

IRON POINT BUSINESS PARK

WORK & PLAY IN FOLSOM

Class-A Office Space For Lease

1110, 1120, 1130, 1150 & 1180 Iron Point Road



PACIFIC OAK

Keppel Pacific Oak US REIT



CUSHMAN &
WAKEFIELD

PROPERTY HIGHLIGHTS

- Prominent 5 Building, Class-A Office Park
- 2,051 RSF – 29,422 RSF Available
- Aggressive Rates - \$2.50 PSF FSG
- Folsom’s highest quality office campus
- Conference center and executive lounge
- Fitness center and showers
- 1k walking/jogging track
- On-site café with outdoor seating
- Fiber optic service
- Extensive landscaping including water features

ON-SITE AMENITIES



Fitness Facility



Cafe with Peet’s Coffee



Conference Area



Property Management



Trails & Landscape



Executive Lounge



AVAILABLE SPACE

(Click to View Floor Plan)

SITE PLAN

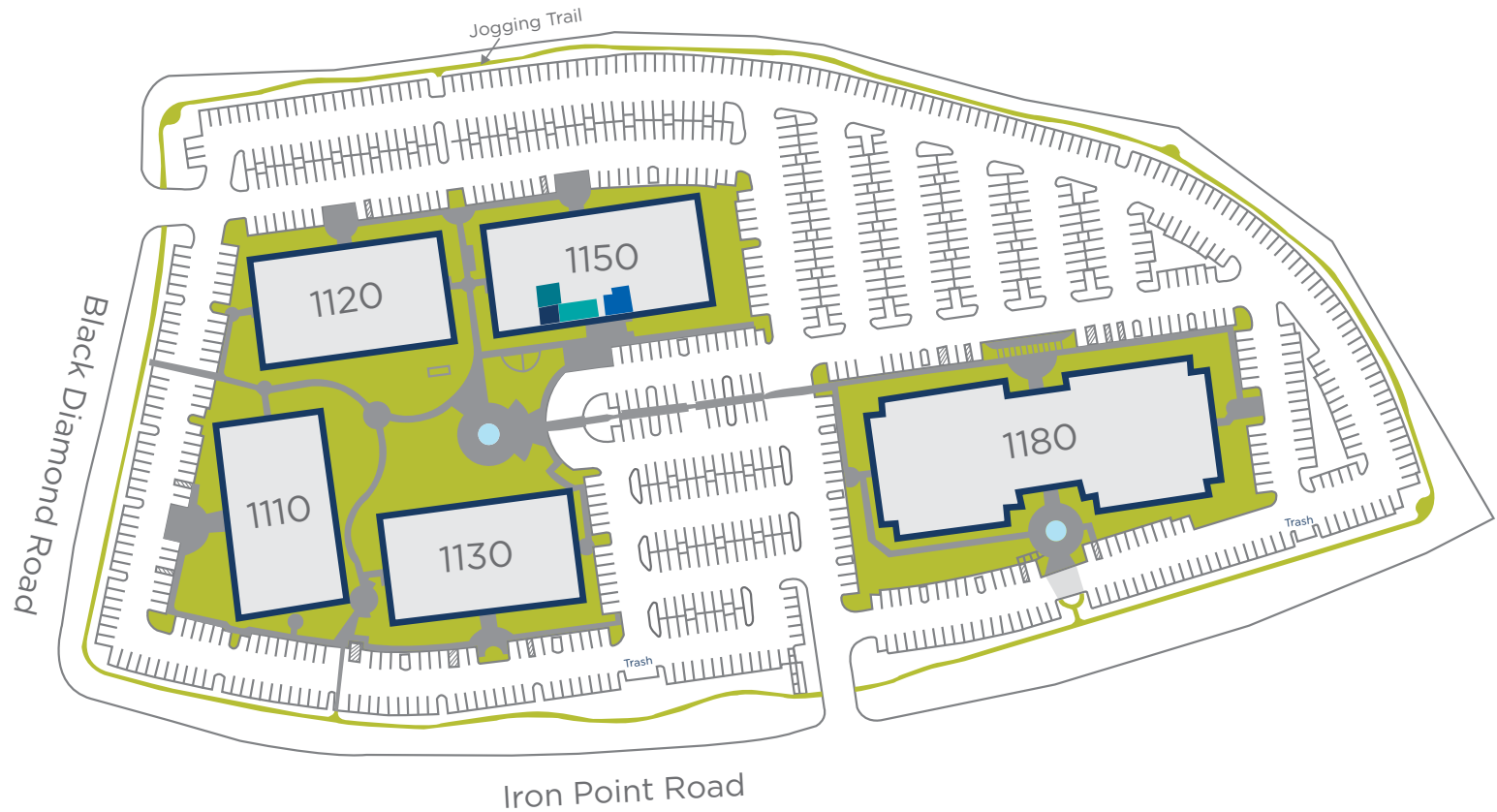
Building	Suite	RSF
1110	280*	3,070
1120	100**	17,308
1130	200***	4,604
1130	220***	4,139
1150	100**	14,924
1180	160****	3,477
1180	180****	2,051
1180	200	29,422
1180	240	3,092

* Available Q1 - 2023

** Available in 90 Days

*** Can be combined for ±8,743 RSF

**** Suite 160 is available 5/1/2023 & Suites 160 and 180 can be combined for ±5,528 RSF



Conference Room
 Fitness Center
 Cafe
 Executive Lounge

NEARBY AMENITIES



Broadstone Plaza
Home Depot, Old Navy,
Michael's, Marshalls,
Ross, Sports Authority

Palladio at Broadstone
Whole Foods, Century
Theaters, H&M, Toby
Keith's Bar & Grill

Safeway, Starbucks,
Panda Express

Folsom High School

Intel Campus

Folsom Premium Outlets
Banana Republic, Nike,
Gap, Casa Ramos,
McDonald's

Natoma Station Crossing
Century Theaters, Chili's,
Larkspur Landing, Hilton
Garden Inn, Subway







1180



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Folsom, California

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

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