



80

IRON POINT CIRCLE

Folsom, California

***CLASS A
OFFICE SPACE
FOR LEASE***



HIGHLIGHTS



Prominent, Class A Office Park



Close proximity to Hwy 50 on/off ramps



Near stop for the region's 42 mile light rail system



Campus like setting with walking and jogging trail



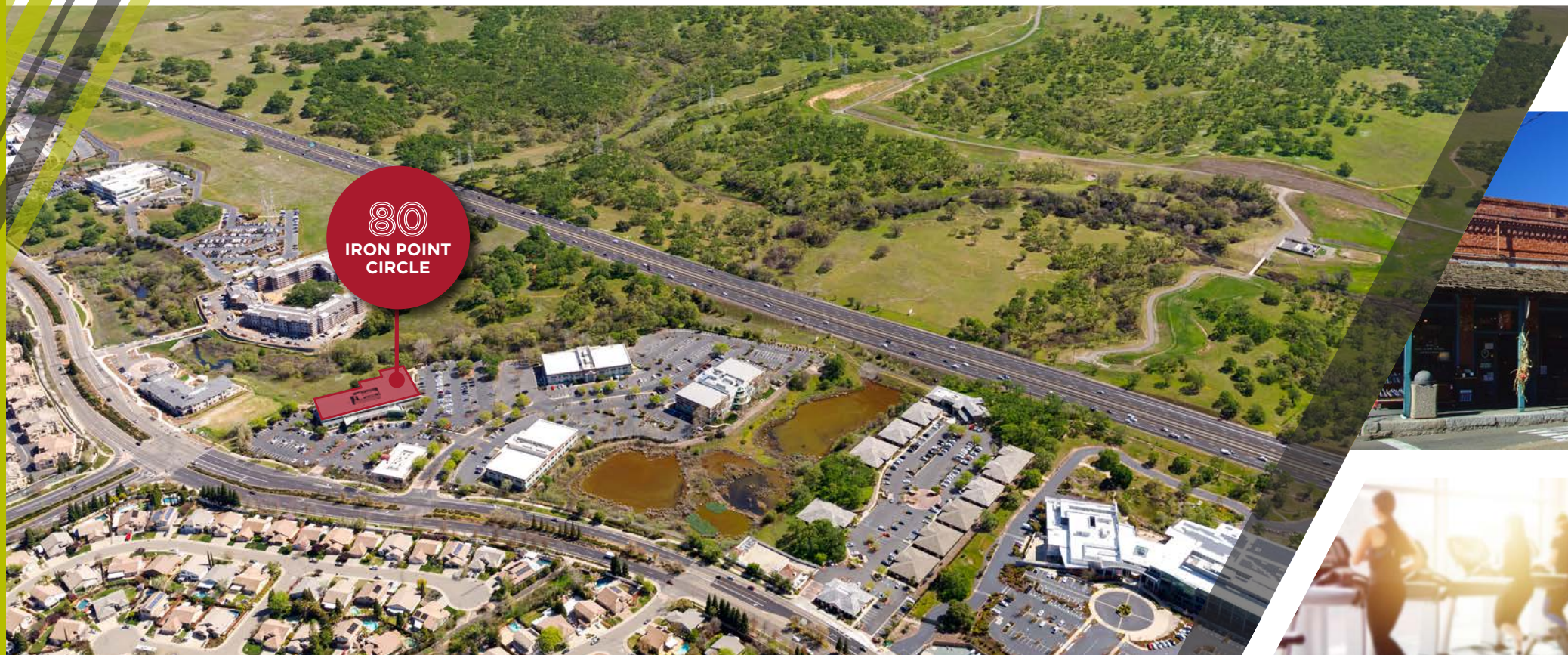
Near Downtown Folsom and Folsom Premium Outlets



