

110


woodmere road

110 Woodmere Road | Folsom, CA



FOR LEASE |  $\pm$ 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, its a workplace designed for both productivity and balance.



**BUILDING & MONUMENT**  
signage opportunities

**SHORT-TERM FURNISHED**  
suites available for startups

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

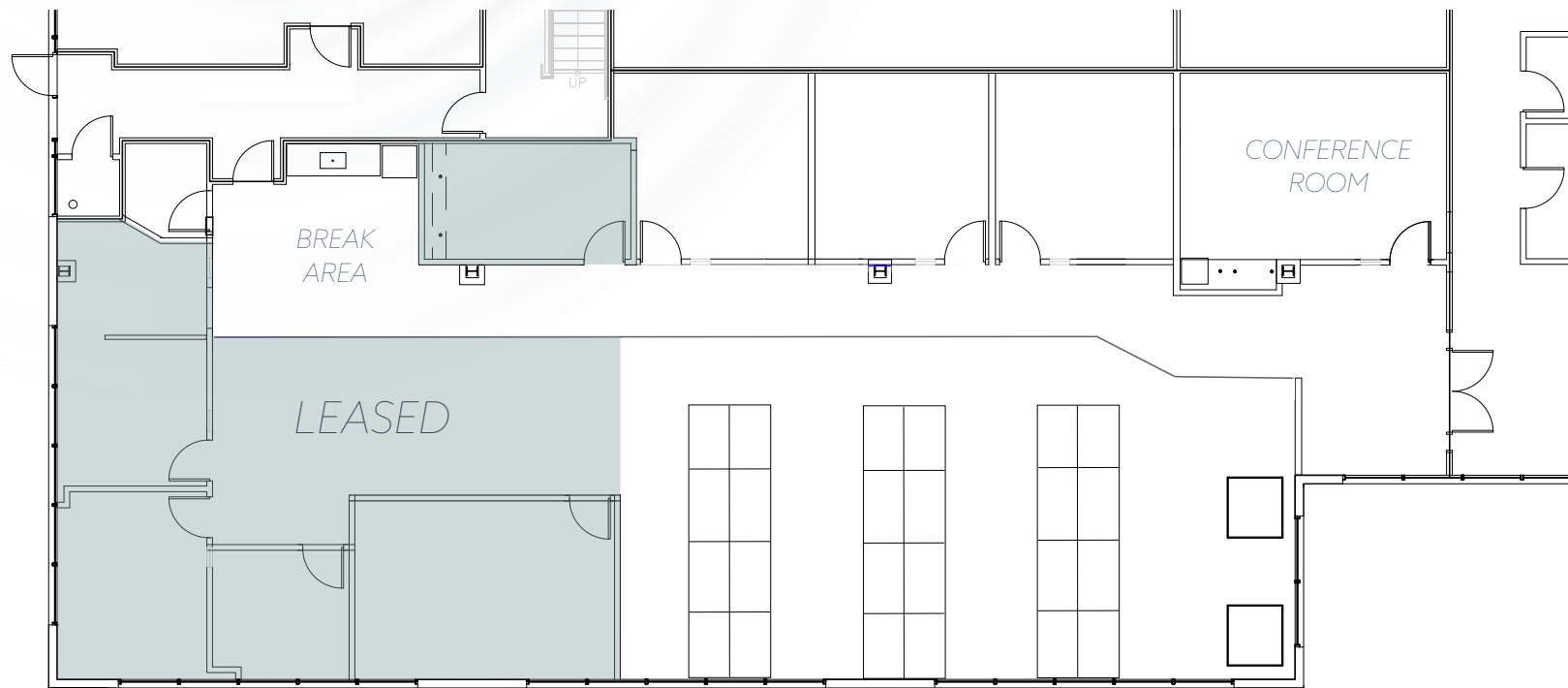
**WALKABLE**  
to multiple dining options

