

CLASS A OFFICE IN FOLSOM WEST

NEW IMPROVEMENTS COMPLETED

UNDER NEW OWNERSHIP

±1,002-80,471 RSF AVAILABLE



12009 FOUNDATION PLACE

GOLD POINTE CORPORATE CENTER

CBRE

GOLD RIVER, CA

Class A Business Park

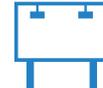
HIGHLIGHTS



Newly Remodeled Lobby
and Common Areas



Excellent Highway 50
Access and Visibility



Prime Building
Signage Opportunities



2-Megawatt
Generator

±1,002 - 80,471 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

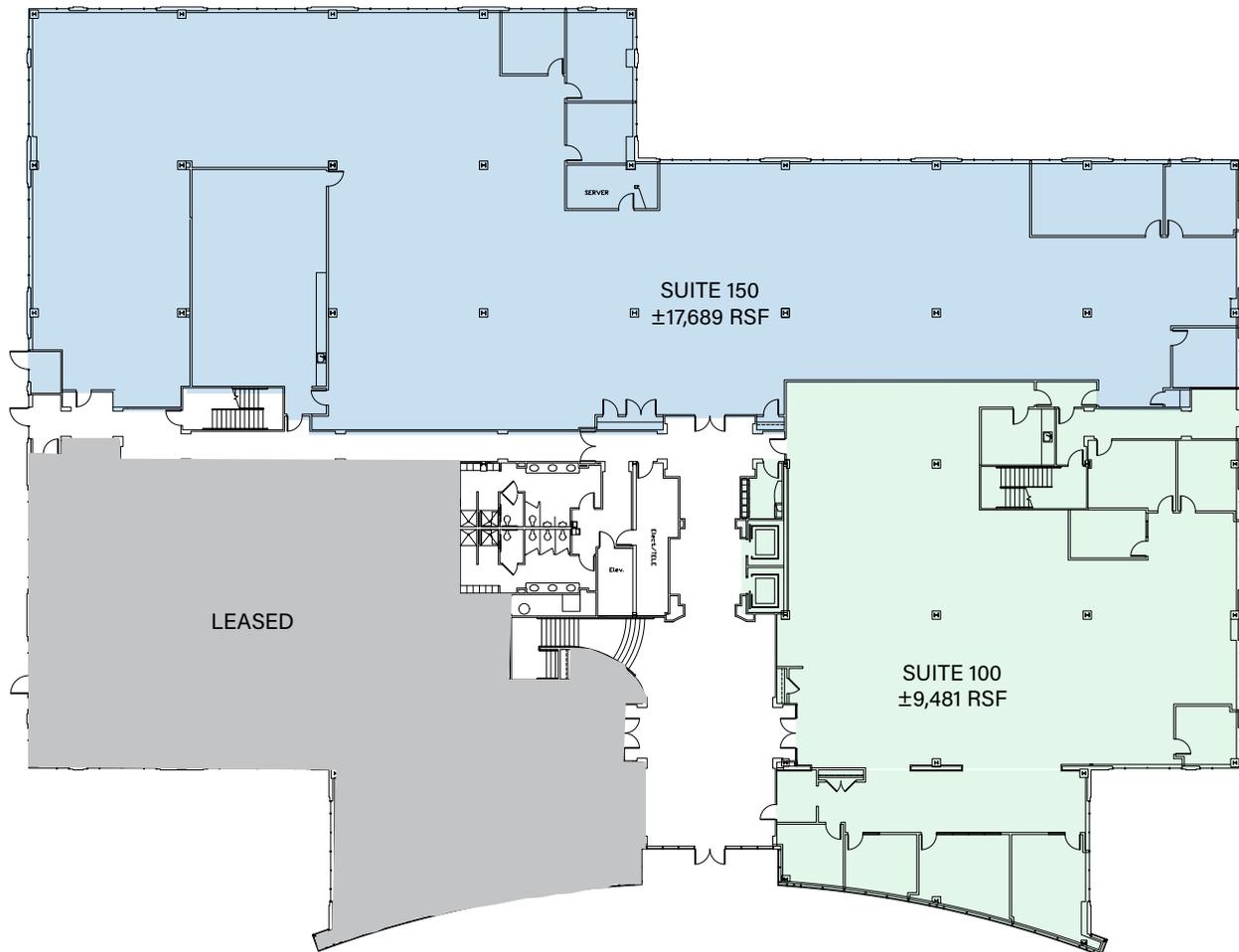


