

110 Woodmere Road | Folsom, CA



FOR LEASE | ±400 SF - 39,484 SF



**±400 SF – 39,484 SF
available**

sophistication in a serene setting

Positioned steps from Lake Natoma and the American River Bike Trail, 110 Woodmere Road offers a ±54,007 SF two-story office building surrounded by natural beauty yet seamlessly connected to Sacramento's business core. Combining flexible layouts, prominent visibility, and effortless accessibility, it's a workplace designed for both productivity and balance.



QUIET, LANDSCAPED CAMPUS ENVIRONMENT

BUILDING & MONUMENT
signage opportunities

SHORT-TERM FURNISHED
suites available for startups

FLEXIBLE M-1 ZONING
for office, lab and R&D uses

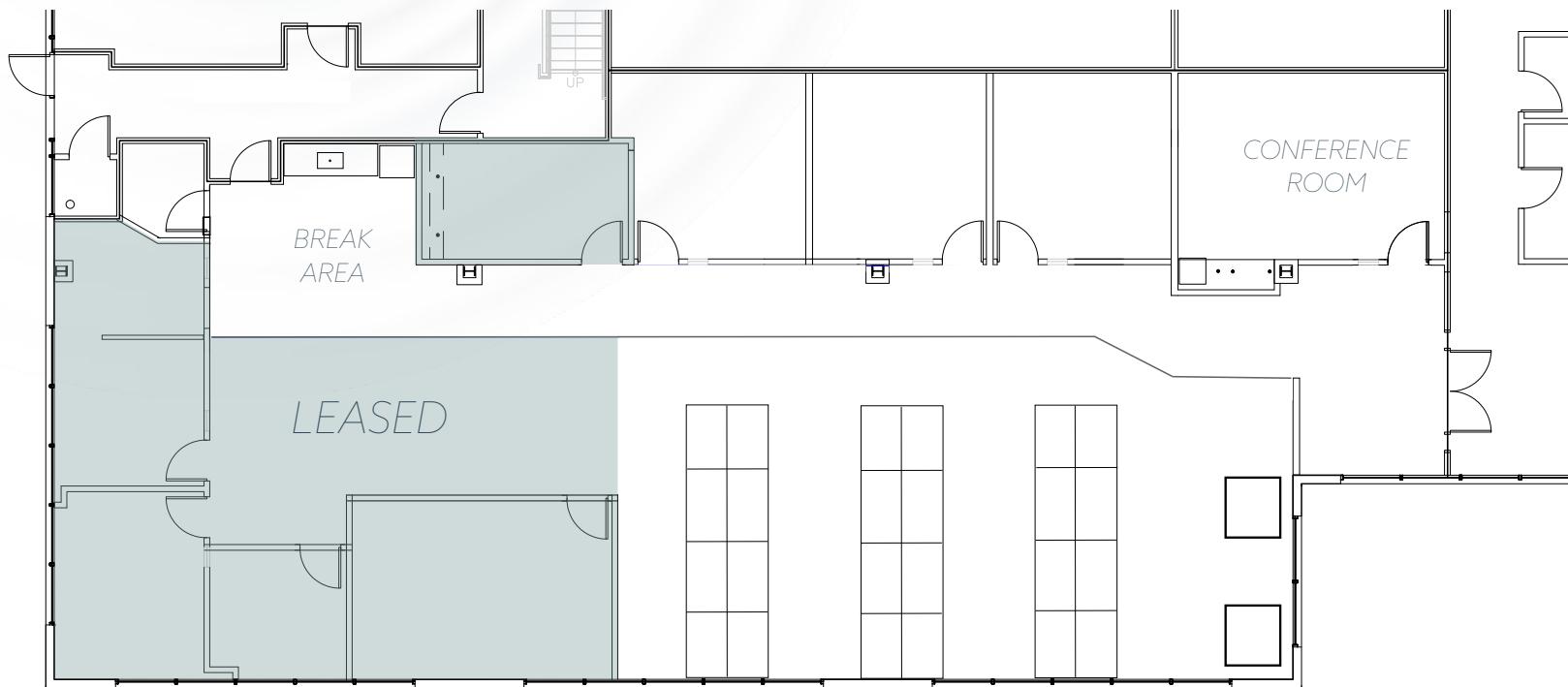
WALKABLE
to multiple dining options

IMMEDIATE ACCESS
to the American River Bike Trail, Lake Natoma, Highway 50 and Glenn Light Rail Station

