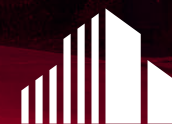


FOR SUBLEASE

# 35 IRON POINT

FOLSOM, CA



**CUSHMAN &  
WAKEFIELD**

# PROPERTY HIGHLIGHTS

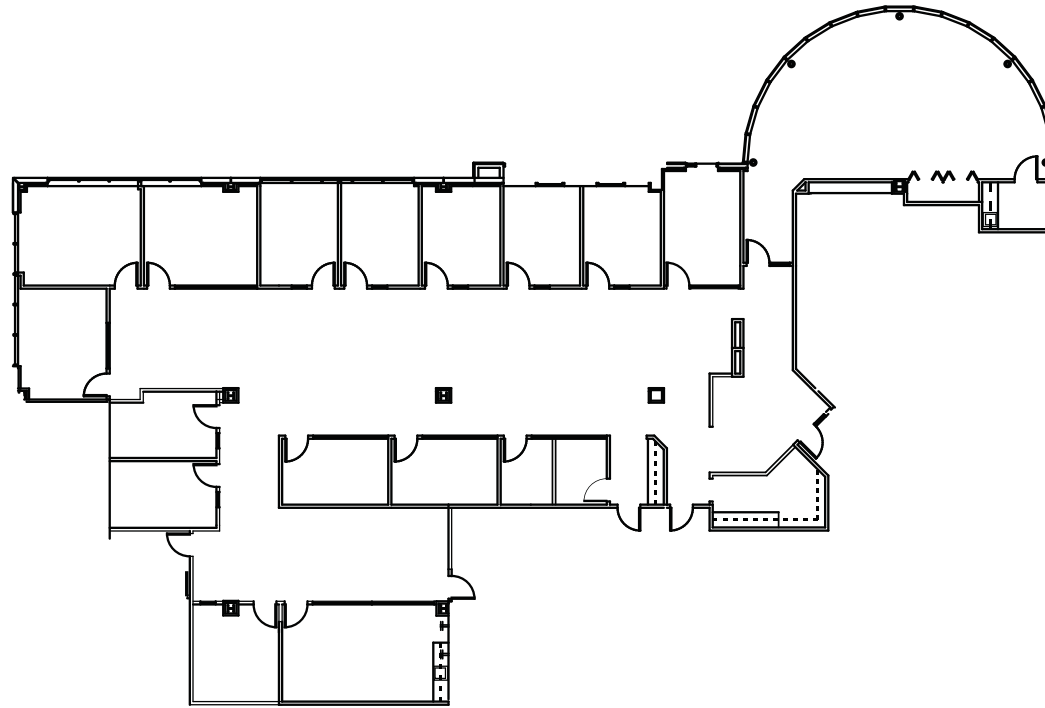
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**MASTER LEASE EXPIRATION: June 16, 2024**  
**SUBLEASE RENTAL RATE: Very Aggressive**

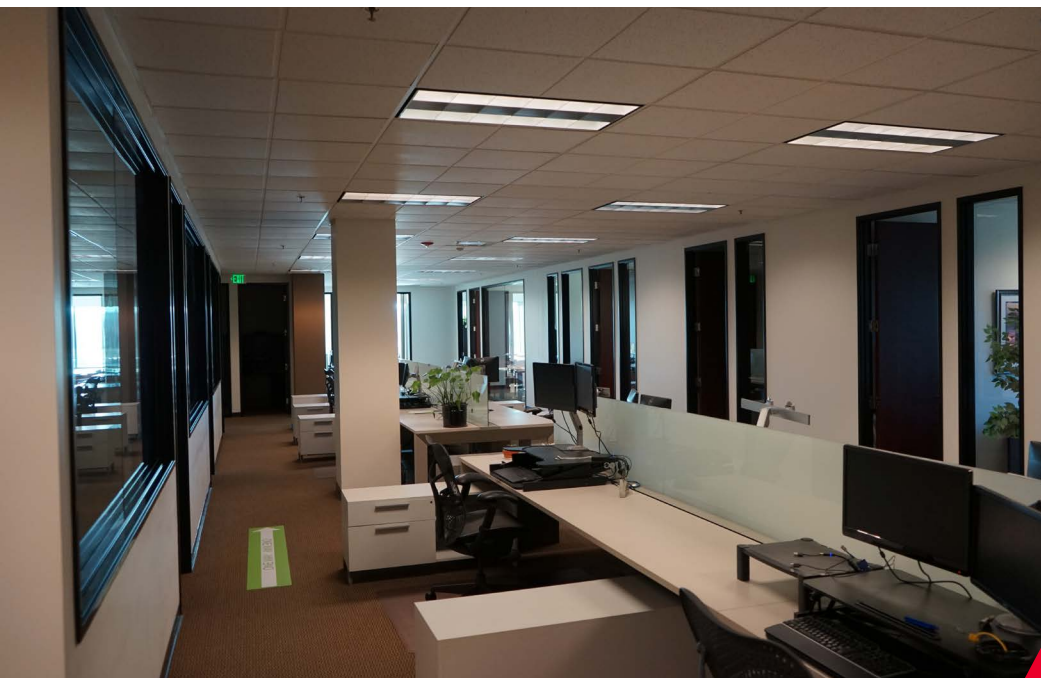
- High-End Tenant Improvements
  - Plug-in-Play
  - Executive Conference Room with Exterior Balcony
  - Extensive Window line
  - On-Site Health/Fitness Center with Showers and Lockers
  - Close Proximity to Executive, Mid-Level, and Entry-Level Housing found in some of Sacramento's Most Desirable Residential Communities
  - Just a Short Drive from Various Retail Centers such as The Palladio, the Folsom Premium Outlets, and Broadstone Plaza Residential Communities
  - **5% Procurring Broker Fee**
- 



# FLOORPLANS



Suite 225  
7,480 SF



35 Iron Point



Walmart Save money. Live better. **Raley's HomeGoods**  
**KOHL'S** **SPROUTS** **TARGET**  
**DICK'S** **Auto Zone** **TRADER JOE'S** **LOWE'S**

FOLSOM

**BROADSTONE MARKETPLACE**  
**BEL AIR** **CVS**  
**Rubio's** **Party City** **JACKS URBAN EATS**

**SAFeway**  
**STARBUCKS COFFEE** **PANDA EXPRESS**

**FOLSOM LAKE COLLEGE**

**PALLADIO AT BROADSTONE**  
**WHOLE FOODS** **CENTURY THEATRES** **H&M**  
**KIRKLAND'S** **Lazy DOG** **BARNES & NOBLE**

**FOLSOM PREMIUM OUTLETS**  
**BR BANANA REPUBLIC** **GAP** **NIKE**  
**Levi's** **AÉROPOSTALE**  
 OUTLET STORE

**BROADSTONE PLAZA**  
**THE HOME DEPOT** **OLD NAVY** **SPORTS AUTHORITY**  
**Marshalls**  
**ROSS** **Michaels**  
 DRESS FOR LESS Made by you

**intel**

**COSTCO WHOLESALE**

**35 IRON POINT RD**

**NATOMAS STATION CROSSING**  
**SUBWAY** **chj's** **LARKSBURG LANDING**  
**Hilton Garden Inn** **Reliance SuperMart**

**FOLSOM GATEWAY**  
**SAM'S CLUB** **BEST BUY** **BED BATH & BEYOND**  
**COURTYARD Marriott** **ULTA BEAUTY** **BevMo!**  
**CHIPOTLES** **IHOP** **Olive Garden**

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[View Site Specific COVID-19 Prevention Plan](#)