Electric Vehicle Charging Stations

GROUND FLOOR

Suite 100: ±9,481 RSF
Suite 150: ±17,689 RSF

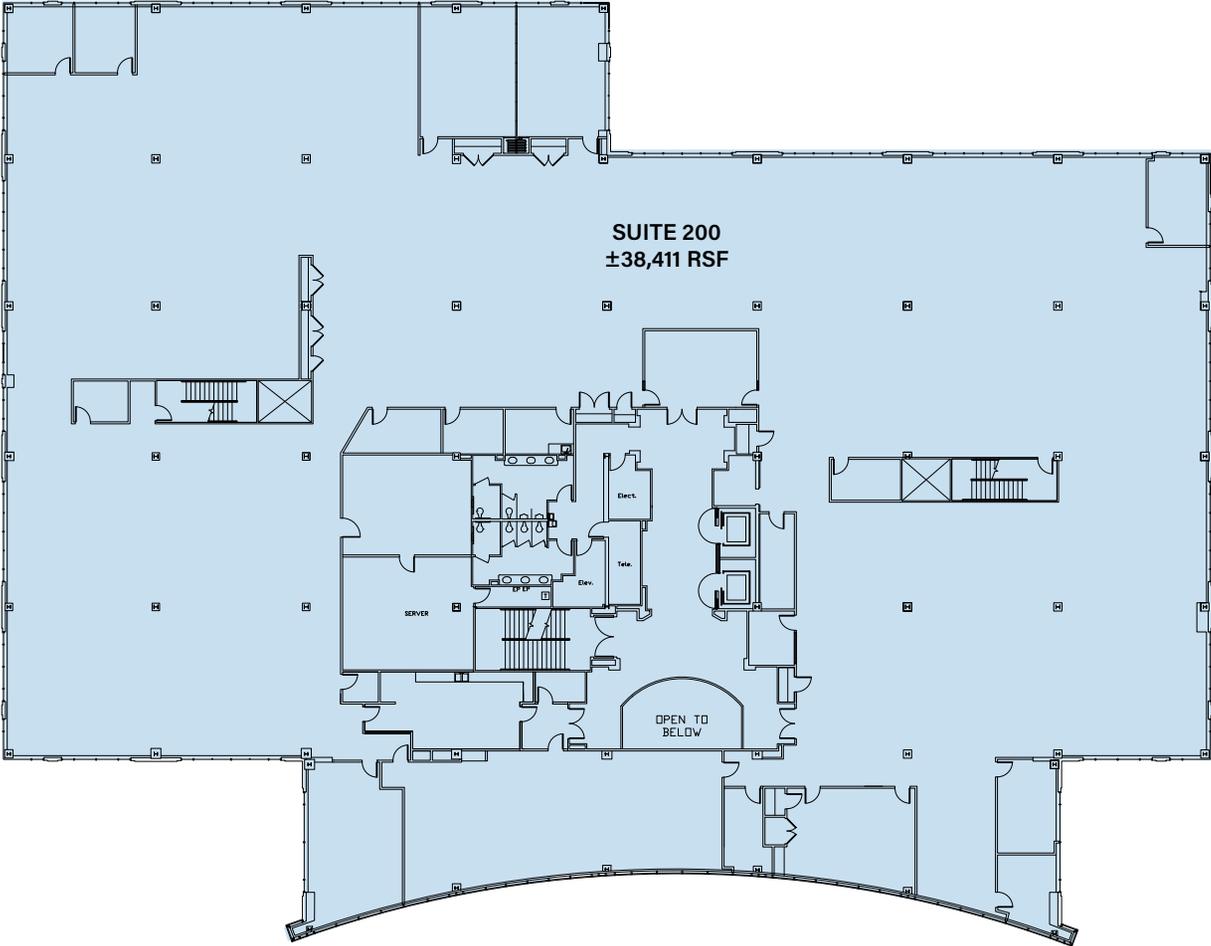
Ground Floor
Contiguous Space:
±27,170 RSF



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
Suite 360: $\pm 2,983$ RSF

Third Floor
Contiguous Space:
 $\pm 14,890$ RSF



NOT TO SCALE -- ALL DIMENSIONS ARE APPROXIMATE.

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GOLD RIVER, CA



FOR MORE INFORMATION, PLEASE CONTACT:

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