100

$\pm 400 - 4,802$ RSF

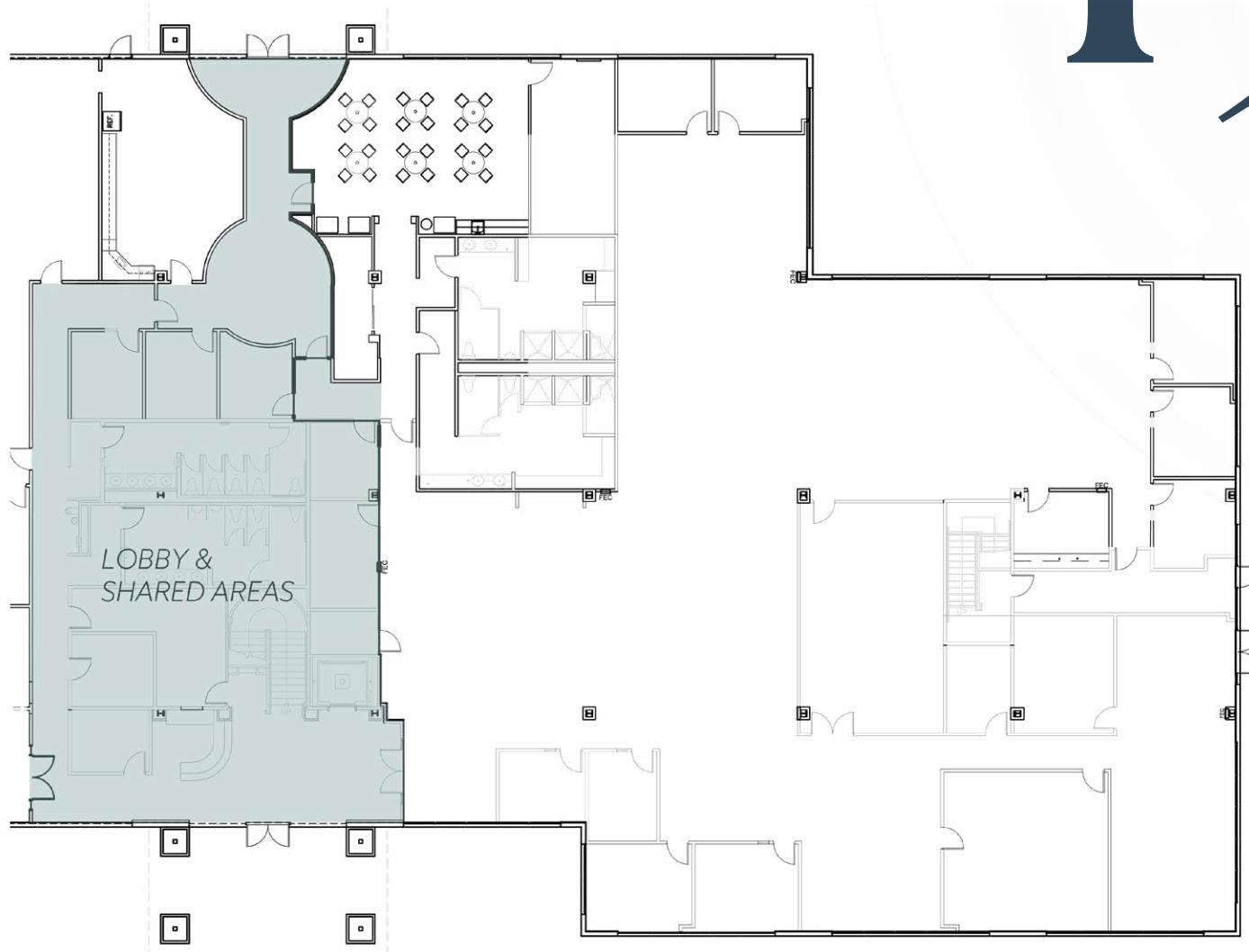
- WORKSHOP AT WOODMERE INNOVATION SPACE
- ENTRANCE ON MAIN LOBBY
- IDEAL FOR STARTUPS
- MODERN INNOVATION SPACE
- SHORT-TERM PRIVATE OFFICE & WORKSTATION LEASES AVAILABLE
- SHARED AMENITIES: CONFERENCE CENTER, PHONE BOOTHS, BREAK AREA, CONTROLLED ACCESS, WIFI