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

# 100

±400 – 4,802 RSF

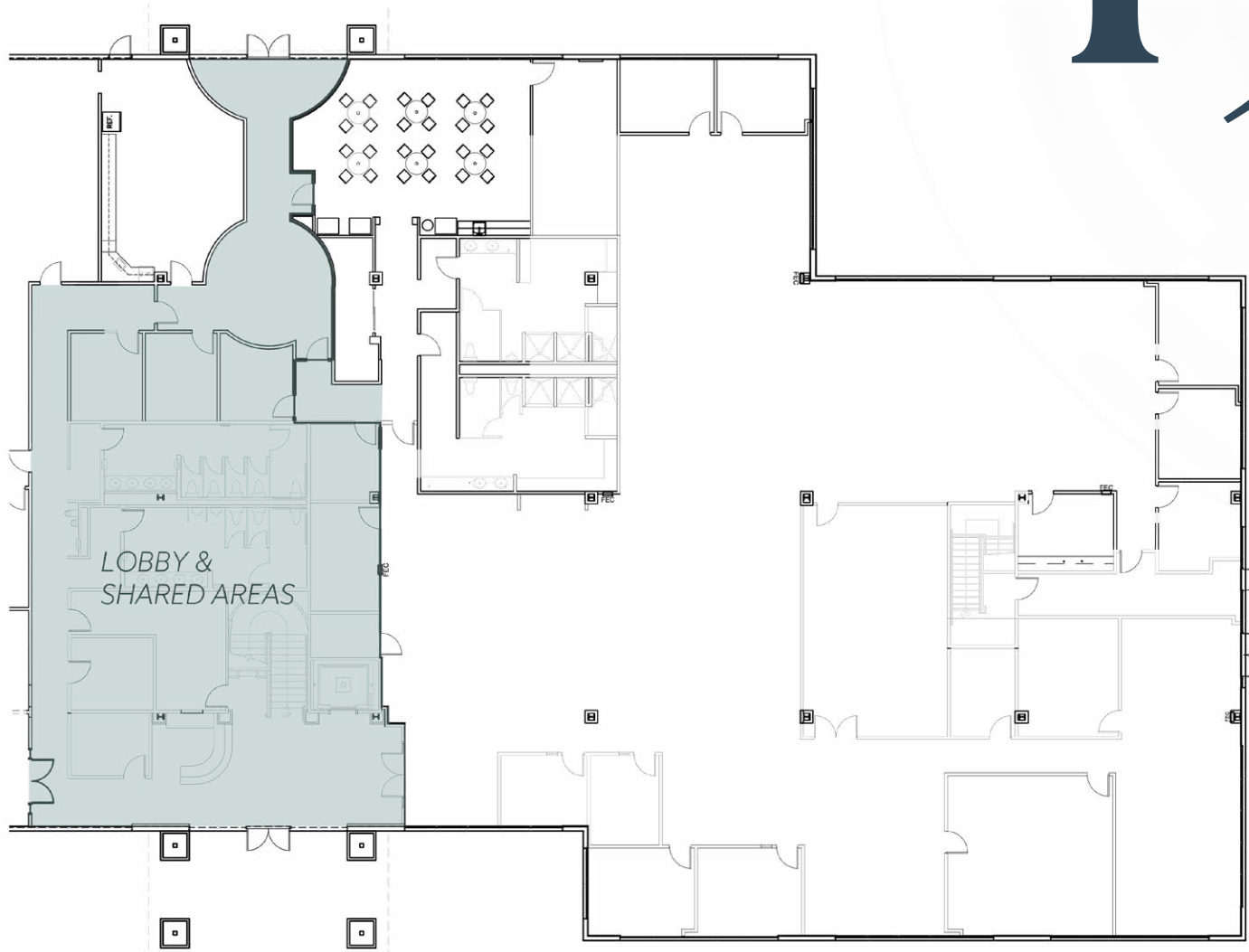
- WORKSHOP AT WOODMERE INNOVATION SPACE
- ENTRANCE ON MAIN LOBBY
- IDEAL FOR STARTUPS
- MODERN INNOVATION SPACE
- SHORT-TERM PRIVATE OFFICE & WORKSTATION LEASES AVAILABLE
- **SHARED AMENITIES:** CONFERENCE CENTER, PHONE BOOTHS, BREAK AREA, CONTROLLED ACCESS, WIFI



