



1180

IRON POINT BUSINESS PARK

/ CLASS A WORKPLACE, CLOSE TO HOME

1110, 1120, 1130, 1150 & 1180
IRON POINT ROAD
FOLSOM, CALIFORNIA



PACIFIC OAK
Keppel Pacific Oak US REIT



CUSHMAN &
WAKEFIELD

CAMPUS INTRO

ELEVATE YOUR
WORKDAY BEST

Rediscover Iron Point
Business Park, Folsom's
premier Class-A office
campus.

Our modern campus offers businesses of all sizes the opportunity to work in an amenity-rich environment surrounded by nature trails, dining, shopping, and entertainment.



NEW GRAB N' GO CONVENIENCE MARKET

Availabilities from ±978–
±28,196 RSF, including
spec suites

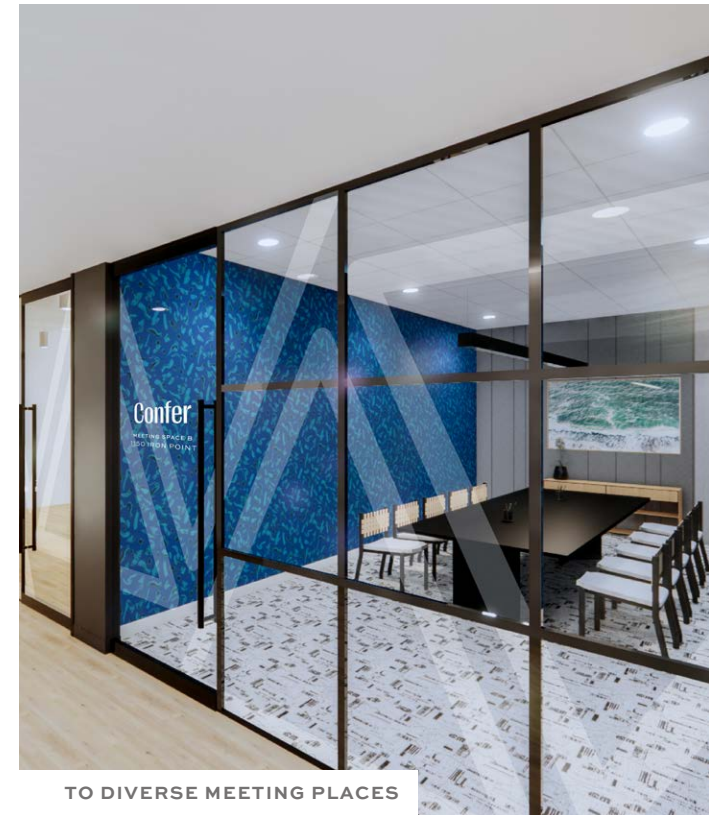
Wholly renovated amenity
building with multi-room
meeting spaces, a grab 'n
go' market, fitness studio,
showers and open lounge

Shaded outdoor seating
and connected 1 km trail

On-site property
management



FROM TRAINING SPACES



TO DIVERSE MEETING PLACES

CORE AMENITIES

WELLNESS AMPLIFIED

Iron Point Business Park offers a perfect balance of work and well-being with jogging trails, beautiful landscaping, outdoor seating, and a fitness studio exclusive for tenants.

It's a place where employees can exercise, relax, and rejuvenate amidst nature's beauty.



