



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

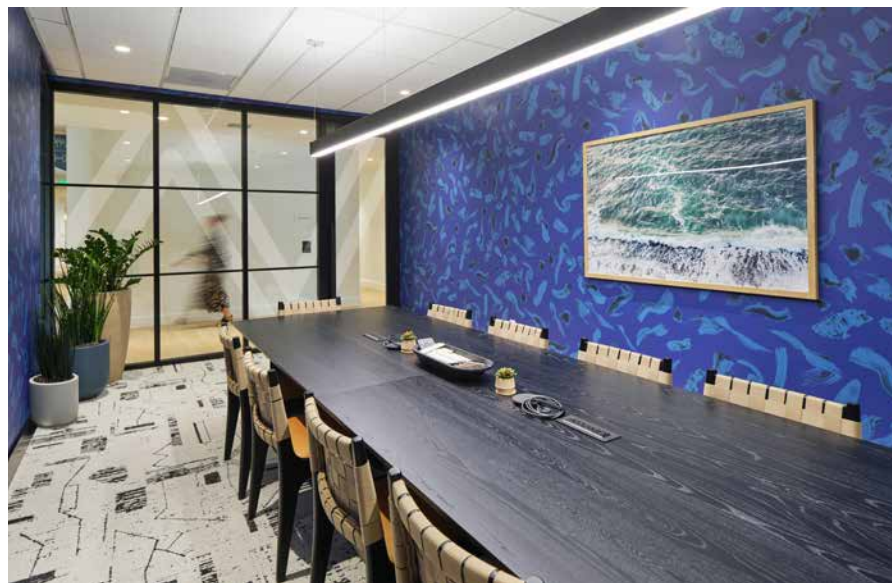
BUILDING	SUITE	RSF
1120	<u>100</u>	17,308
1130	<u>138</u>	978
1130	<u>160</u>	3,019
1130	<u>238</u>	4,398
1180	<u>100</u>	8,614
1180	<u>120*</u>	1,305
1180	<u>180</u>	2,069
1180	<u>200</u>	28,196
1180	<u>350**</u>	15,818
1180	<u>390**</u>	13,004

*Available in 30 Days

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


AMENITY KEY

- Convene | Confer | Collab
- Wellness
- Refuel
- Outdoor Greenspace





FOR LEASING INFORMATION, PLEASE CONTACT

SEAN MULLEN

+1 916.288.4811

LIC# 01845406

sean.mullen@cushwake.com

SPENCER NIELSEN

+1 916.288.4531

LIC# 01964163

spencer.nielsen@cushwake.com



PACIFIC OAK
Képpel Pacific Oak US REIT



CUSHMAN &
WAKEFIELD

©2025 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-07.1.2025