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

# 150

±14,072 RSF



# 200

±15,464 RSF

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

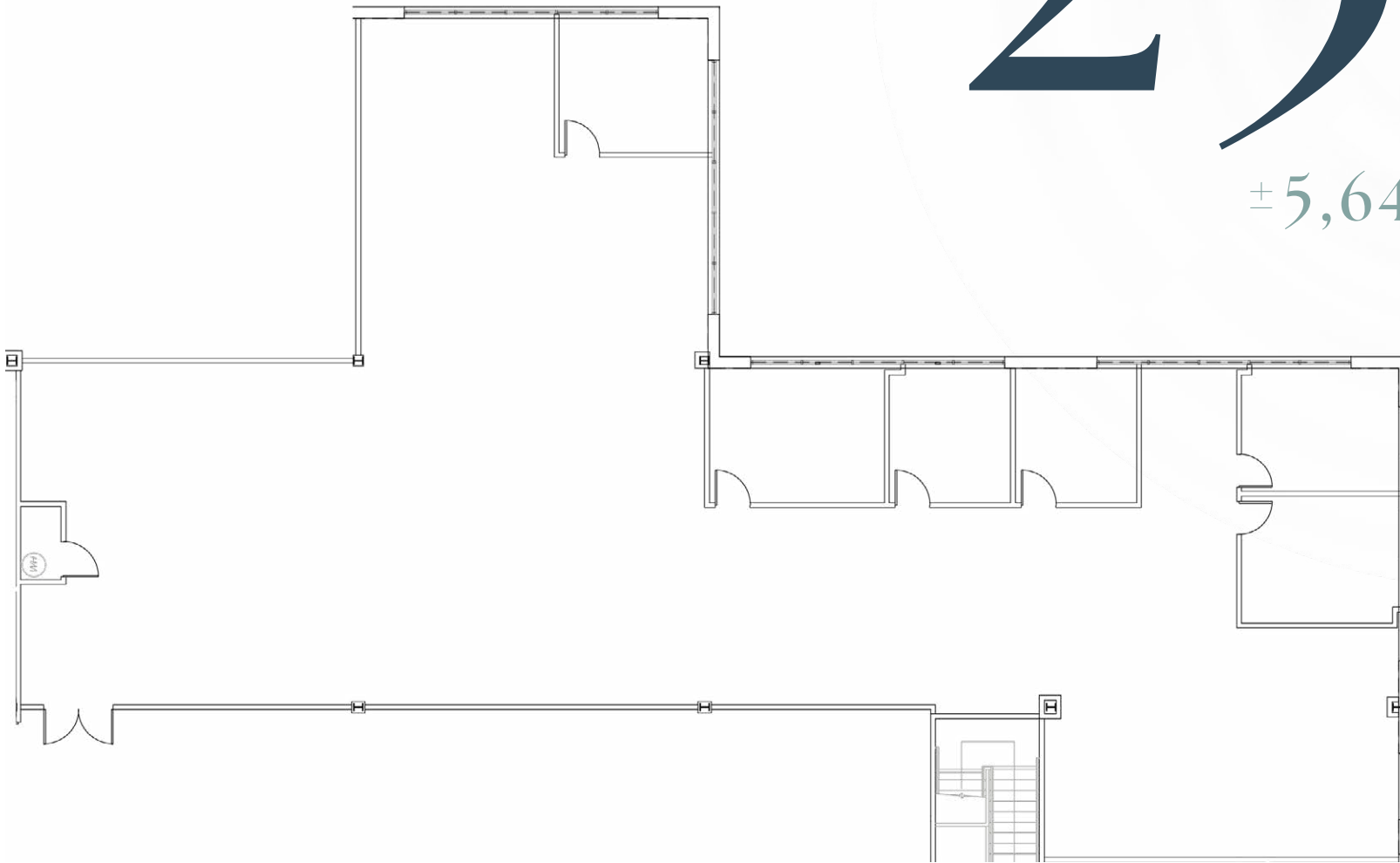


- 2ND FLOOR TREE CANOPY VIEWS
- SUITE CAN BE DEMISED
