



CUSHMAN &
WAKEFIELD

FOR LEASE

1720 Prairie City Road

Folsom, CA

FOLSOM CORNERS

Suite 100 | Size: 4,174 SF





FOR LEASE

1720 Prairie City Road

Folsom, CA

SUITE HIGHLIGHTS:

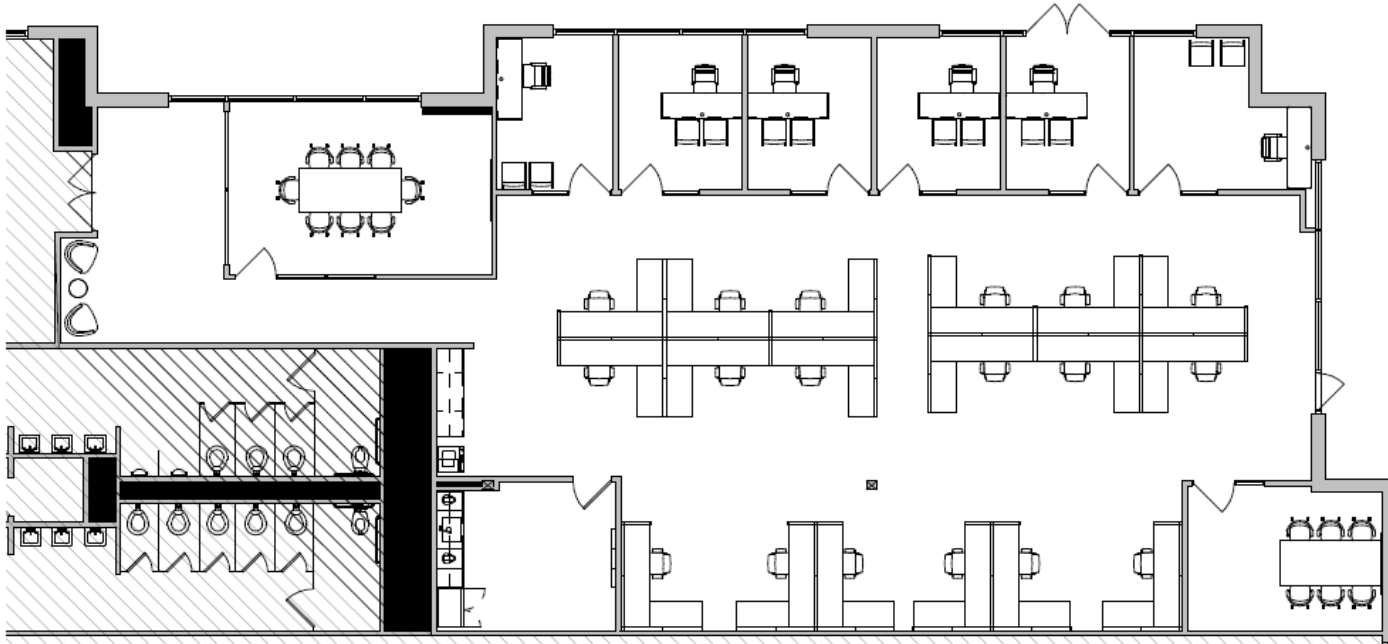
- Suite: 100
- Size: 4,174 SF
- Availability: Immediately
- Lease Rate: \$1.95/SF
Full-Service Gross
- Term: 3-5 years
- Signage Available



