

IRON POINT BUSINESS PARK

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





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.



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







CORE AMENITIES

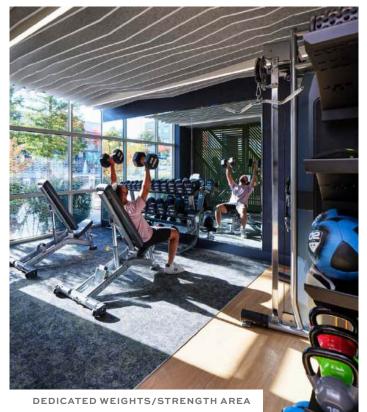
WELLNESS AMPLIFIED

Iron Point Business Park offers a perfect balance of work and wellbeing 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.









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

FOLSOM PREMIUM OUTLETS

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

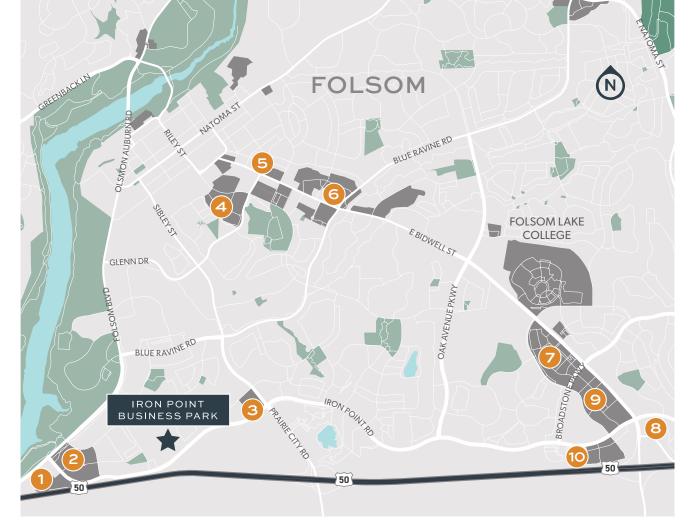
Polo Ralph Lauren

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

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

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

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



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

Costco Crumbl Cookies
Mikuni Folsom In-N-Out Burger

9 PALLADIO

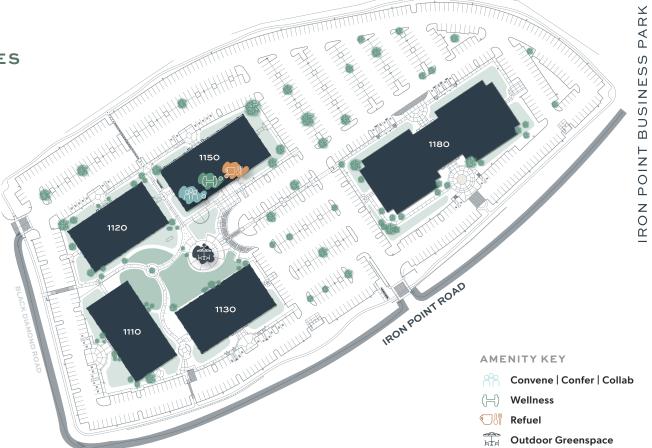
Nordstrom Rack Whole Foods Palladio 16 Cinema
Barnes & Nobles Kirkland's Home Buckhorn BBQ
Red Robin Burger

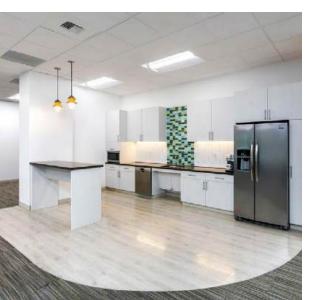
10 FOLSOM GATEWAY

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

| BUILDING | SUITE | RSF |
|----------|--------------|--------|
| 1120 | 100 | 17,308 |
| 1130 | 138 | 978 |
| 1130 | 160 | 3,019 |
| 1130 | 238 | 4,398 |
| 1180 | 100 | 8,614 |
| 1180 | <u>120*</u> | 1,305 |
| 1180 | <u>250**</u> | 1,989 |
| 1180 | 350*** | 15,818 |
| 1180 | 390*** | 13,004 |

CLICK TO DOWNLOAD FLOOR PLAN









^{*}Available in 30 Days

^{**}Available November 1, 2025

^{***}Suites 350 and 390 can be combined for ±28,822 RSF



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