- ENTRANCE ON MAIN LOBBY
- SEPARATE PRIVATE ACCESS
- SUITE CAN BE DEMISED
- TURNKEY IMPROVEMENTS AVAILABLE

150

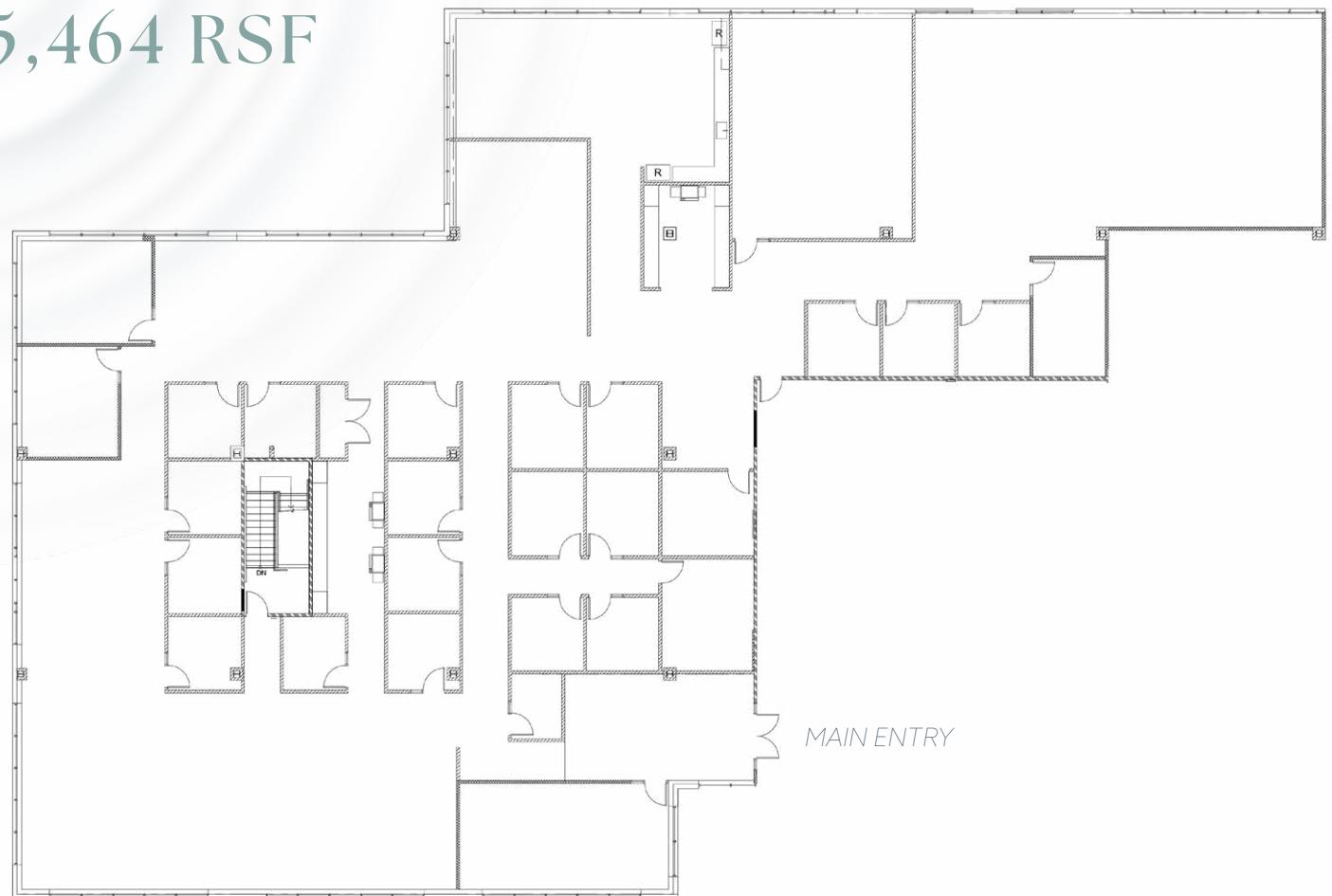
$\pm 14,072$ RSF



200

$\pm 15,464$ RSF

- MULTIPLE OPEN OFFICE AREAS
- LARGE BREAKROOM
- TRAINING ROOM
- IT ROOM WITH A/C IN-PLACE

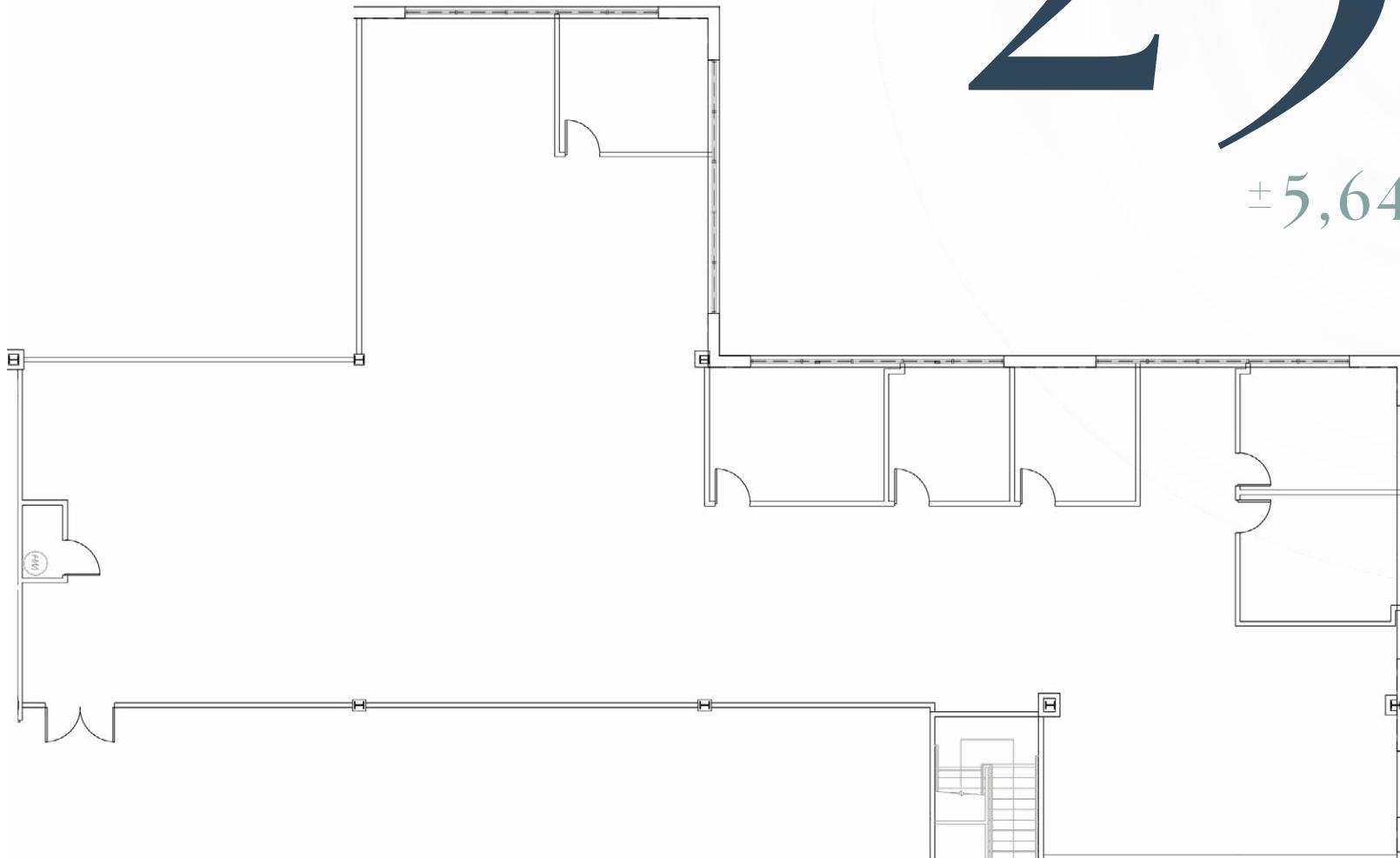


- 2ND FLOOR TREE CANOPY VIEWS
- SUITE CAN BE DEMISED