Common fitness center and showers



Within minutes to Folsom's newest outdoor lifestyle mall, The Palladio

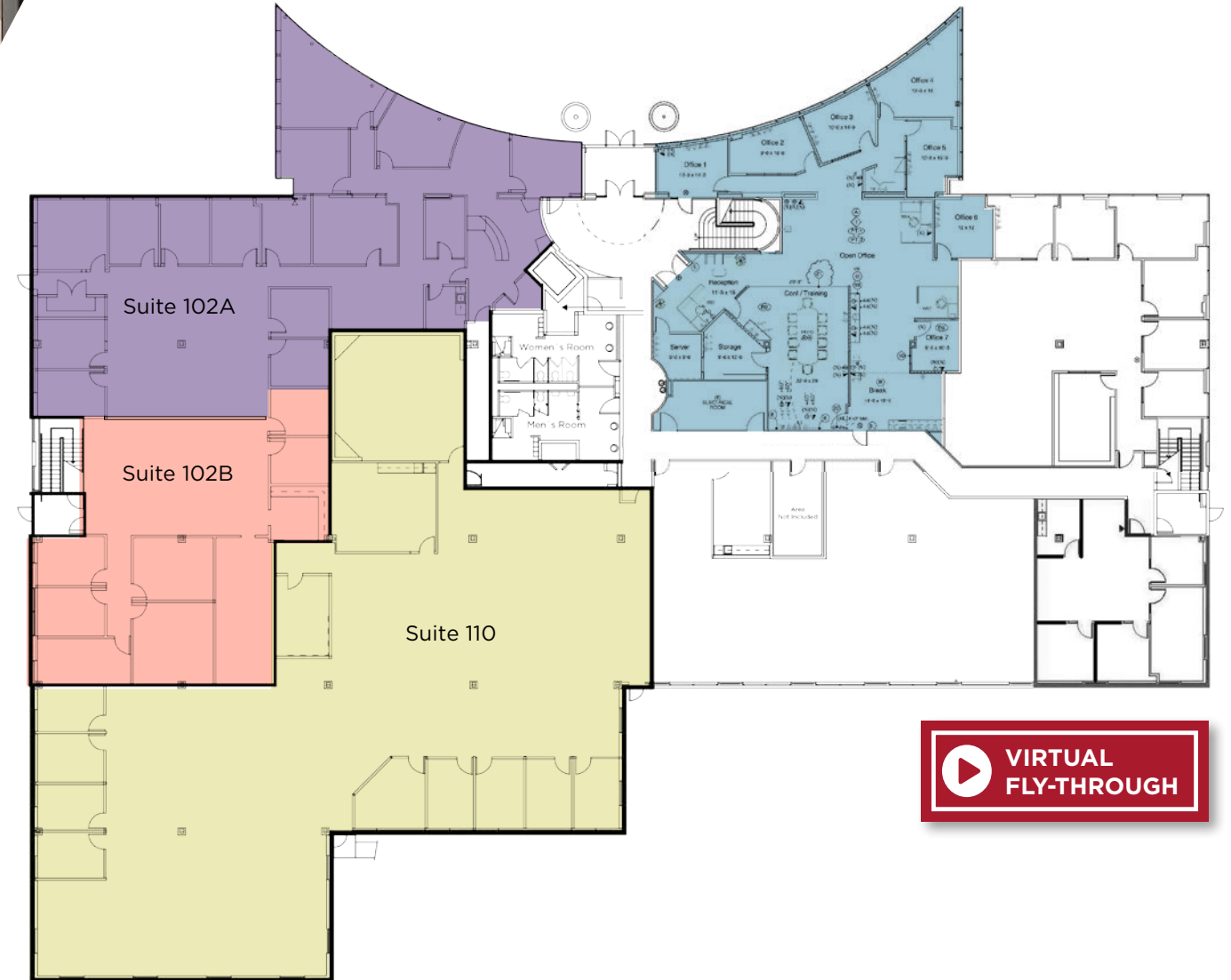


AVAILABILITIES



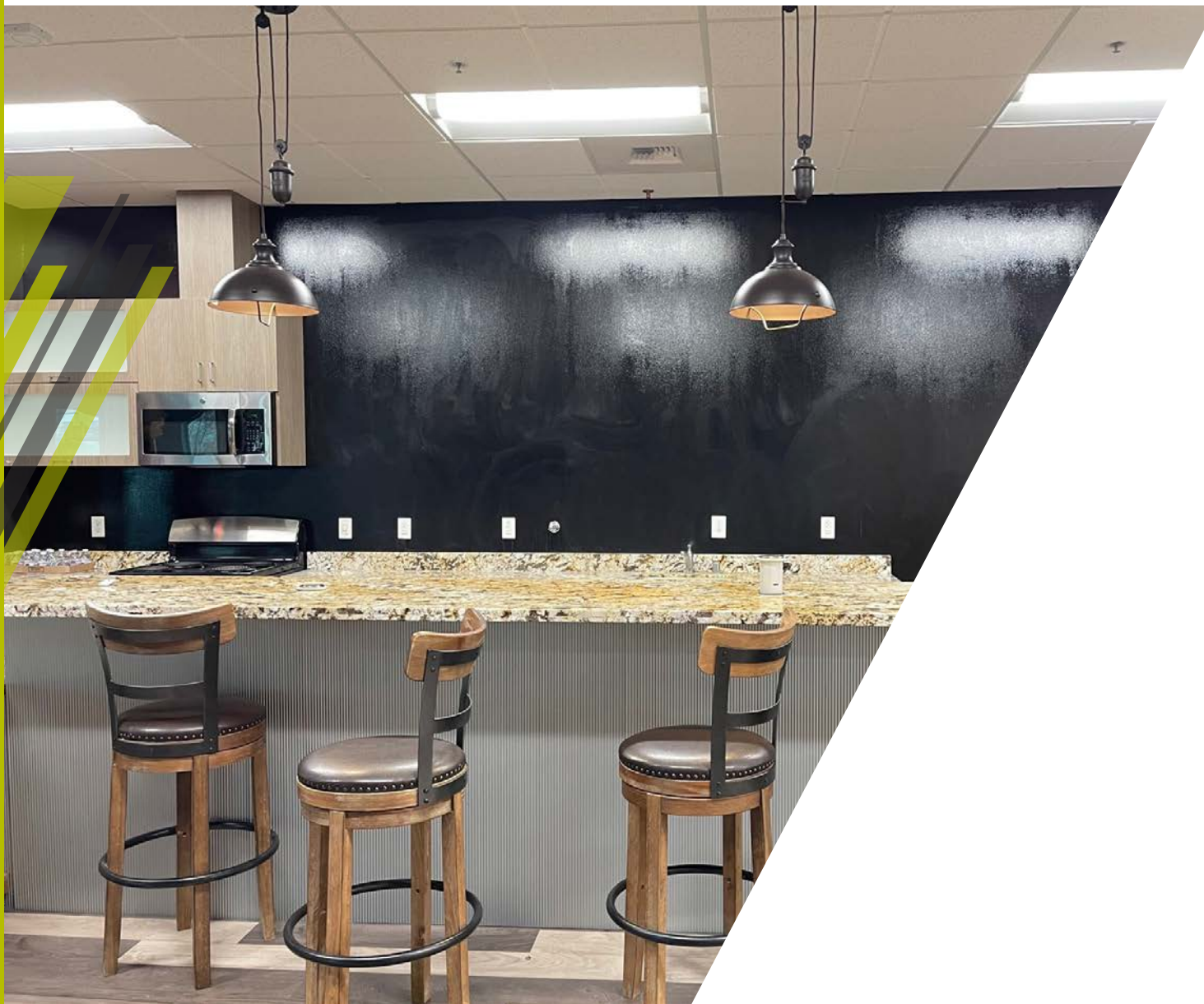
1st Floor Plan

Suites can be combined for a total of ±20,297 RSF



VIRTUAL FLY-THROUGH

- Suite 102A ±5,600 RSF
- Suite 102B ±3,660 RSF
- Suite 105 ±4,278 RSF
- Suite 110 ±11,037 RSF



