

CLASS A OFFICE IN FOLSOM WEST

NEW IMPROVEMENTS COMPLETED

UNDER NEW OWNERSHIP

±1,002-77,488 RSF AVAILABLE



# 12009 FOUNDATION PLACE

GOLD POINTE CORPORATE CENTER

**CBRE**

GOLD RIVER, CA

# Class A Business Park

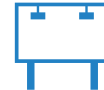
## HIGHLIGHTS



Newly Remodeled Lobby  
and Common Areas



Excellent Highway 50  
Access and Visibility



Prime Building  
Signage Opportunities



2-Megawatt  
Generator

±1,002 - 77,488 RSF  
AVAILABLE NOW



12009 FOUNDATION PLACE  
GOLD POINTE CORPORATE CENTER



# NEW LOBBY & COMMON AREA IMPROVEMENTS

# GOLD POINTE CORPORATE CENTER



## AMENITIES



On-site Fitness Center



Bike Lockers



On-site Café & Food Service



Common Conferencing  
Facility



On-site ATM



Ample Parking Lots

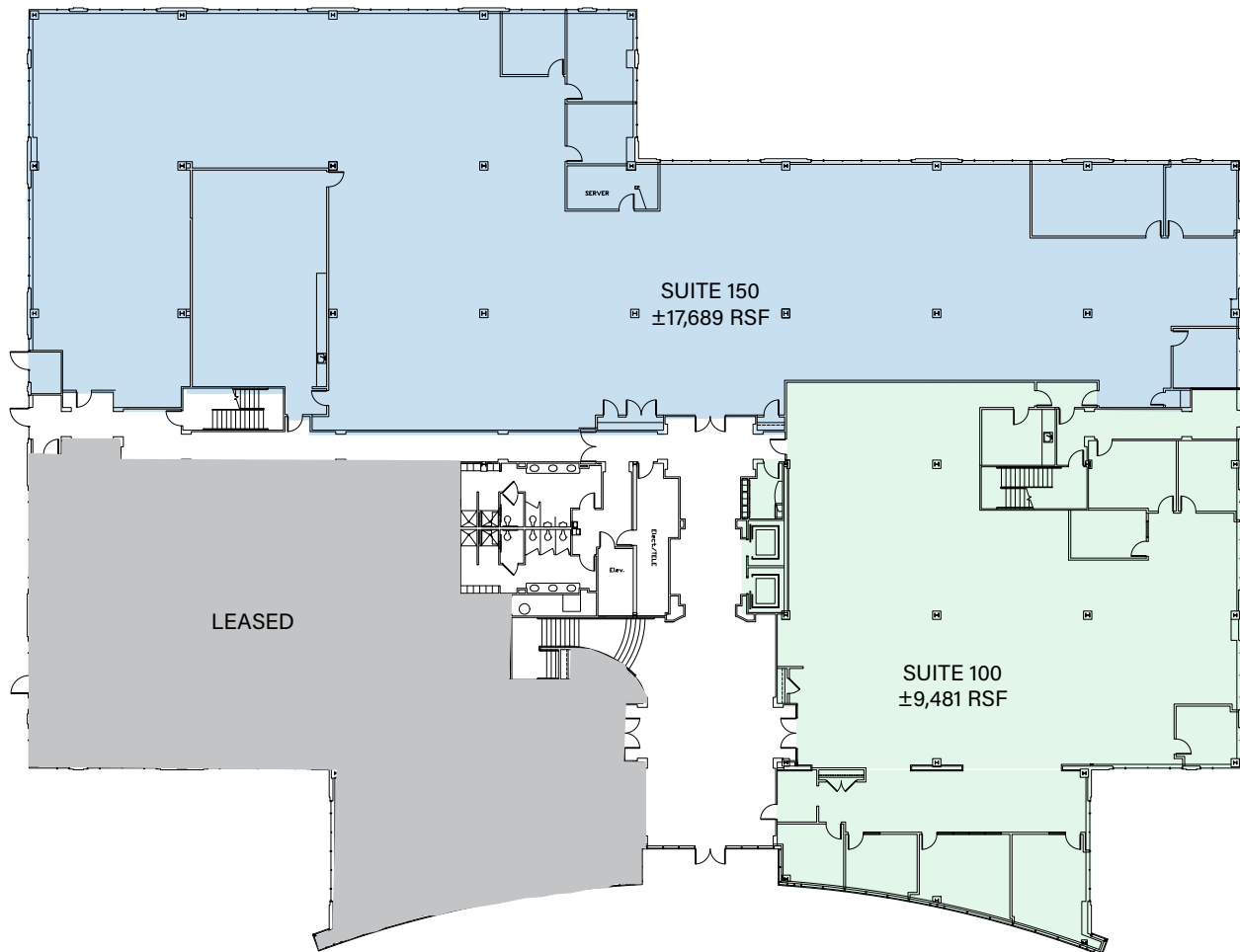


Electric Vehicle  
Charging Stations

# GROUND FLOOR

Suite 100:  $\pm 9,481$  RSF  
Suite 150:  $\pm 17,689$  RSF

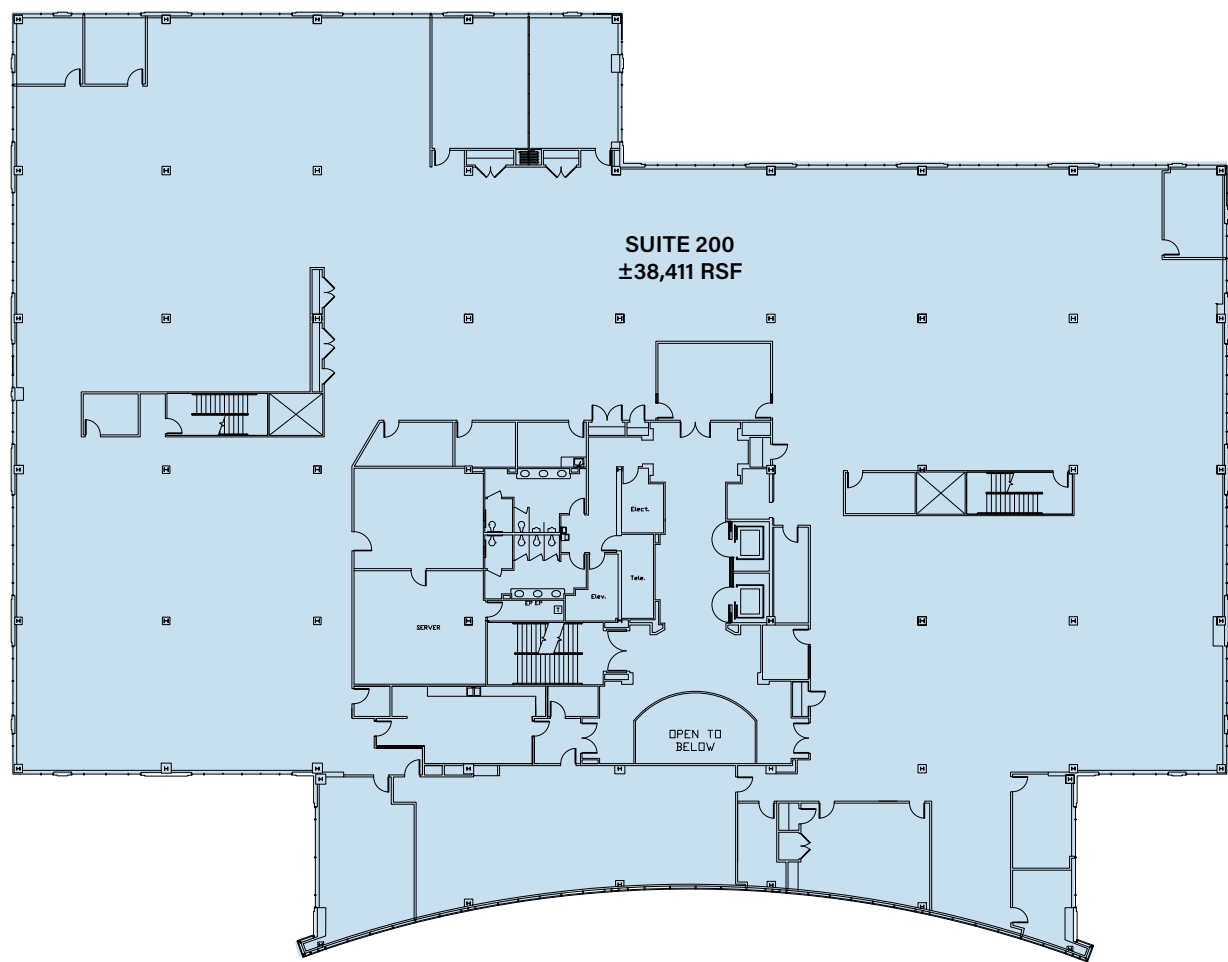
Ground Floor  
Contiguous Space:  
 $\pm 27,170$  RSF



