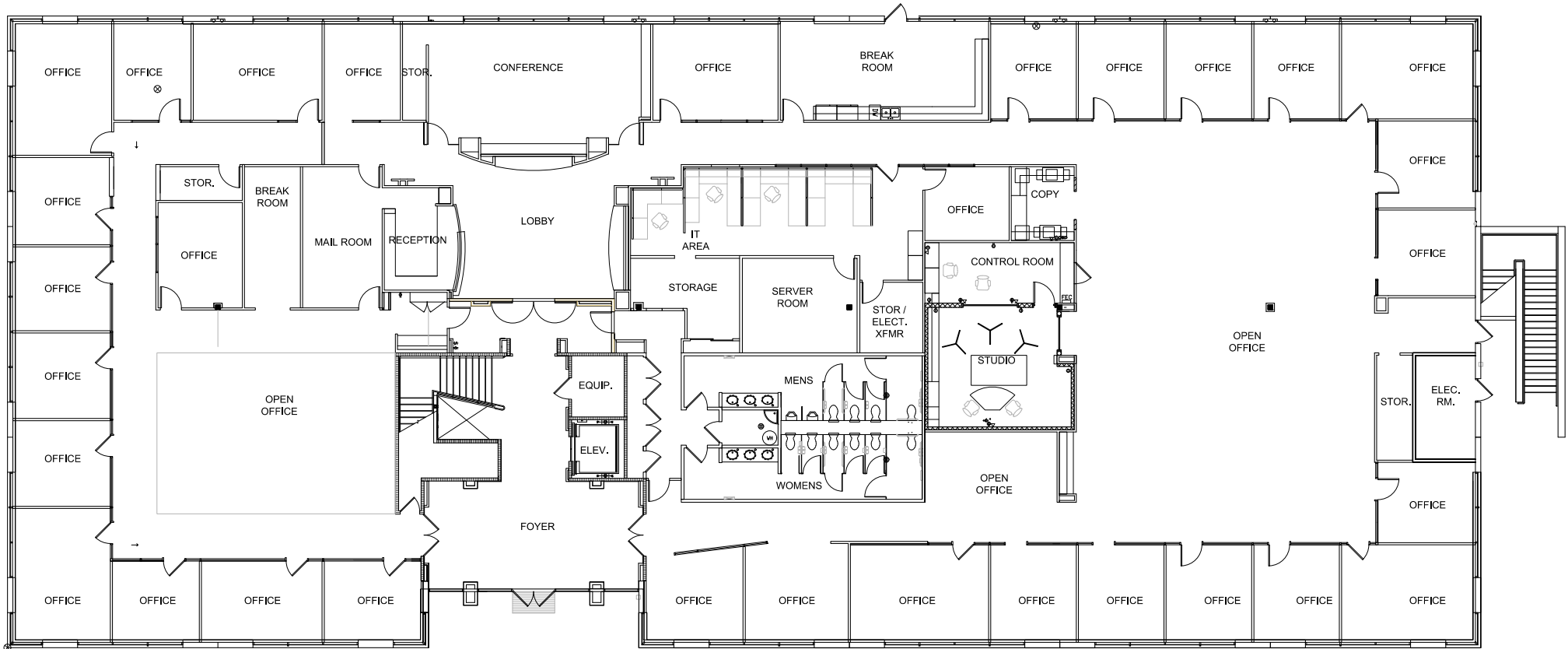
1ST FLOOR: ±18,044 SF (DIVISIBLE) | 2ND FLOOR: ±18,313 SF (DIVISIBLE)

- Premises are nicely appointed with modern finishes, tall ceilings, state of the art HVAC and electrical systems
- Floorplan features perimeter private offices in various sizes, workstations, file room, break room and secure studio
- Building constructed by Alston Construction in 2005 and features an **elegant lobby** with upgraded wood, granite and marble
- Parking Ratio: 4 per 1,000 SF with visitor parking near entry of the building
- Premises can be demised to accommodate a tenant's configuration
- Both **Building and Monument Signage** facing Folsom Blvd is available
- Abundant nearby amenities include: La Bou, Tortillas Taqueria, The Stock Market, Starbucks and Raley's
- Located near the Hwy 50 & Watt Ave interchange
- Light rail station within walking distance
- **Furniture Available**

