



FOR SUBLEASE

35 Iron Point Circle, Suite 250 & 300

Folsom, CA

SUITE 250 | ± 6,270 SF

SUITE 300 | ± 25,873 SF

SUITE 250 & 300 COMBINED | ± 32,143 SF

**CHAD COOK, MCR, SIOR, CCIM**

Senior Director  
+1 916.764.1181  
chad.cook@cushwake.com  
LIC #01711687

**ZACH MOSLE, CCIM**

Director  
+1 916 329 1543  
zach.mosle@cushwake.com  
LIC #01924595

400 Capitol Mall Suite 1800 | Sacramento, CA 95814  
Main 1 916 288 4800 | Fax 1 916 446 0024  
cushmanwakefield.com

## SUBLEASE OPPORTUNITY!

**Rate: Negotiable**

**Date Available: Immediately**

**Suite 250 & 300 combined | +/- 32,143 SF**

### Property Highlights

- Class A Office Park
- High-End Tenant Improvements
- Plug-in-Play
- Executive Conference Room with
- Exterior Balcony
- Extensive Window line
- On-Site Health/Fitness Center with
- Showers and Lockers
- Proximity to Executive, Mid-Level, and Entry-Level Housing found in some of Sacramento's Most Desirable Residential Communities
- Just a Short Drive from Various Retail Centers such as The Palladio, the Folsom Premium Outlets, and Broadstone Plaza Residential Communities

***SUBLEASE AVAILABLE THROUGH August 3, 2025***

©2022 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.





FOR SUBLEASE

35 Iron Point Circle, Suite 250 & 300

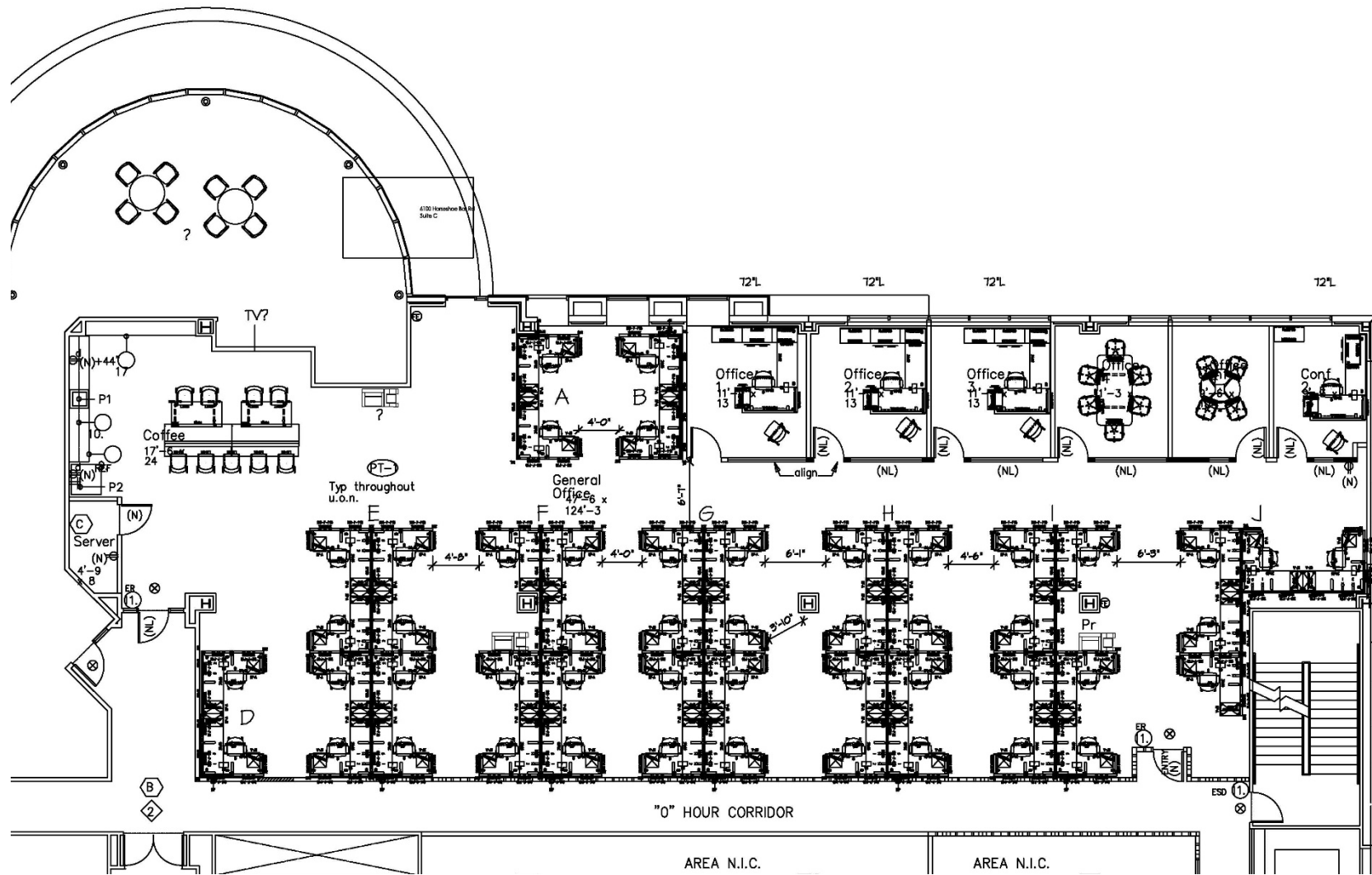
Folsom, CA



Suite 250\* - ±6,270 RSF

53 seats (4 offices & 49 workstations)