LOCATION

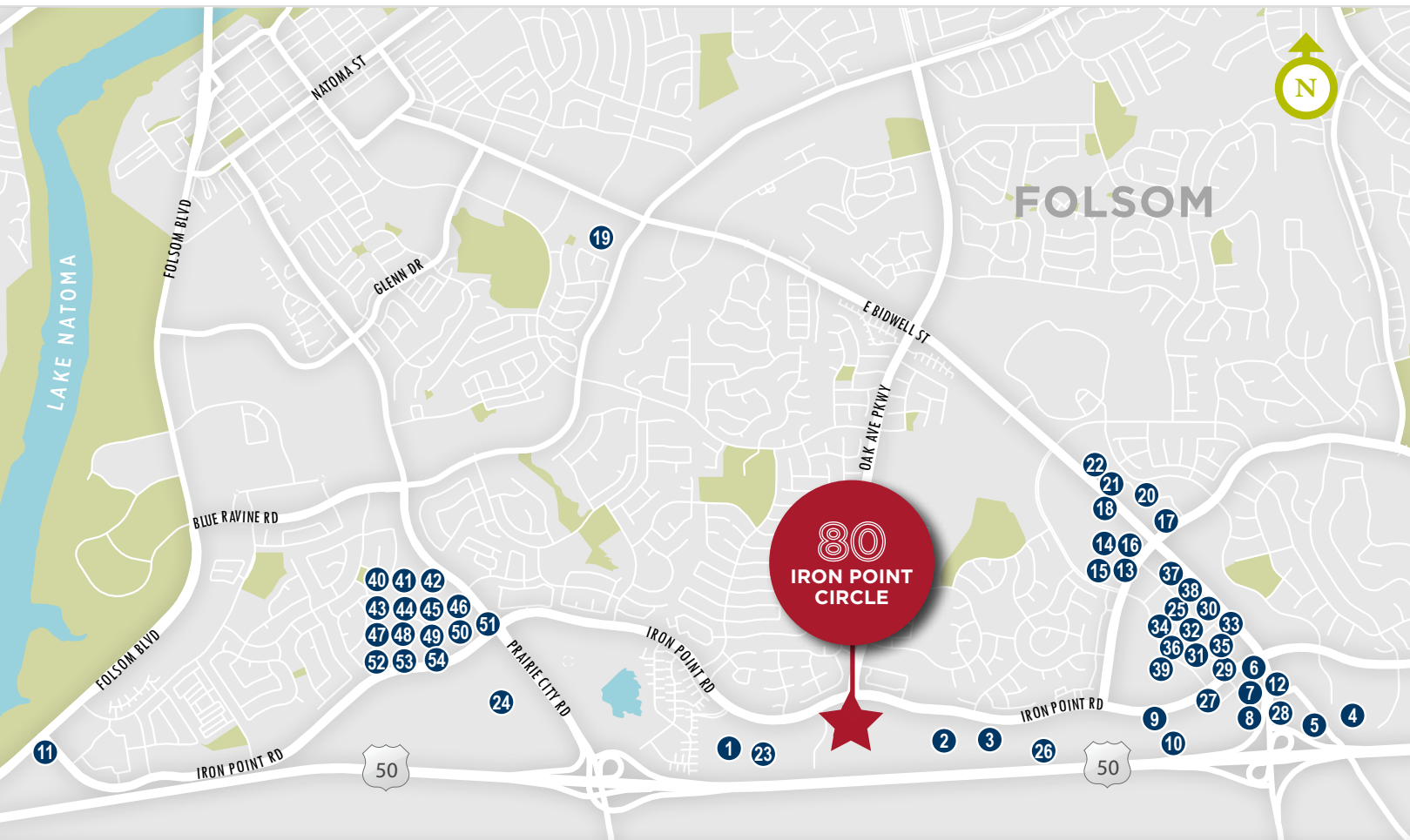
- | | |
|-----------------------------|------------------------------|
| 1 California ISO | 23 The Spa Simply Skin |
| 2 Kaiser Permanente | 24 Intel |
| 3 Micron Technology | 25 Starbucks |
| 4 Costco | 26 SAFE Credit Union |
| 5 Hampton Inn & Suites | 27 Olive Garden |
| 6 Fat's Asia Bistro | 28 Mikuni |
| 7 Courtyard by Marriott | 29 Noah's Bagels |
| 8 Residence Inn by Marriott | 30 Chicago Fire |
| 9 Pieology Pizzeria | 31 Back Bistro |
| 10 Staples | 32 Blue Nami Sushi |
| 11 Chipotle Mexican Grill | 33 Lazy Dog Restaurant & Bar |
| 12 In N Out | 34 Palladio Shopping Center |
| 13 The UPS Store | 35 Whole Foods Market |
| 14 Total Wine & More | 36 Buckhorn BBQ & Grill |
| 15 World Market | 37 Mas Taco Bar |
| 16 Jamba Juice | 38 Panera Bread |
| 17 Temple Coffee Roasters | 39 Kaiser Permanente |
| 18 Zocalo Folsom | 40 Hermanos Jalisco Grill |
| 19 CVS | 41 Steve's Pizza |
| 20 Jacks Urban Eats | 42 Panda Express |
| 21 Land Ocean | 43 Chicago's Pizza |
| 22 Visconti's Ristorante | 44 Chant'el Cafe |