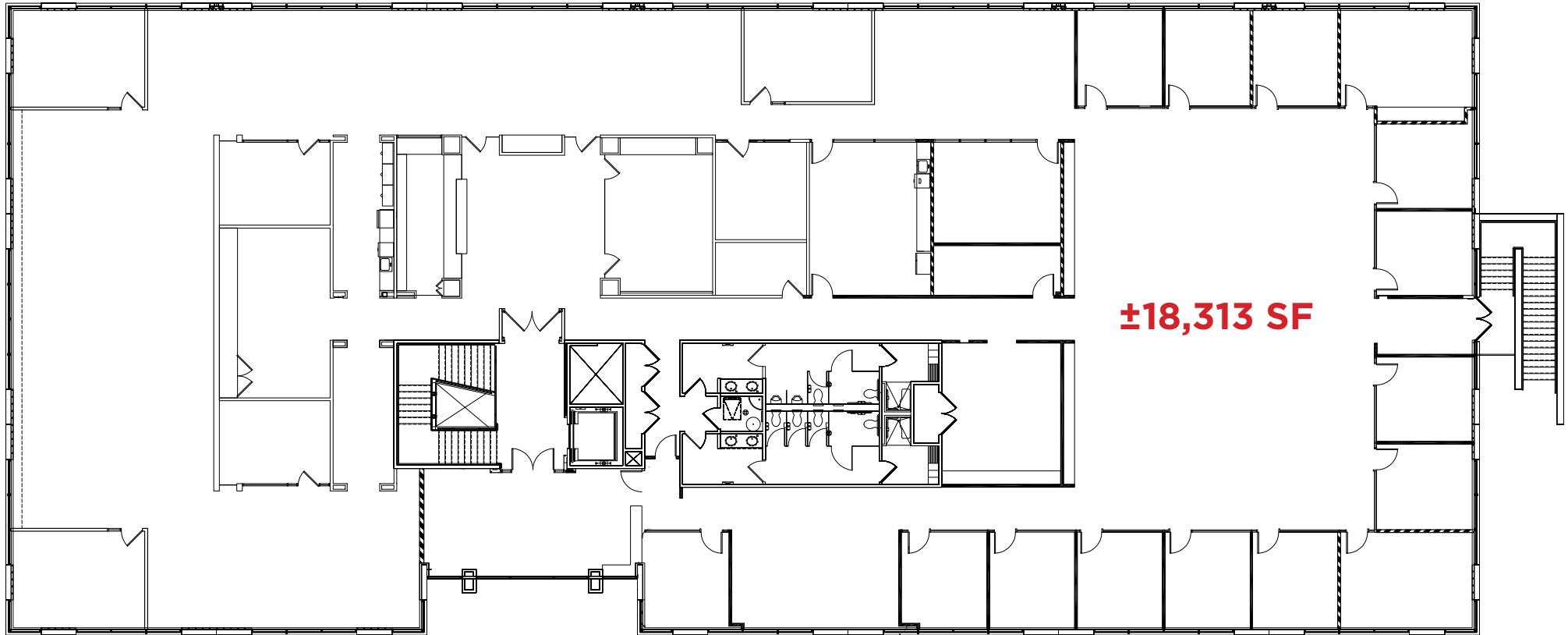
FIRST FLOOR:

±18,044 SF AVAILABLE

AVAILABLE FOR SUBLEASE
& FULLY FURNISHED



SECOND FLOOR:
±18,313 SF AVAILABLE



TWO TENANT OPTION

FLOOR 2



THREE TENANT OPTION

FLOOR 2





LOEHMAN'S PLAZA

Save Mart, Bath & Body Works, JACKS URBAN EATS, jamba, Puma, Lemongrass, pet food express, SMASH BURGER, NORDS

ARDEN TOWN

Duke's PLATES & PINTS, Starbucks, Jersey Mike's, am pm, Golden1 Credit Union, FitGolf, VINO TECA, verizon

8775 FOLSOM BLVD



BIG LOTS!, Jack in the Box

50

Wendy's, McDonald's, TACO PEOPLE, GORDITO BURRITO, 7-Eleven, Chevron

50

Raley's, ROMAN PIZZERIA, CALIFORNIA BURRITO

FOLSOM: 21 MINS
DOWNTOWN: 13 MINS

GRANITE REGIONAL PARK



KRIS KALMBACH
Managing Director
916.288.4421
kris.kalmbach@cushwake.com
LIC # 1436668

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