- WARM SHELL CONDITION
- BUILT TO SUIT FLOOR PLAN AND FINISHES

EXISTING PLAN

230

$\pm 5,646$ RSF



PROPOSED FLOOR PLAN
OPTION 1 - SINGLE SUITE

230

$\pm 5,646$ RSF

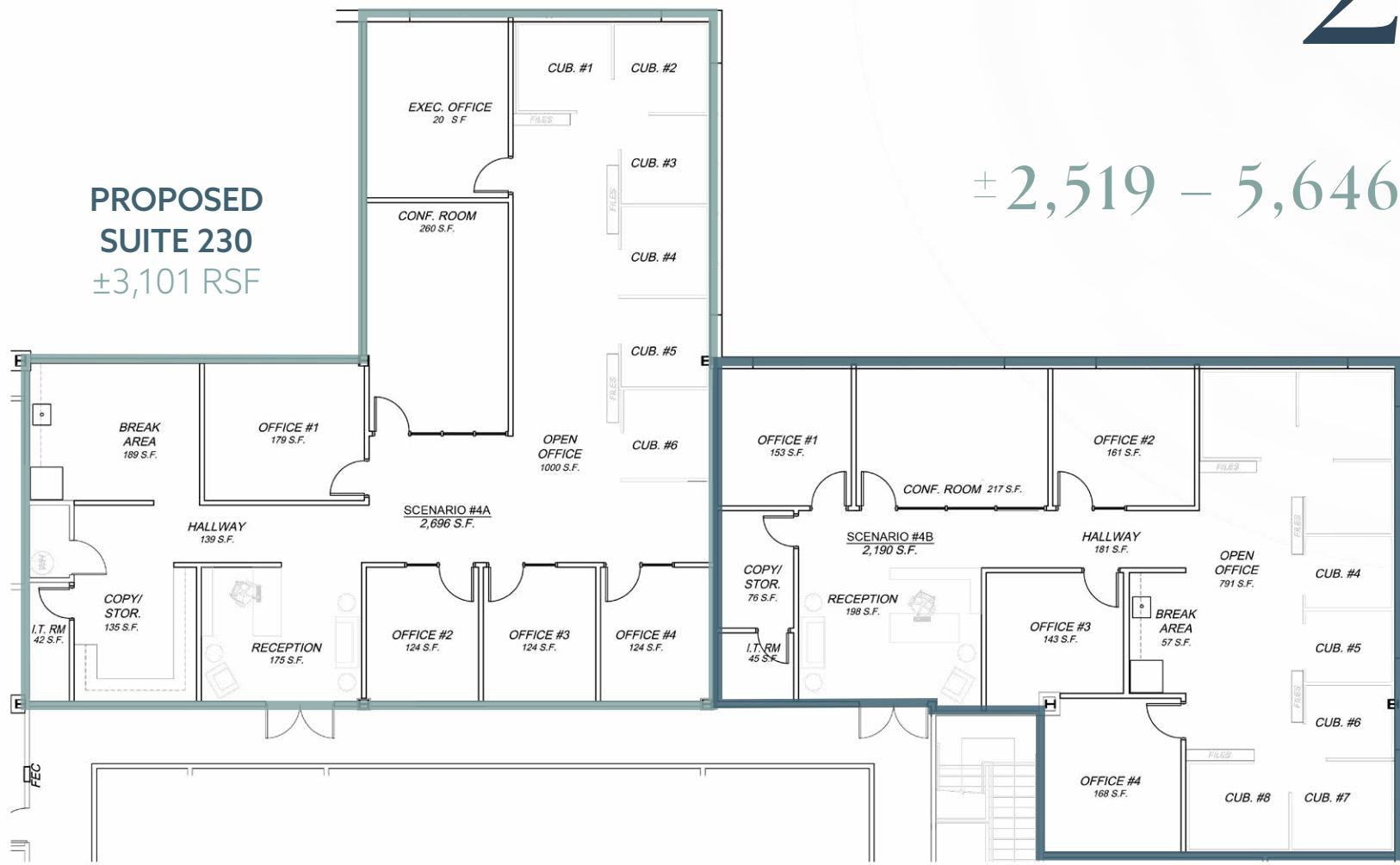


PROPOSED DEMISED OPTION 2 - TWO SUITES

230 / 240

$\pm 2,519 - 5,646$ RSF

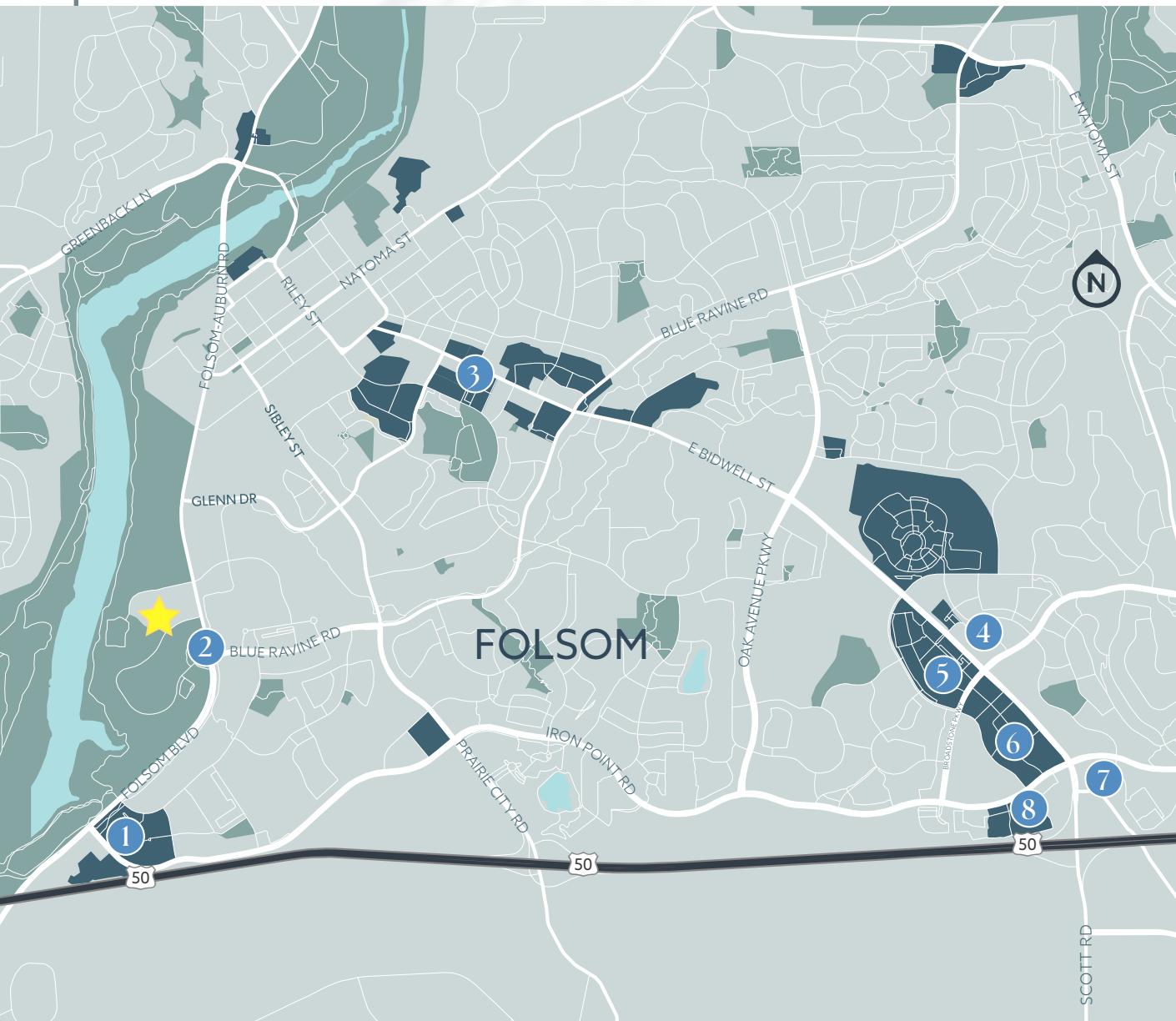
PROPOSED SUITE 230 ±3,101 RSF



PROPOSED SUITE 240 ±2,519 RSF