- WARM SHELL CONDITION
- BUILT TO SUIT FLOOR PLAN AND FINISHES

EXISTING PLAN

# 230

±5,646 RSF





PROPOSED FLOOR PLAN  
OPTION 1 - SINGLE SUITE

# 230

±5,646 RSF

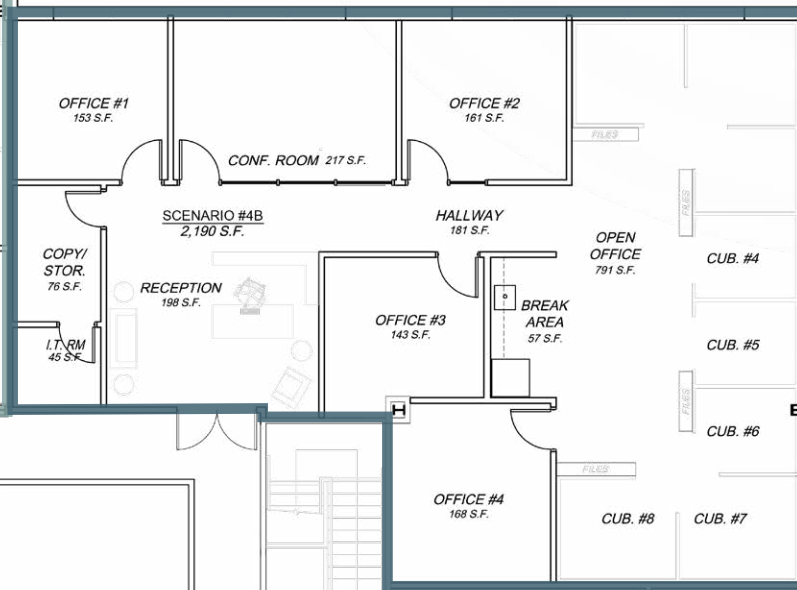
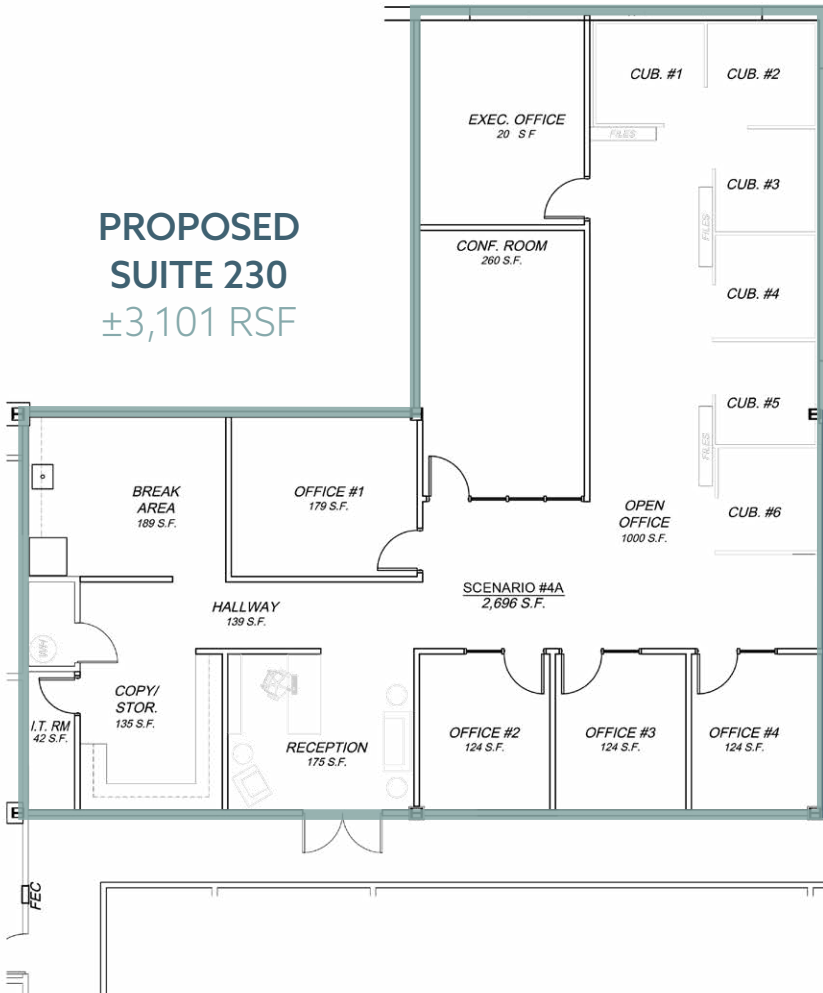