Suite 100 | Size: 4,174 SF

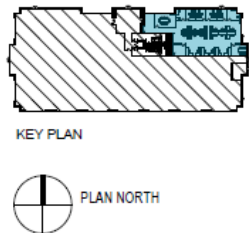


Suite 100 | Alternative Plan | Option 1



SYMBOLS LEGEND

- NOT IN CONTRACT (N/C)
- EXISTING PARTITION
- EXISTING DEMISING PARTITION
- NEW PARTITION
- EXISTING DOOR
- NEW DOOR



Work Point Seat Counts	
Name	Count

Work	
Office	6
Work	6

Work: Open	
6'X8' Workstation	18
Work: Open	18

Collaboration Seat Counts	
Name	Count

Collaboration	
Conference Room	14
Collaboration	14

Room Schedule	
Name	Count

Amenities	
Break Room	1
Lounge	1
Amenities	2

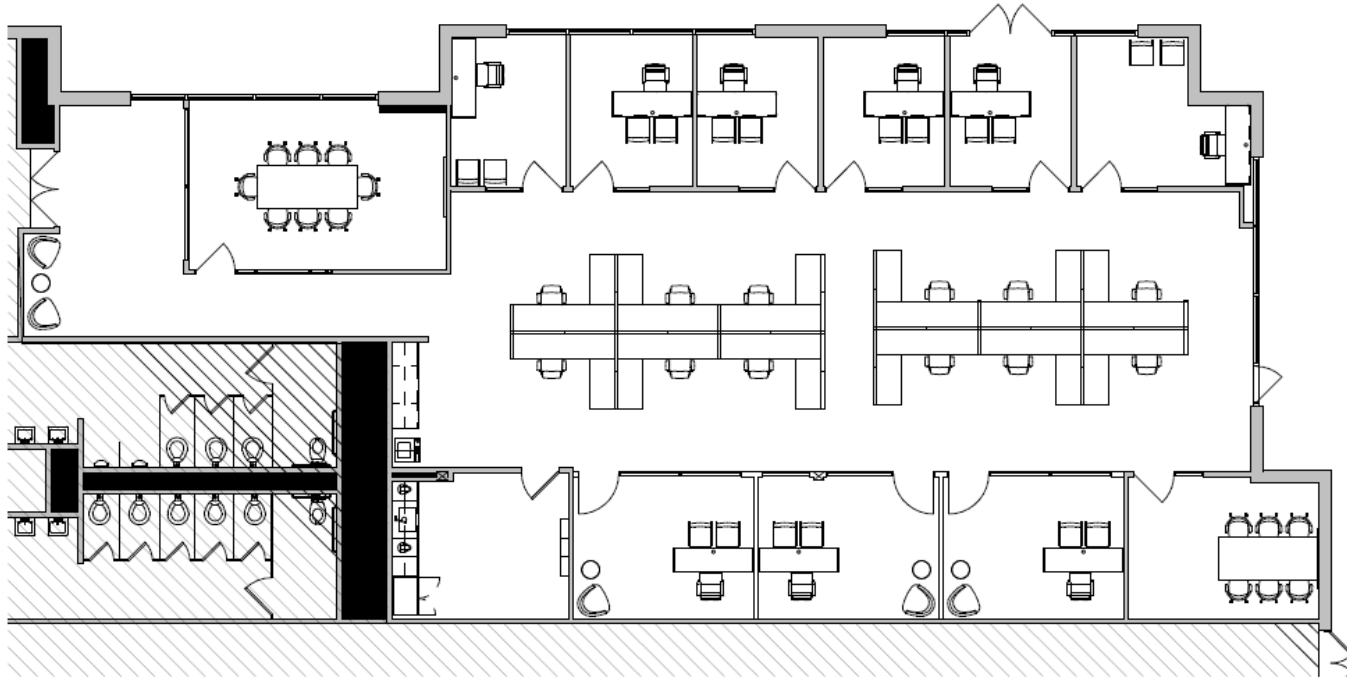
Collaboration	
Conference Room	2
Collaboration	2

Room Schedule	
Name	Count

Support	
Copy Print Point	1
Support	1

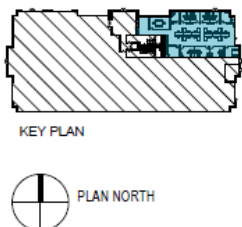
[CLICK TO VIEW 3-D
RENDERING WALKTHROUGH](#)

Suite 100 | Alternative Plan | Option 2



SYMBOLS LEGEND

- NOT IN CONTRACT (N/C)
- EXISTING PARTITION
- EXISTING DEMISING PARTITION
- NEW PARTITION
- EXISTING DOOR
- NEW DOOR



Work Point Seat Counts	
Name	Count
8'X8' Workstation	12
	12

Work	
Office	9
Work	9

Collaboration Seat Counts	
Name	Count
Collaboration	14
Conference Room	14
Collaboration	14

Room Schedule	
Name	Count
Amenities	
Break Room	1
Lounge	1
Amenities	2

Collaboration	
Conference Room	2
Collaboration	2

Room Schedule	
Name	Count
Support	
Copy Print Point	1
Support	1

[CLICK TO VIEW 3-D
RENDERING WALKTHROUGH](#)



LOCATION

RESTAURANTS

- Chipotle
- Dairy Queen
- Dunkin' Donuts
- Dos Coyotes
- Fats
- Jamba Juice
- Lazy Dog
- Mel's Diner
- Mikuni
- Out of Bounds
- Panda Express
- Skipolini's Pizza
- Thai Paradise
- The Boardwalk
- The Waffle Experience

COFFEE

- PEET's
- Starbucks

GROCERY STORES

- Bel Air
- Costco
- Raley's
- Safeway
- Target
- Trader Joe's
- Walmart
- Whole Foods

HOTELS

- Courtyard by Marriott
- Fairfield Inn
- Hampton Inn
- Hawthorn Suite

- Hilton Garden Inn
- Lake Natoma Inn
- Larkspur Landing Residence Inn
- Staybridge Suites

HEALTHCARE

- UC Davis Medical Center
- Mercy Hospital of Folsom

SHOPPING

- Big Lots
- Folsom Premium Outlets
- Home Depot
- Kohl's

OTHER

- Century Theaters
- Folsom Biking Trails
- Folsom Lake College
- Folsom Lake Recreation Area
- Folsom Zoo Sanctuary
- Intel
- Lake Natoma Trail Access
- Lembi Park
- Mississippi Bar
- Sacramento State Aquatic Center
- The Brewmeister
- Willow Creek Recreation Area
- Willow Hill Reservoir Community Park
- Folsom Ranch Development



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Folsom, CA



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