

FOR LEASE

# 2600 EAST BIDWELL STREET

Folsom, CA



**1,035 - 1,266 SF**  
Space Available

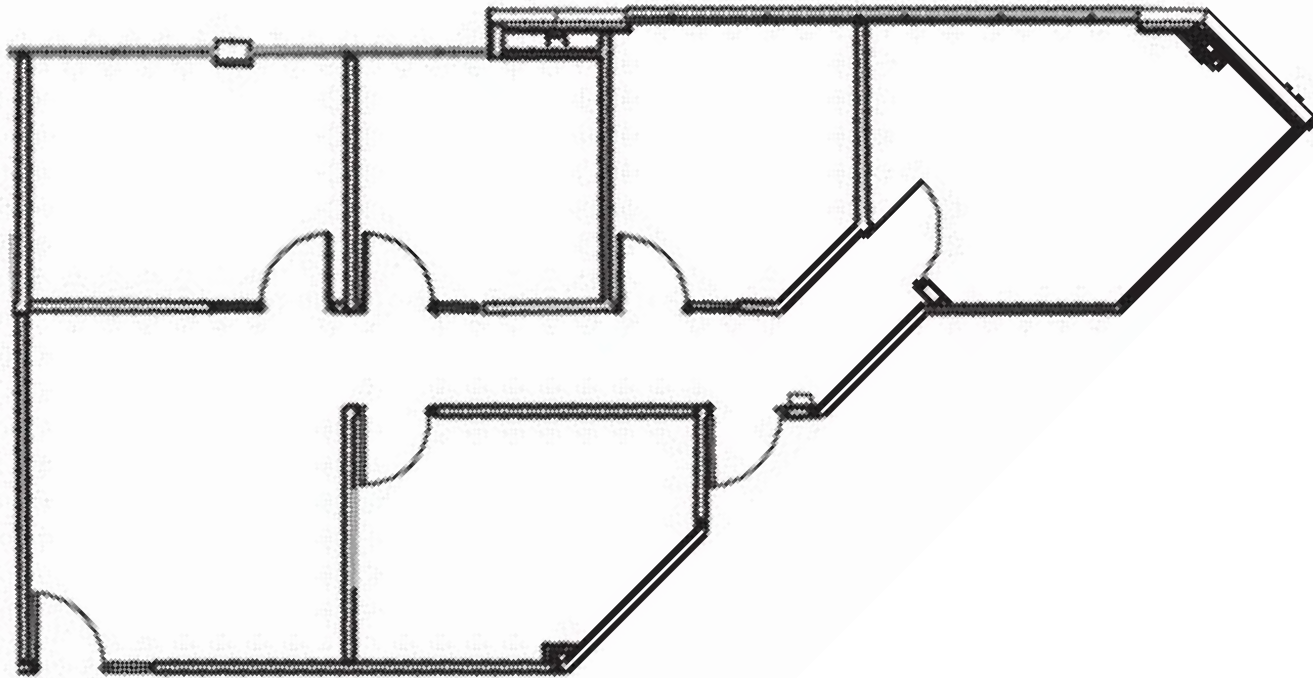
 **CUSHMAN &  
WAKEFIELD**



## PROPERTY FEATURES

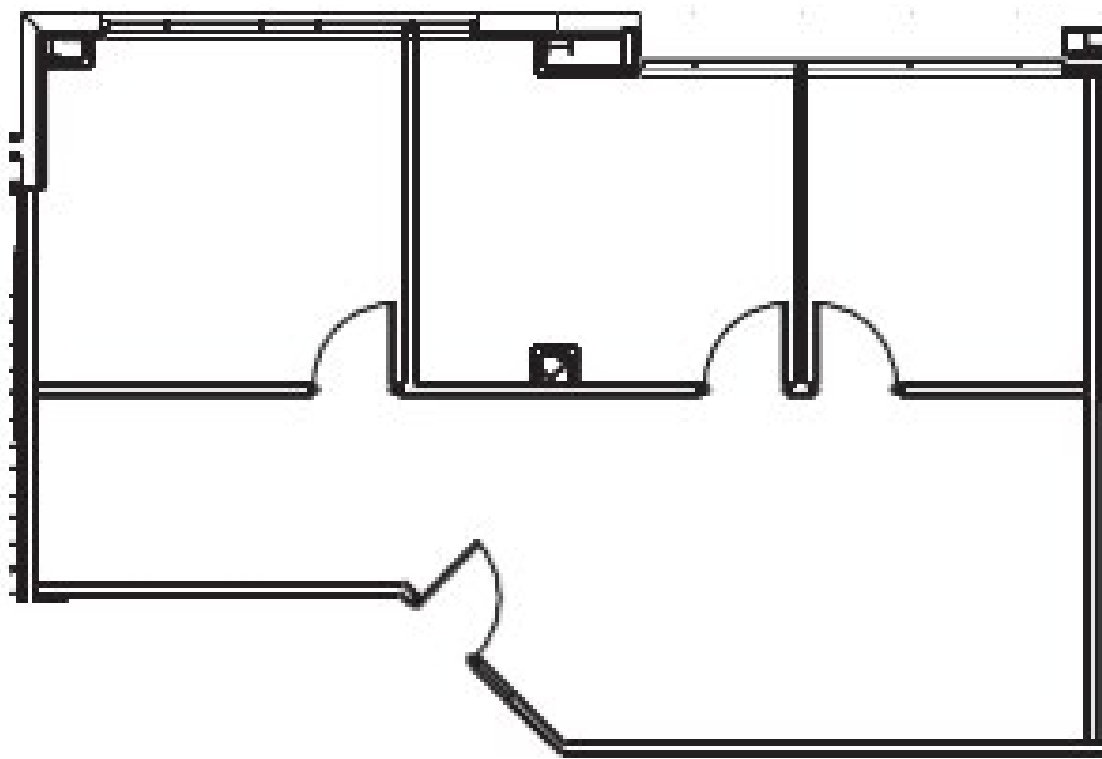
- Two story  $\pm 40,000$  SF multi-tenant office building located 1 mile north of Highway 50 off East Bidwell Street in Folsom
- Parking ratio of 4 per 1,000 SF
- Numerous nearby restaurants, banking & shopping options
- Common-area break room on second floor