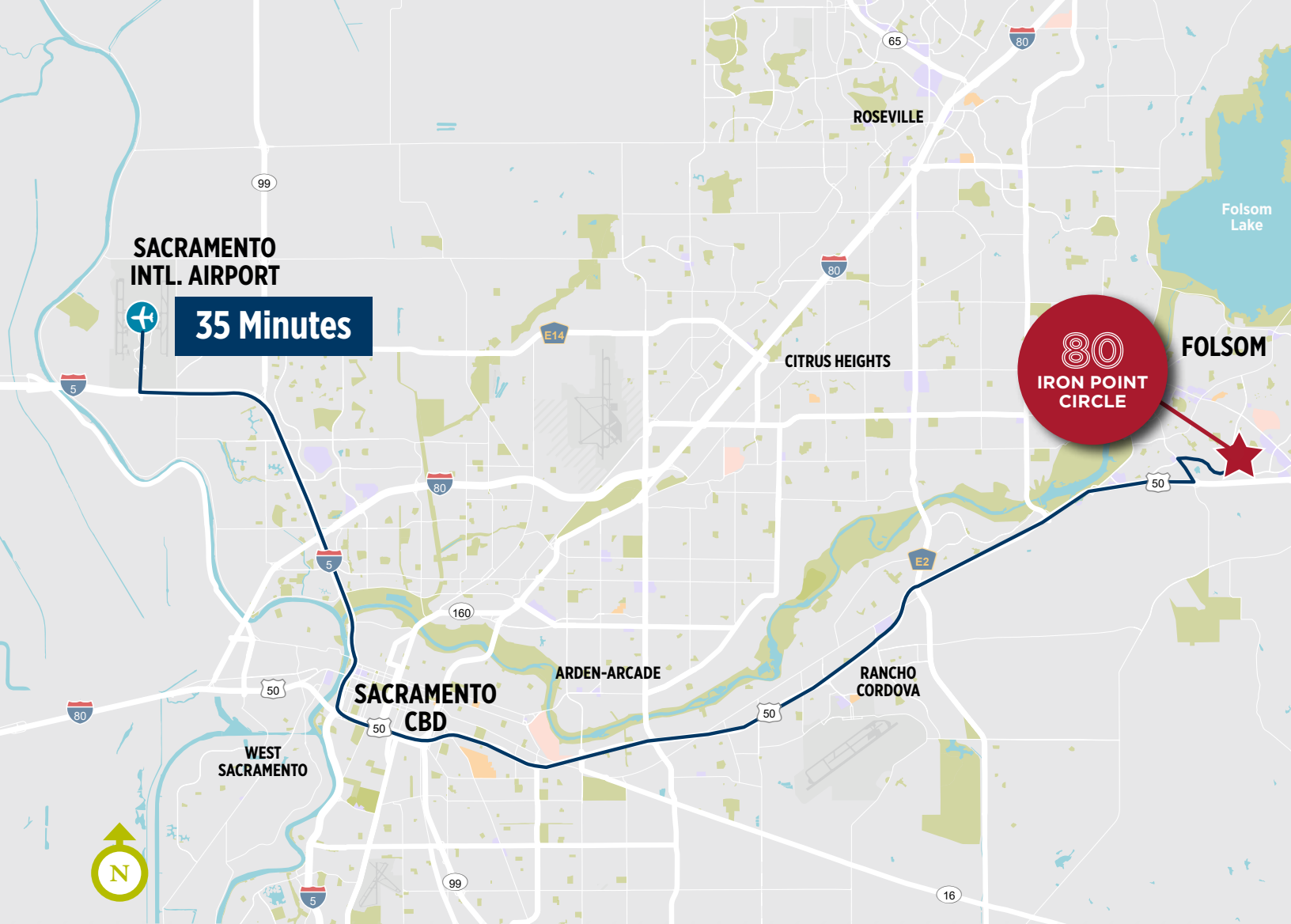


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|-------------------------------------|
| 45 Salsa's Taqueria |
| 46 Mylapore South Indian Restaurant |
| 47 Starbucks |
| 48 Golden1 Credit Union |
| 49 T-Crepes Creperie |
| 50 Curry Bowl Indian |
| 51 Kiki's Chicken |
| 52 Cheesesteak & Grill |
| 53 Shogun Hibachi |
| 54 Safeway |

Area Highlights

80 Iron Point Circle is located within Folsom's most amenity rich areas between two major shopping centers: The Palladio and Folsom Premium Outlets. The property is situated along a major regional thoroughfare, Highway 50, and is home to some of the region's most distinguished employers including Intel, Cal ISO, Kaiser, SAFE Credit Union and Micron.





Folsom, located in Sacramento County and just 15 miles east of Downtown Sacramento, is home to nearly 80,000 people and is regarded as one of California’s top suburbs for education, employment, and lifestyle. With an average household income of over \$135,000, Folsom has evolved into one of California’s wealthiest suburban communities and an ideal location for executive housing and best in class amenities.



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Folsom, California

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