



# IRON POINT BUSINESS PARK

/ CLASS A WORKPLACE, CLOSE TO HOME

1110, 1120, 1130, 1150 & 1180  
IRON POINT ROAD  
FOLSOM, CALIFORNIA



PACIFIC OAK  
Keppel Pacific Oak US REIT



CUSHMAN &  
WAKEFIELD



## CAMPUS INTRO

### ELEVATE YOUR WORKDAY BEST

**Rediscover Iron Point  
Business Park, Folsom's  
premier Class-A office  
campus.**

Our modern campus offers businesses of all sizes the opportunity to work in an amenity-rich environment surrounded by nature trails, dining, shopping, and entertainment.



NEW GRAB N' GO CONVENIENCE MARKET

**Availabilities from ±978–  
±28,822 RSF, including  
spec suites**

**Wholly renovated amenity  
building with multi-room  
meeting spaces, a grab'n  
go' market, fitness studio,  
showers and open lounge**

**Shaded outdoor seating  
and connected 1 km trail**

**On-site property  
management**



FROM TRAINING SPACES



TO DIVERSE MEETING PLACES



## CORE AMENITIES

### WELLNESS AMPLIFIED

Iron Point Business Park offers a perfect balance of work and well-being with jogging trails, beautiful landscaping, outdoor seating, and a fitness studio exclusive for tenants.

**It's a place where employees can exercise, relax, and rejuvenate amidst nature's beauty.**



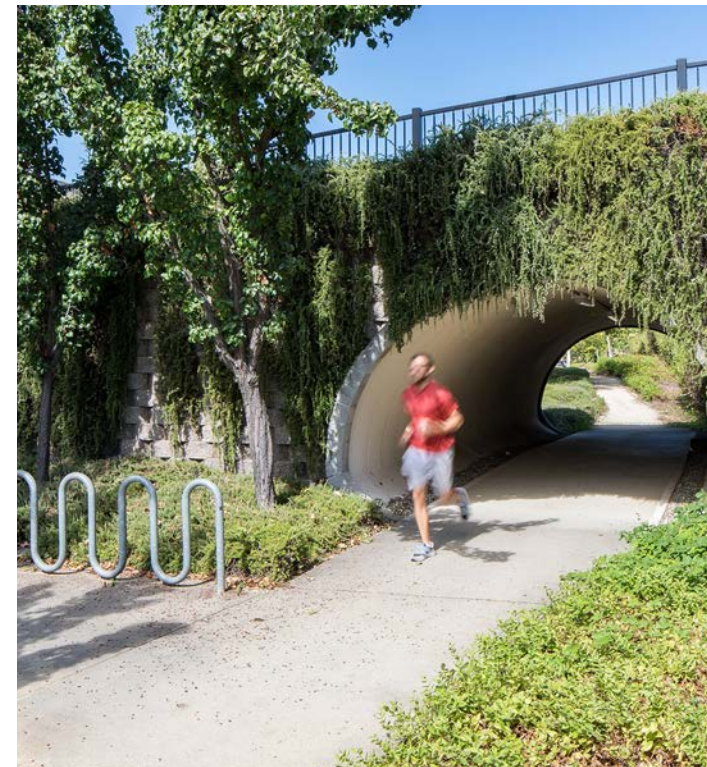
BRAND NEW CARDIO STUDIO AND SHOWERS



CONNECTED GREENSPACE



DEDICATED WEIGHTS/STRENGTH AREA



WELL CONNECTED TO TRAILS AND PARKING



## SURROUNDING CONVENIENCES

### EASY COME, EASY GO

Iron Point is well connected to endless dining, retail and daily services.

#### 1 CENTURY FOLSOM 14

Taco Express	My Goods Market
Kingdom Coffee	Chili's Grill
Sharif Jewelers	Teriyaki Station

#### 2 FOLSOM PREMIUM OUTLETS

Adidas	American Eagle
Sunglass Hunt	Nike
Banana Republic	Guess
Zumiez	Rue21
Carter's	Levi's
Merrell	Coach
Polo Ralph Lauren	

3 Safeway	Bambu Dessert
Shogun Hibachi	Drop Zone
Panda Express	Hermaso Jalisco Grill
Starbucks	Steve's Pizza

4 Walmart	Walgreens
99 Cents Only	Dutch Bros
24hr Fitness	Big O' Tires

5 Kohl's	Grocery Outlet
Rite Aid	Fourk Kitchen
Dollar Tree	Folsom
O'Reilly Auto	Churchill Arms Pub

6 Target	Dick's
Trader Joe's	Home Goods
Lowe's	Habit Burger Grill
Raley's	Handel's Ice Cream
Petco	Chipotle
Sprouts	

#### 7 BROADSTONE PLAZA

Home Depot	Mimi's Cafe
Michaels	Broadstone Market
Ross	Party City
Old Navy	CVS
Total Wine & More	Bj's Roadhouse
American Furniture	Land Ocean
Tilly's	Visconti's Ristorante
Aloha Sushi	Thai Paradise

8 Costco	Crumbl Cookies
Mikuni Folsom	In-N-Out Burger

#### 9 PALLADIO

Nordstrom Rack	Whole Foods	Palladio 16 Cinema
Barnes & Nobles	Kirkland's Home	Buckhorn BBQ
Red Robin Burger		

#### 10 FOLSOM GATEWAY

Petsmart	Back Bistro	Pieology
DWS Designer Shoe	Sephora	Chipotle
REI	Lazy Dog Restaurant	Folsom Thai Cuisine
Best Buy	Chicago Fire	IHOP
Sam's Club	Staples	Olive Garden
Bevmo!	Ulta Beauty	Fat's Asia Bistro
Mattress Firm	Leatherby's Creamery	Wendy's



## LEASING OPPORTUNITIES

EXPLORE ACTIVE AVAILABILITIES  
AT IRON POINT

BUILDING	SUITE	RSF
1110	<u>180</u>	3,653
1120	<u>100</u>	17,308
1130	<u>138</u>	978
1130	<u>160</u>	3,019
1130	<u>238</u>	4,398
1150	<u>150</u>	1,792
1180	<u>100</u>	8,614
1180	<u>120*</u>	1,305
1180	<u>180</u>	2,069
1180	<u>200</u>	28,196
1180	<u>350**</u>	15,818
1180	<u>390**</u>	13,004

\*Available in 30 Days

\*\* Suites 350 and 390 can be  
combined for ±28,822 RSF
[CLICK TO DOWNLOAD FLOORPLAN](#)






FOR LEASING INFORMATION, PLEASE CONTACT

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PACIFIC OAK  
Keppel Pacific Oak US REIT



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