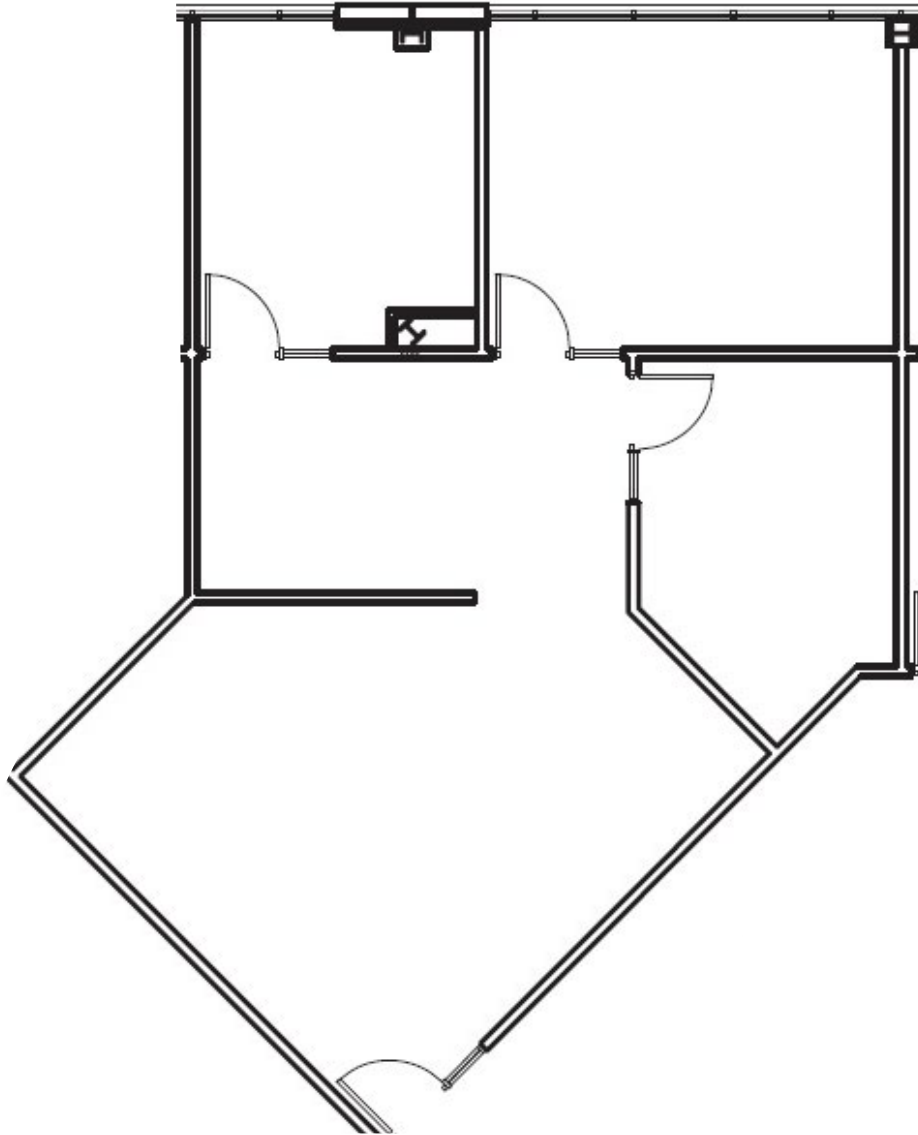
## FLOOR PLAN

SUITE 170 | ± 1,221 RSF



## FLOOR PLAN

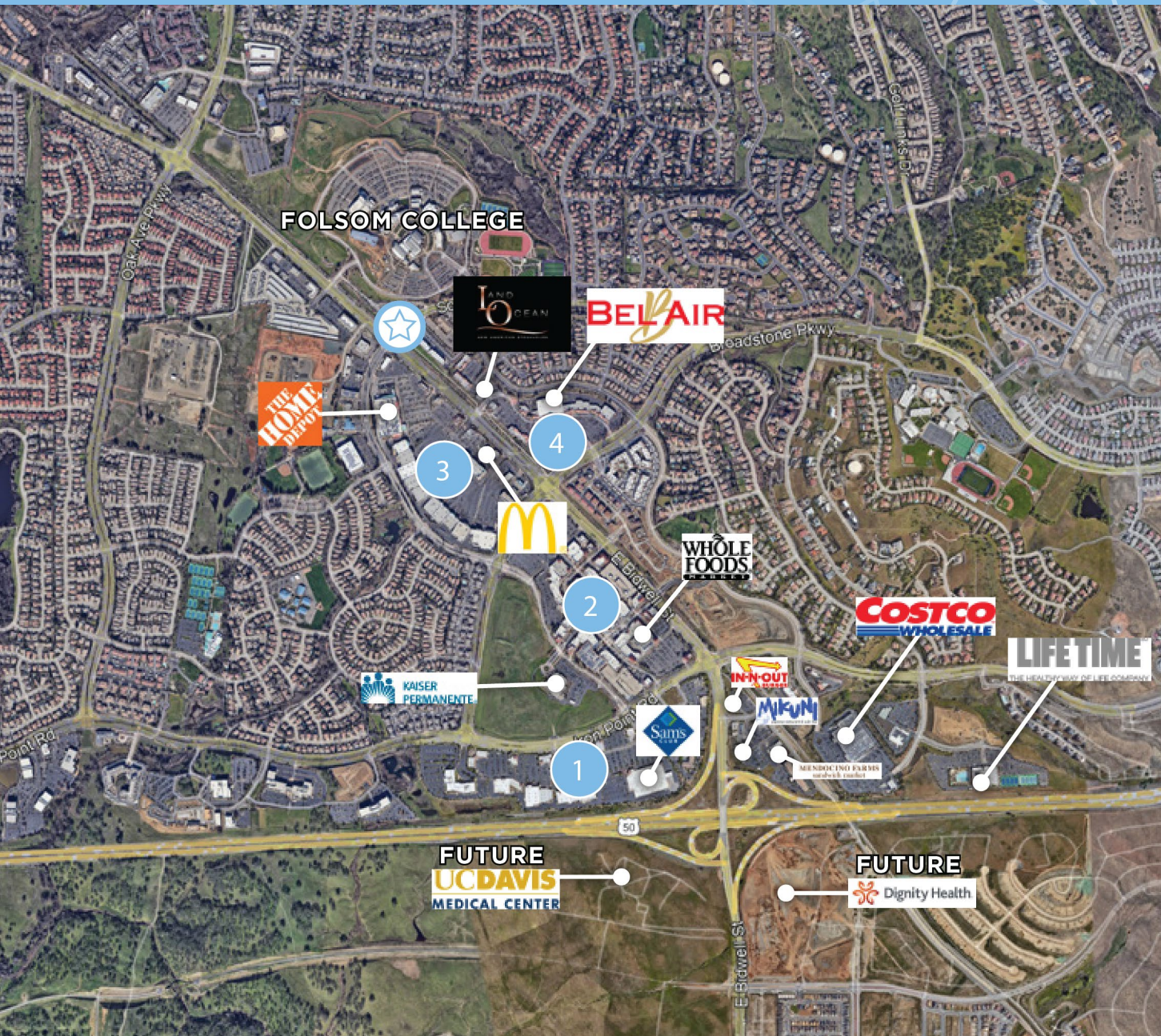
SUITE 180 | ± 1,035 RSF



## FLOOR PLAN

SUITE 205 |  $\pm$  1,266 RSF





## AMENITY MAP

- 1 **FOLSOM GATEWAY**  
Courtyard by Marriott  
Staples  
Leatherby's  
REI  
Ulta Beauty  
PetSmart  
Olive Garden
- 2 **PALLADIO SHOPPING CENTER**  
Mas Taco Bar  
Panera Bread  
Barnes & Noble  
Dave & Busters  
Buckhorn BBQ & Grill  
Nordstrom Rack  
Iron Horse Tavern
- 3 **BROADSTONE PLAZA**  
Michaels  
Marshalls  
Ross  
Old Navy  
Five Below  
Chick-fil-A  
Buffalo Wild Wings
- 4 **BROADSTONE MARKETPLACE**  
CVS Pharmacy  
Party City  
European Wax Center  
Jack's Urban Eats  
Thai Paradise  
Temple Coffee Roasters  
BJ's Restaurant & Brewhouse





**KRIS KALMBACH**  
Managing Director  
+1 916 288 4421  
kris.kalmbach@cushwake.com  
LIC #1436668

**400 CAPITOL MALL, SUITE 1800**  
Sacramento, CA 95814  
+1 916 288 4800  
cushmanwakefield.com  
LIC #00950620



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