

FOR SUBLEASE

2365

IRON POINT ROAD

Folsom, California



±1,605 RSF AVAILABLE

CBRE

# PROPERTY HIGHLIGHTS

Updated common area improvements

30+ seat conference and training room

Short walk to numerous amenities

Leed Gold

4/1,000 parking area

Fiber ready

Onsite fitness center with showers

High Identity Building

Designated walking paths surround wetlands preserve area

Updated lobby with television and furniture

Concierge Services

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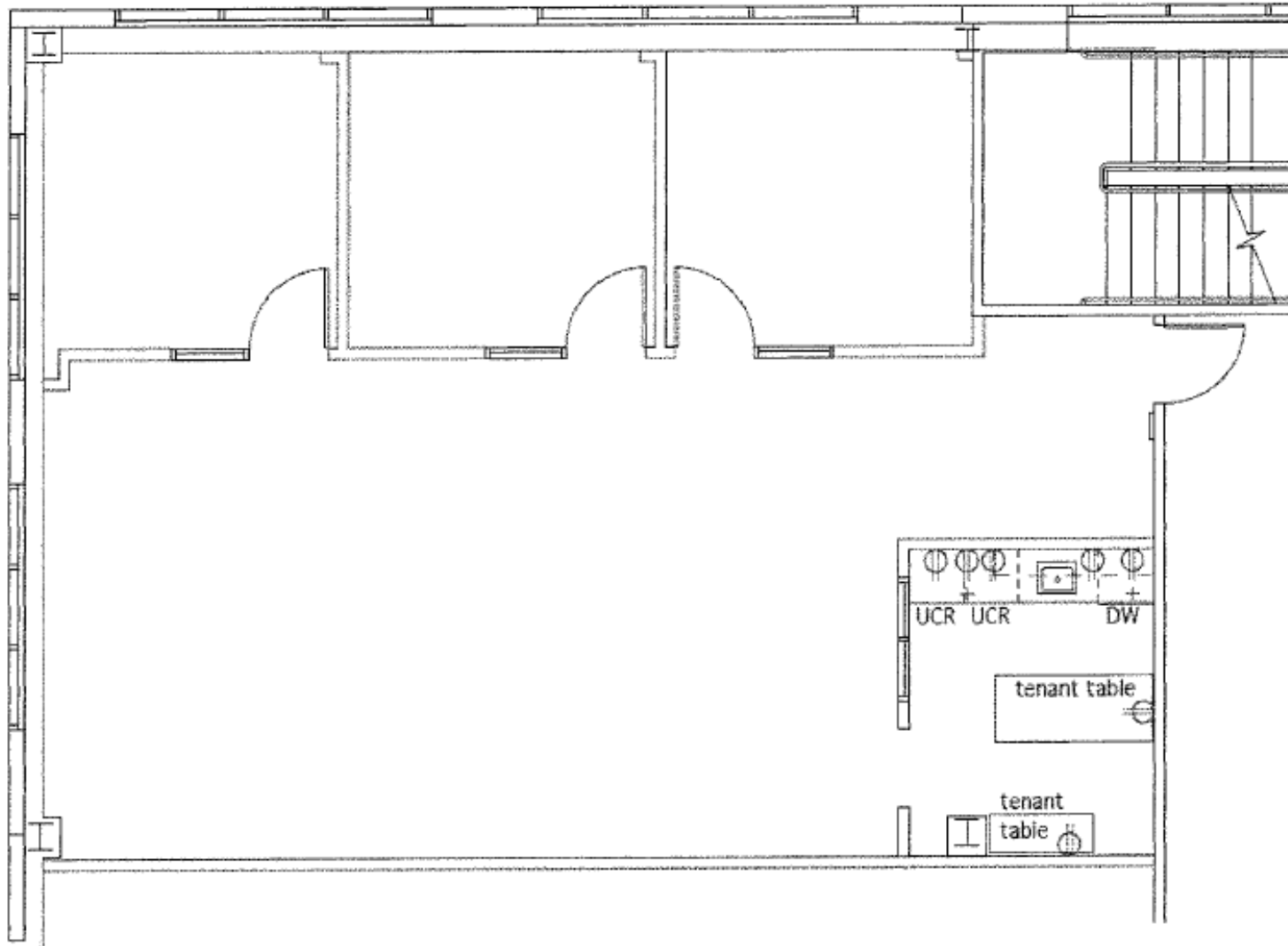
**±1,605 RSF**  
**AVAILABLE**

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# FLOOR PLAN

1ST FLOOR  
±1,605 RSF



# NEARBY FOLSOM AMENITIES

1

**Folsom Gateway**  
Courtyard by Marriott  
Staples  
Pieology Pizzeria  
REI  
Bed Bath & Beyond  
Ulta Beauty  
Chipotle