surrounded by everyday essentials



1. FOLSOM PREMIUM OUTLETS



2. WILLOW CREEK PLAZA

- Out of Bounds
- Mel's Diner
- Umami Ramen
- Big Wave Coffeehouse
- Teriyaki Stop
- Jamba

- The UPS Store
- Dos Coyotes
- House of Mules
- Skipolini's Pizza
- Starbucks
- Sourdough & Co

3. FOLSOM SQUARE

- Target
- Dutch Bros
- Trader Joe's
- Raley's
- Petco
- Sprouts

- Dick's Sporting Goods
- Home Goods
- Habit Burger Grill
- Handel's Ice Cream
- Chipotle

4. BROADSTONE MARKETPLACE

- Bel Air
- Jack's Urban Eats
- Five Guys
- BJ's Restaurant
- Temple Coffee

- Saigon Alley
- Fishology Poke Bar
- Ginger Elizabeth
- Land Ocean
- Sac Pizza Company

5. BROADSTONE PLAZA

- Ttobongee Chicken
- Chick-fil-A
- Del Taco
- Mimi's Cafe
- Zocalo

- McDonald's
- Buffalo Wild Wings
- Sport Clips
- Jamba

6. PALLADIO



7. FOLSOM POINTE

- Costco
- Mikuni
- Crumbl Cookies
- In-N-Out Burger
- Nixtaco

- Mendocino Farms
- Lifetime Fitness
- Starbucks
- BAD Bakers

8. FOLSOM GATEWAY

- DSW Designer Shoe
- Staples
- Leatherby's Creamery
- Pieology
- Chipotle

- IHOP
- Olive Garden
- Fat's Asia Bistro
- Wendy's



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