PROPOSED DEMISED  
OPTION 2 - TWO SUITES

230/  
240

±2,519 – 5,646 RSF

PROPOSED  
SUITE 230  
±3,101 RSF

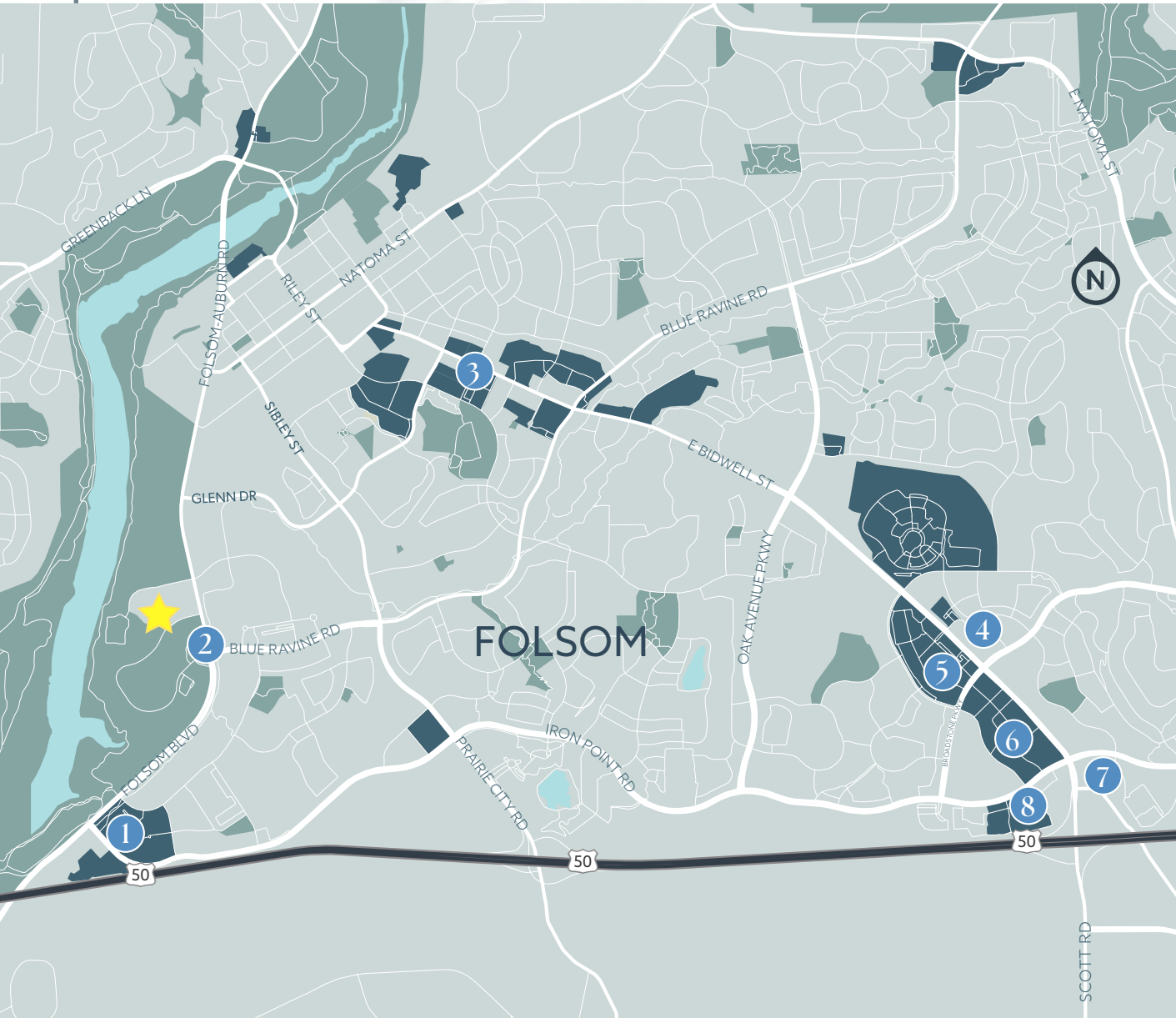


PROPOSED  
SUITE 240  
±2,519 RSF





# 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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JESSI MULJAT  
jessi.muljat@cushwake.com  
+1 916 524 9109  
CA LIC #02191822

BRUCE HOHENHAUS  
bruce.hohenhaus@cushwake.com  
+1 916 288.4804  
CA LIC #00677545

CHRIS SCHWARZE  
chris.schwarze@cushwake.com  
+1 916 288.4803  
CA LIC #01291261



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