



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	<u>100</u>	17,308
1130	<u>138</u>	978
1130	<u>160</u>	3,019
1130	<u>238*</u>	4,398
1150	<u>150</u>	1,792
1180	<u>100*</u>	8,614
1180	<u>120**</u>	1,305
1180	<u>180</u>	2,069
1180	<u>200</u>	28,196
1180	<u>390</u>	13,004

*Available in Q1 - 2025
**Available in 30 Days

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AMENITY KEY

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





FOR LEASING INFORMATION, PLEASE CONTACT

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PACIFIC OAK
Köppel Pacific Oak US REIT



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