2

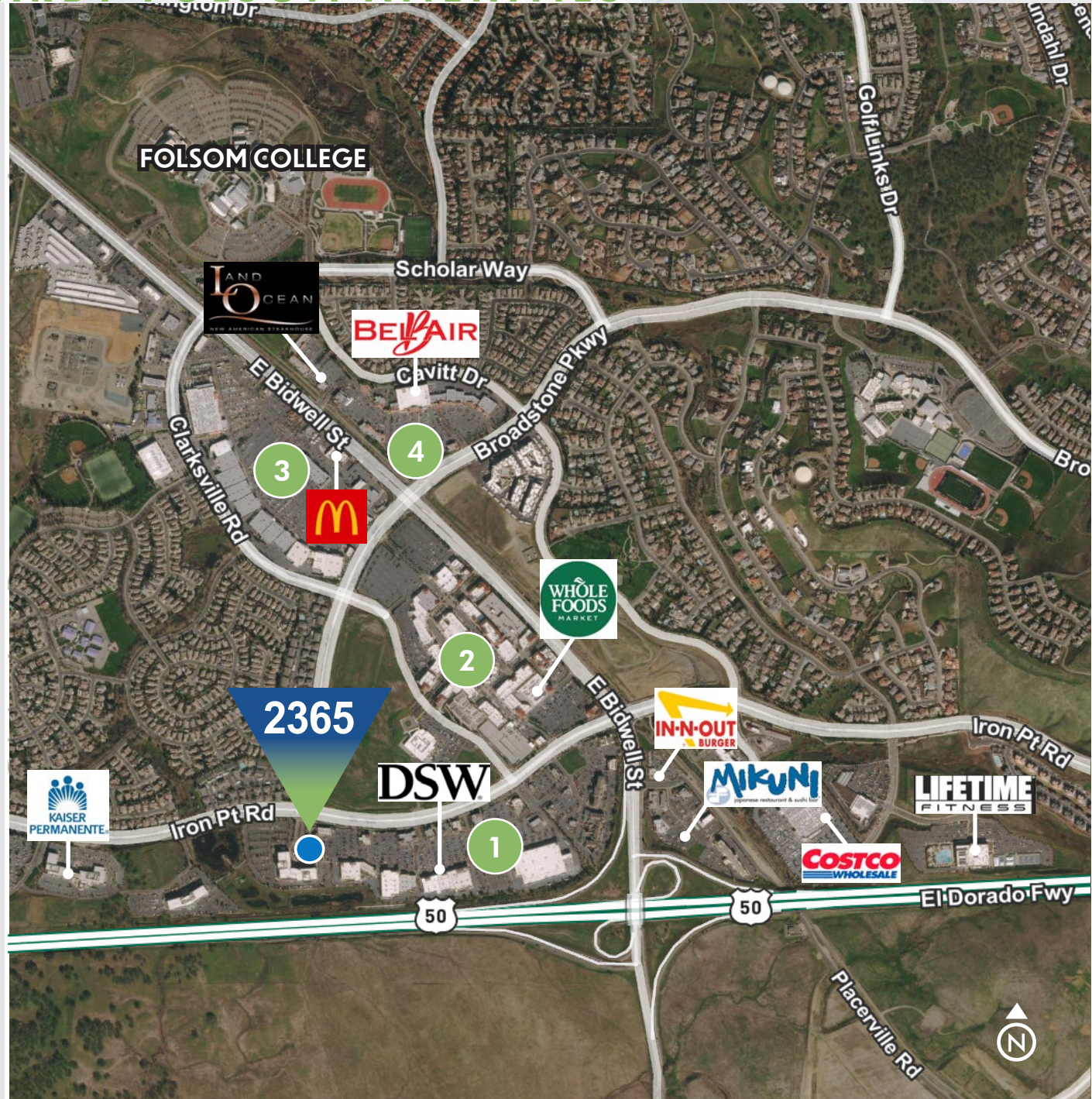
**Palladio Shopping Center**  
Mas Taco Bar  
Panera Bread  
Barnes & Noble  
Victoria's Secret  
Buckhorn BBQ & Grill  
Nordstrom Rack  
Iron Horse Tavern

3

**Broadstone Plaza**  
Michaels  
Round Table Pizza  
Famous Footwear  
Old Navy  
Jamba Juice  
Chick-fil-A  
Buffalo Wild Wings

4

**Broadstone Marketplace**  
CVS Pharmacy  
Party City  
European Wax Center  
Noodles and Company  
Thai Paradise  
Temple Coffee Roasters  
BJ's Restaurant & Brewhouse



# 2365

## IRON POINT ROAD

Folsom, California

**FOR MORE INFORMATION, PLEASE CONTACT:**

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