

IRON POINT

BUSINESS PARK

1110, 1120, 1130, 1150 & 1180 IRON POINT ROAD
FOLSOM, CALIFORNIA

1180

**CLASS-A OFFICE SPACE
FOR LEASE IN A CAMPUS SETTING**



PACIFIC OAK
Koppel Pacific Oak US REIT



CUSHMAN &
WAKEFIELD

ELEVATE YOUR WORK ENVIRONMENT

Welcome to 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.



**5 BUILDING
CAMPUS**

**±2,069 – ±28,196 RSF
AVAILABLE**

**ON-SITE PROPERTY
MANAGEMENT**

**ON-SITE CAFÉ AND
OUTDOOR SEATING**

**CONFERENCE CENTER
AND FITNESS FACILITY**

**EXECUTIVE LOUNGE
WITH WI-FI**



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 center exclusive for tenants. It's a place where employees can exercise, relax, and rejuvenate amidst nature's beauty.



**FITNESS CENTER
WITH SHOWERS**



**SURROUNDING
1-MILE WALKING/
JOGGING TRACK**



**EXTENSIVE
LANDSCAPING,
INCLUDING WATER
FEATURES**



**OUTDOOR
SEATING AREAS**



IT'S ALL RIGHT HERE



1 CENTURY FOLSOM 14

- Taco Express
- Kingdom Coffee
- Sharif Jewelers
- My Goods Market
- Chilis Grill
- Teriyaki Station

2 FOLSOM PREMIUM OUTLETS

- Adidas
- Sunglass Hunt
- Banana Republic
- Zumiez
- Carter's
- Nike
- Guess
- Rue21
- Levi's
- Coach
- Merrell
- Polo Ralph Lauren
- American Eagle

3

- Safeway
- Shogun Hibachi Grill
- Panda Express
- Starbucks
- Bambu Dessert Drinks
- Drop Zone
- Hermaso Jalisco Grill
- Steve's Pizza

4

- Walmart
- 99 Cents Only
- 24hr Fitness
- Walgreens
- Dutch Bros
- Big O Tires

5

- Kohl's
- Rite Aid
- Dollar Tree
- Oreilly Auto
- Grocery Outlet
- Fourk Kitchen Folsom
- Churchill Arms Pub

6

- Target
- Trader Joe's
- Lowe's
- Raley's
- Petco
- Sprouts
- Dicks Sporting Goods
- Home Goods
- The Habit Burger Grill
- Handel's Homemade Ice Cream
- Chipotle Mexican Grill

7 BROADSTONE PLAZA

- Home Depot
- Michaels
- Ross
- Old Navy
- Total Wine & More
- American Furniture
- Ashley Store
- Tilly's
- Aloha Suchi
- Mimi's Cafe
- Broadstone Marketplace
- Bel Air
- Party City
- Cvs
- Bj's Roadhouse
- Land Ocean
- Visconti's Ristorante
- Thai Paradise

8 PALLADIO

- Nordstrom Rack
- Barnes & Nobles
- Red Robin Burger
- Whiole Foods
- Kirkland's Home
- Palladio 16 Cinema
- Buckhorn Bbq

10

- Costco
- Mikuni Folsom
- Crumbl Cookies
- In-N-Out Burger

11 FOLSOM GATEWAY

- Petsmart
- Dws Designer Shoe
- Rei
- Best Buy
- Sam's Club
- Bevmo!
- Mattress Firm
- Back Bistro
- The Melt
- Sephora
- Lazy Dog Restaurant
- Chicago Fire
- Staples
- Ulta Beauty
- Leatherby's Family
- Creamery
- Pieology
- Chipotle
- Folsom Thai Cuisine
- Ihop
- Olive Garden
- Fat's Asia Bistro
- Wendy's

AVAILABILITIES



- KEY**
- Conference
 - Executive Lounge
 - Fitness Center
 - Cafe



BUILDING	SUITE	RSF
1120	100	17,308
1130	160	3,019
1130	288	3,949
1150	100	15,055
1180	180	2,069
1180	200	28,196
1180	240	3,119
1180	390	13,004

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PACIFIC OAK

Keppel Pacific Oak US REIT



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