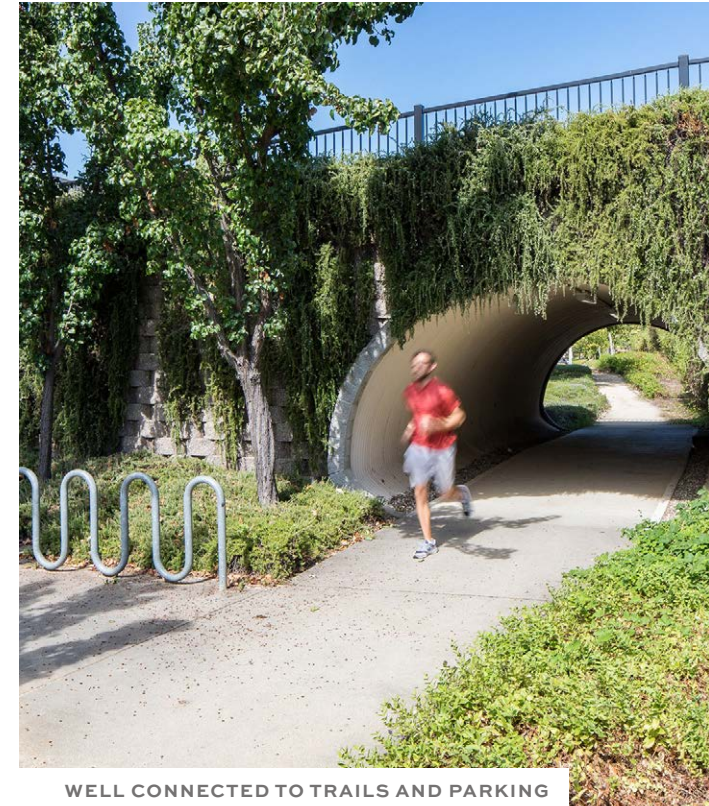
BRAND NEW CARDIO STUDIO AND SHOWERS



CONNECTED GREENSPACE



DEDICATED WEIGHTS/STRENGTH AREA



WELL CONNECTED TO TRAILS AND PARKING

SURROUNDING CONVENIENCES

EASY COME, EASY GO

Iron Point is well connected to endless dining, retail and daily services.

1 CENTURY FOLSOM 14

- | | |
|-----------------|------------------|
| Taco Express | My Goods Market |
| Kingdom Coffee | Chili's Grill |
| Sharif Jewelers | Teriyaki Station |

2 FOLSOM PREMIUM OUTLETS

- | | |
|-------------------|----------------|
| Adidas | American Eagle |
| Sunglass Hunt | Nike |
| Banana Republic | Guess |
| Zumiez | Rue21 |
| Carter's | Levi's |
| Merrell | Coach |
| Polo Ralph Lauren | |

- 3** Safeway Bambu Dessert
 Shogun Hibachi Drop Zone
 Panda Express Hermaso Jalisco Grill
 Starbucks Steve's Pizza

- 4** Walmart Walgreens
 99 Cents Only Dutch Bros
 24hr Fitness Big O' Tires

- 5** Kohl's Grocery Outlet
 Rite Aid Fourk Kitchen
 Dollar Tree Folsom
 O'Reilly Auto Churchill Arms Pub

- 6** Target Dick's
 Trader Joe's Home Goods
 Lowe's Habit Burger Grill
 Raley's Handel's Ice Cream
 Petco Chipotle
 Sprouts

- 7 BROADSTONE PLAZA**
- | | |
|--------------------|-----------------------|
| Home Depot | Mimi's Cafe |
| Michaels | Broadstone Market |
| Ross | Party City |
| Old Navy | CVS |
| Total Wine & More | Bj's Roadhouse |
| American Furniture | Land Ocean |
| Tilly's | Visconti's Ristorante |
| Aloha Sushi | Thai Paradise |

- 8** Costco Crumbl Cookies
 Mikuni Folsom In-N-Out Burger

- 9 PALLADIO**
- | | | |
|------------------|-----------------|--------------------|
| Nordstrom Rack | Whole Foods | Palladio 16 Cinema |
| Barnes & Nobles | Kirkland's Home | Buckhorn BBQ |
| Red Robin Burger | | |

- 10 FOLSOM GATEWAY**
- | | | |
|-------------------|----------------------|---------------------|
| Petsmart | Back Bistro | Pieology |
| DWS Designer Shoe | Sephora | Chipotle |
| REI | Lazy Dog Restaurant | Folsom Thai Cuisine |
| Best Buy | Chicago Fire | IHOP |
| Sam's Club | Staples | Olive Garden |
| Bevmo! | Ulta Beauty | Fat's Asia Bistro |
| Mattress Firm | Leatherby's Creamery | Wendy's |



LEASING OPPORTUNITIES

EXPLORE ACTIVE AVAILABILITIES AT IRON POINT

BUILDING	SUITE	RSF
1120	100	17,308
1130	138	978
1130	160	3,019
1130	238*	4,398
1150	150	1,792
1180	100*	8,614
1180	180	2,069
1180	200	28,196
1180	390	13,004

*Available in Q1 - 2025

[CLICK TO DOWNLOAD FLOORPLAN](#)



AMENITY KEY

- Convene | Confer | Collab
- Wellness
- Refuel
- Outdoor Greenspace





FOR LEASING INFORMATION, PLEASE CONTACT

SEAN MULLEN

+1 916.288.4811

LIC# 01845406

sean.mullen@cushwake.com

SPENCER NIELSEN

+1 916.288.4531

LIC# 01964163

spencer.nielsen@cushwake.com



PACIFIC OAK
Köppel Pacific Oak US REIT



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