

FOR LEASE

# 2600 EAST BIDWELL STREET

Folsom, CA



**1,266 SF**  
Space Available



# PROPERTY FEATURES

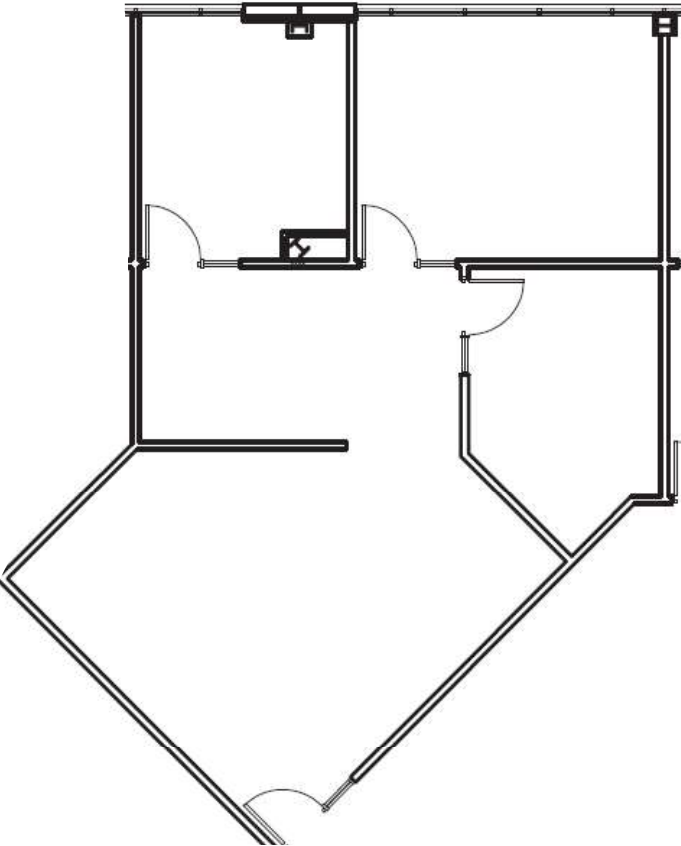
- Two story  $\pm$ 40,000 SF multi-tenant office building located 1 mile north of Highway 50 off East Bidwell Street in Folsom
- Parking ratio of 4 per 1,000 SF
- Numerous nearby restaurants, banking & shopping options
- Common-area break room on second floor

Suite 205 - 1,266 SF



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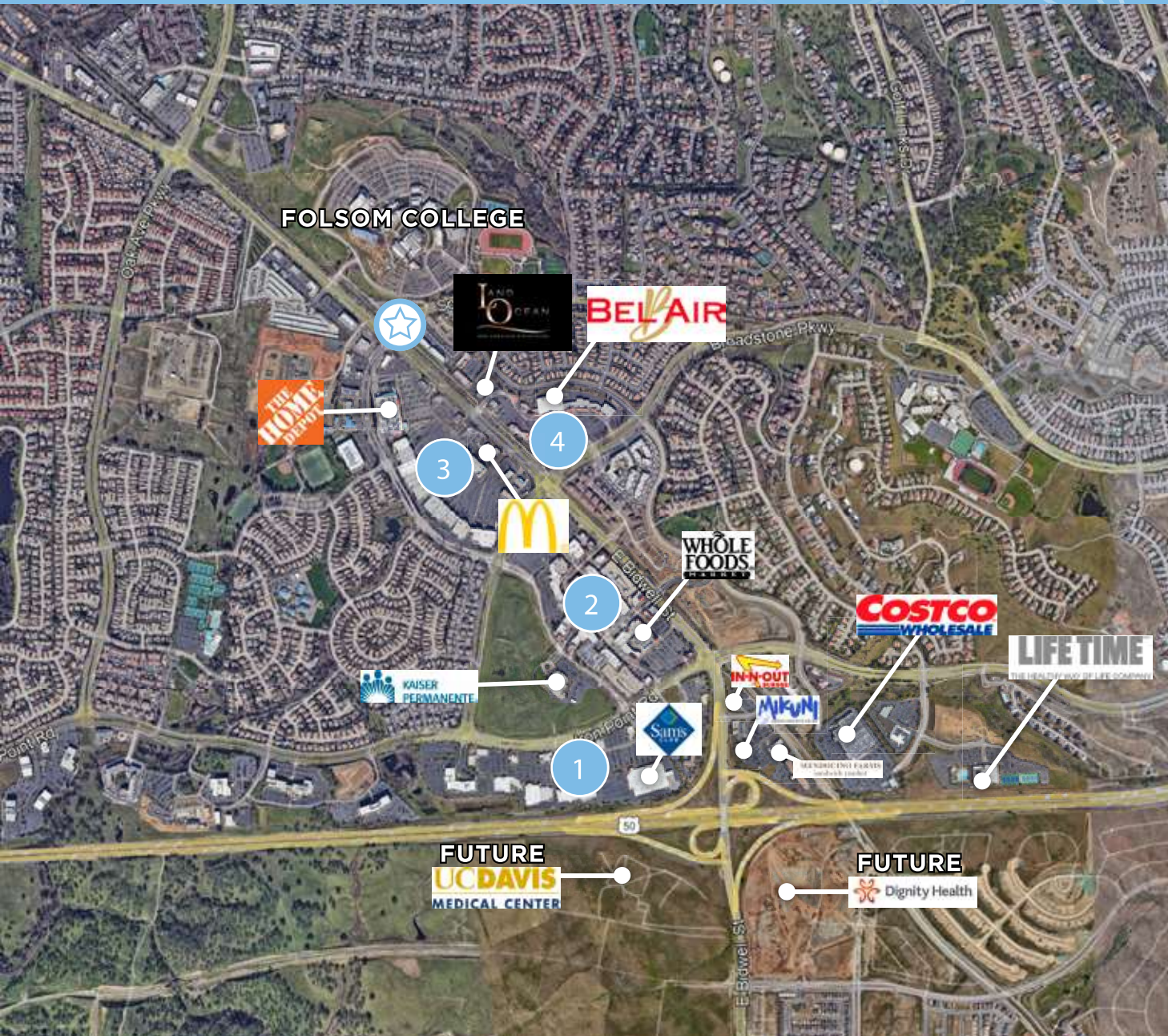
## FLOOR PLAN

SUITE 205 | ± 1,266 RSF



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FOLSOM, CA



## AMENITY MAP

- 1 FOLSOM GATEWAY**  
 Courtyard by Marriott  
 Staples  
 Leatherby's  
 REI  
 Ulta Beauty  
 PetSmart  
 Olive Garden
- 2 PALLADIO SHOPPING CENTER**  
 Mas Taco Bar  
 Panera Bread  
 Barnes & Noble  
 Dave & Busters  
 Buckhorn BBQ & Grill  
 Nordstrom Rack  
 Iron Horse Tavern
- 3 BROADSTONE PLAZA**  
 Michaels  
 Marshalls  
 Ross  
 Old Navy  
 Five Below  
 Chick-fil-A  
 Buffalo Wild Wings
- 4 BROADSTONE MARKETPLACE**  
 CVS Pharmacy  
 Party City  
 European Wax Center  
 Jack's Urban Eats  
 Thai Paradise  
 Temple Coffee Roasters  
 BJ's Restaurant & Brewhouse





**SACRAMENTO  
INTL. AIRPORT**

**35 Minutes**

**2600 E. BIDWELL ST.**

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