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

# SECOND FLOOR

Suite 200: ±38,411 RSF



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

## THIRD FLOOR

Suite 310:  $\pm 5,987$  RSF

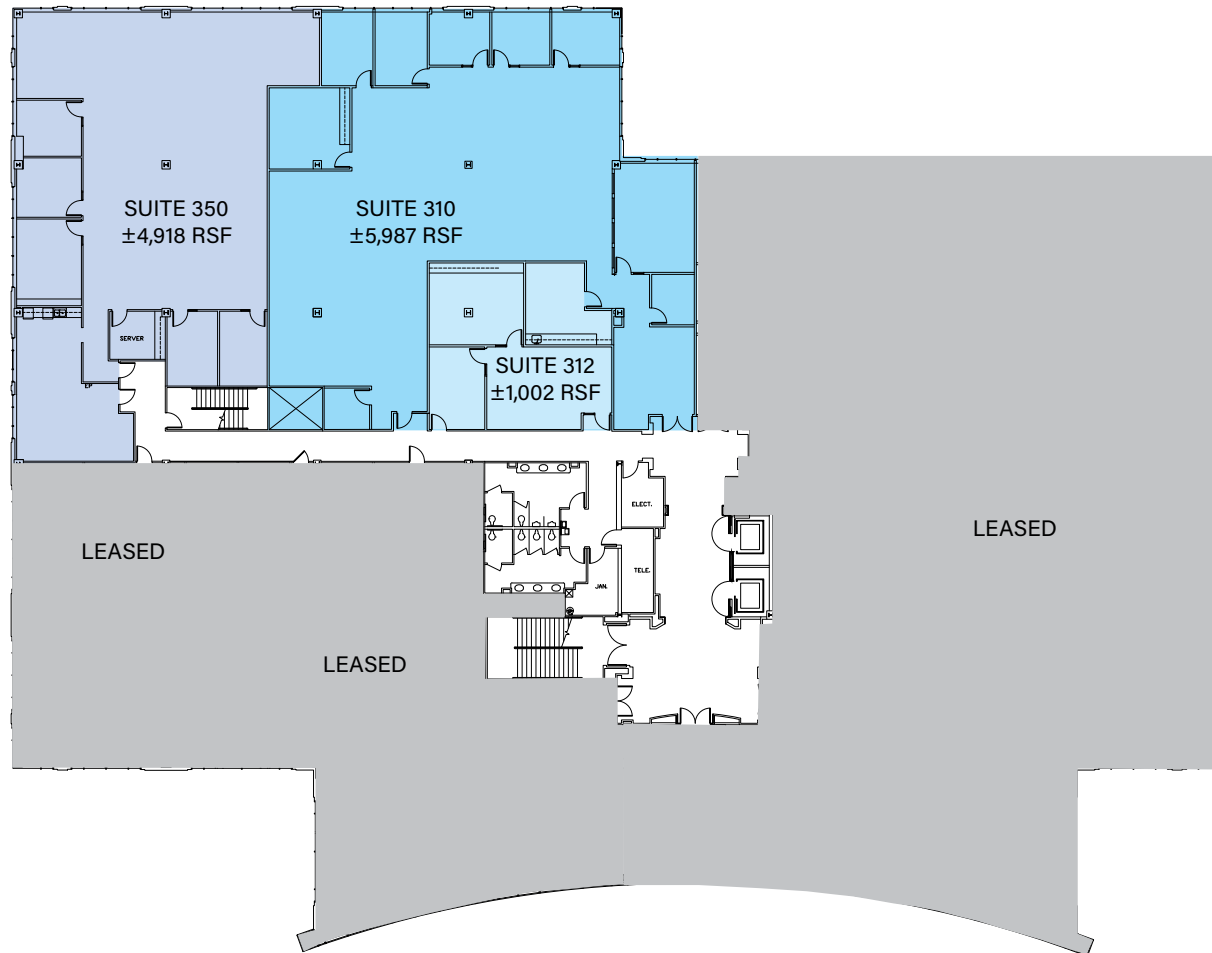
Suite 312:  $\pm 1,002$  RSF

Suite 350:  $\pm 4,918$  RSF

Third Floor

Contiguous Space:

$\pm 11,907$  RSF



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

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FOR MORE INFORMATION, PLEASE CONTACT:

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