

Office | For Sublease

# Folsom Gateway

2365 Iron Point Road

Folsom, CA 95630



±3,050 RSF Available for Sublease

## Contact Us

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**CBRE**

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# Property Highlights

- Up to ±3,050 RSF available for sublease
- LEED Gold Certified
- Fiber ready
- Parking Ratio 4.5/1,000 SF
- On site fitness center with showers
- Freeway visibility
- Surrounding walking paths
- Updated lobby
- Walking distance to numerous amenities

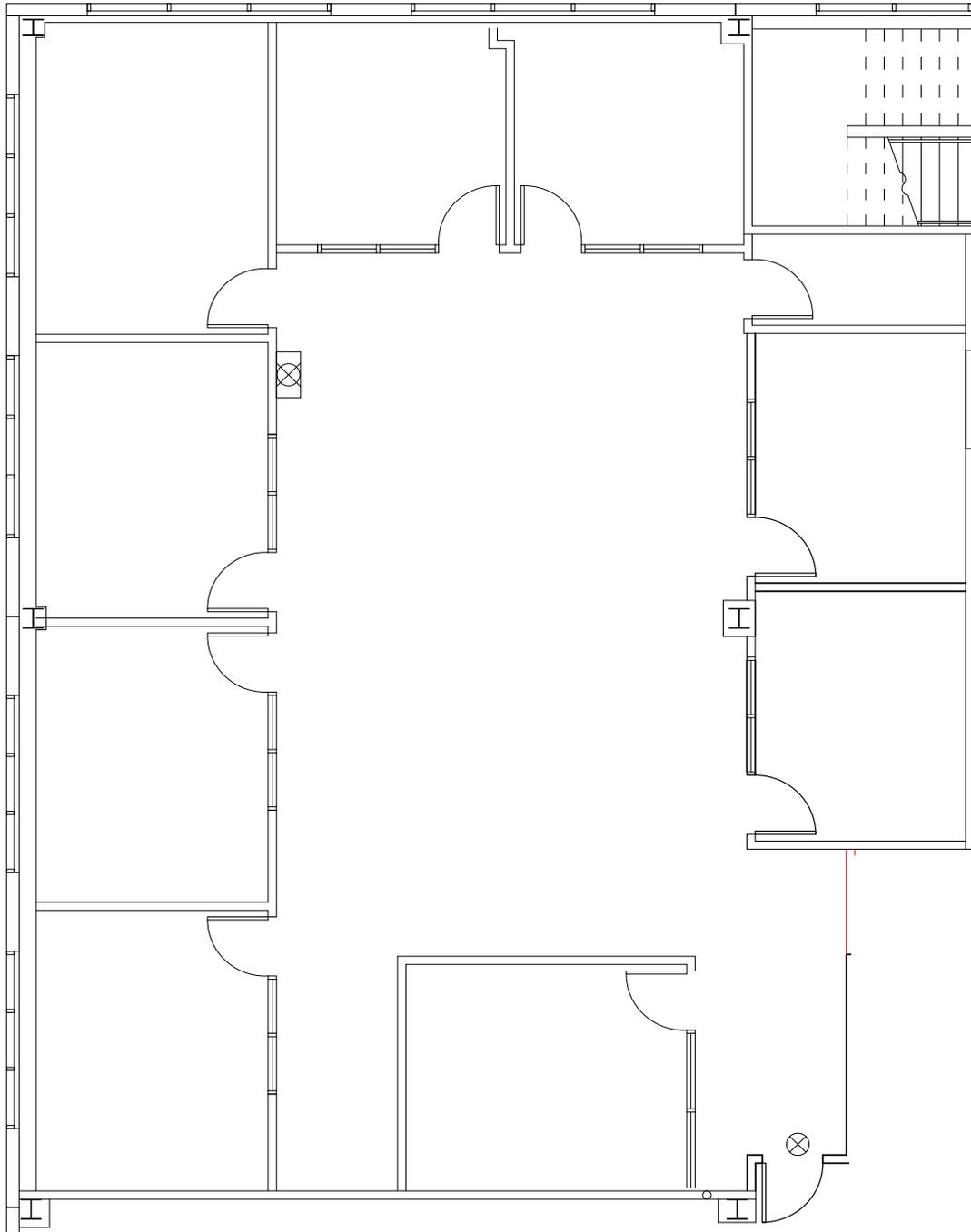


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**Floor Plan**

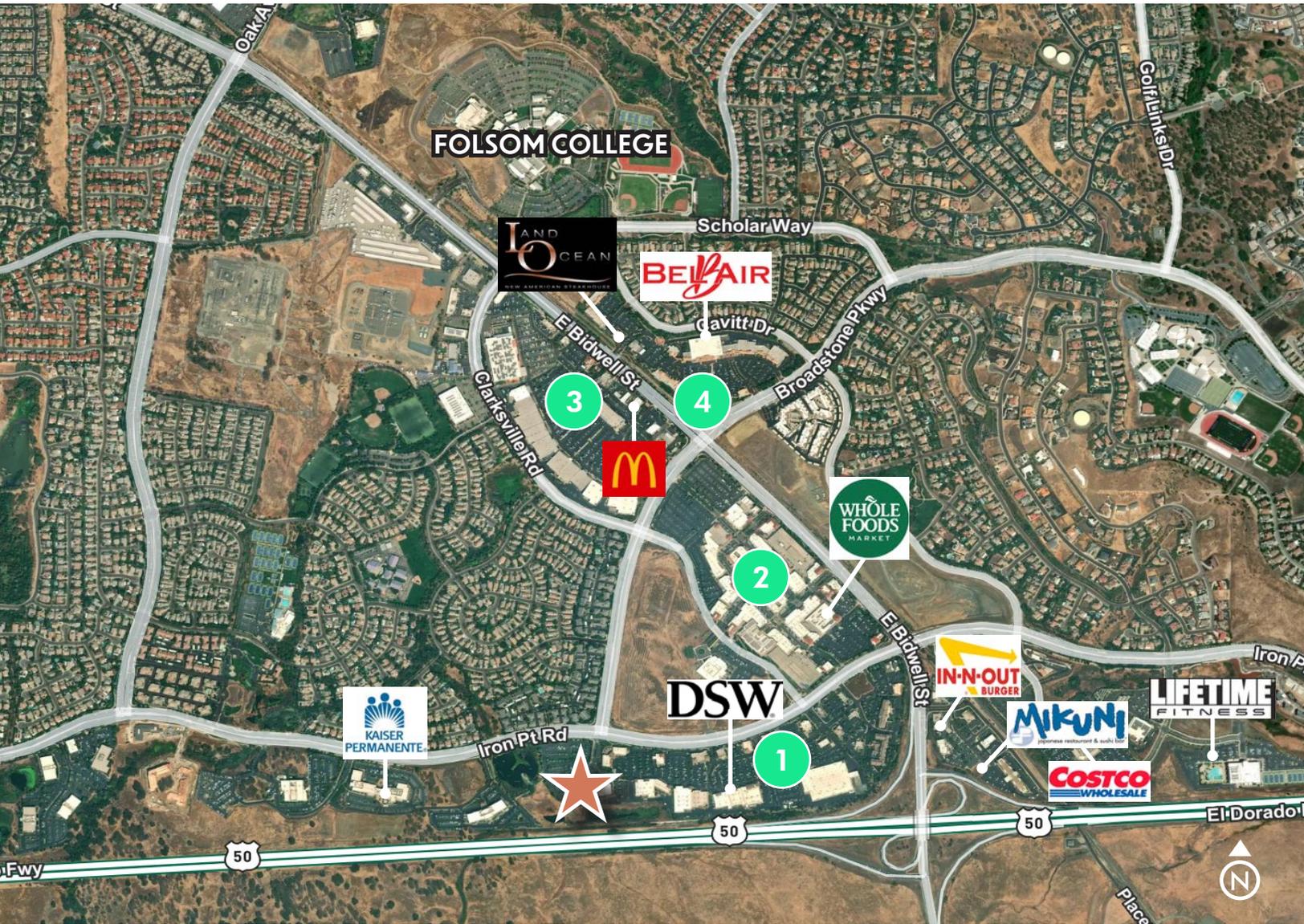
**Suite 100 - 3,050 RSF**



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## Nearby 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

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