FLOOR PLAN

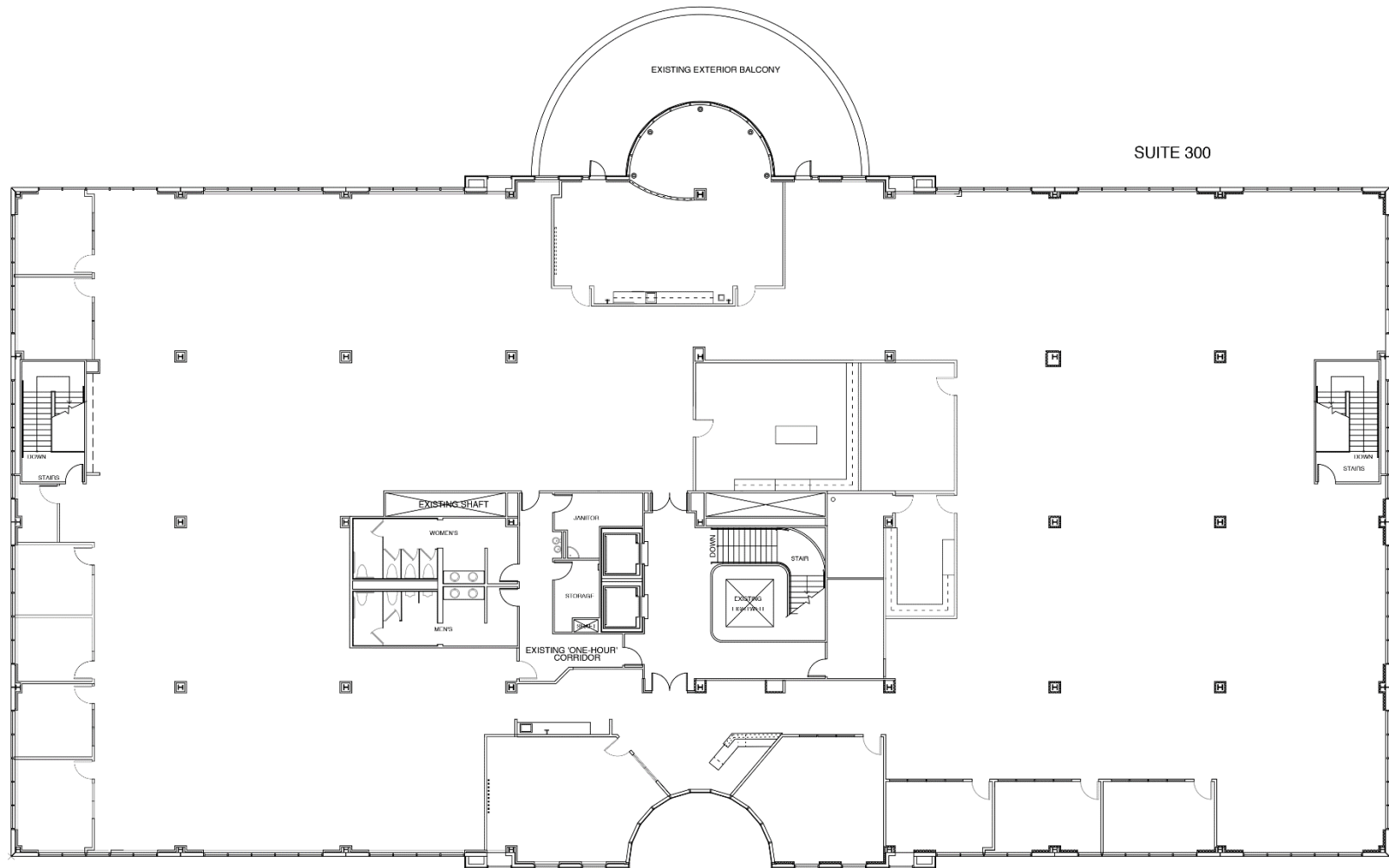


\*Suite 250 and Suite 300: 32,143 RSF (10 offices & 242 workstation)

Suite 300\* - ±25,873 RSF

199 seats (6 offices & 193 workstations)

FLOOR PLAN



\*Suite 250 and Suite 300: 32,143 RSF (10 offices & 242 workstation)

FOR SUBLEASE

35 Iron Point Circle, Suite 250 & 300

Folsom, CA

AERIAL



**CHAD COOK, MCR, SIOR, CCIM**

Senior Director  
+1 916.764.1181  
chad.cook@cushwake.com  
LIC #01711687

**ZACH MOSLE, CCIM**

Director  
+1 916 329 1543  
zach.mosle@cushwake.com  
LIC #01924595

400 Capitol Mall Suite 1800 | Sacramento, CA 95814  
Main 1 916 288 4800 | Fax 1 916 446 0024  
cushmanwakefield.com