



7801 FOLSOM BLVD. FOR LEASE

UP TO ±7,400 SF OF CONTIGUOUS SPACE AVAILABLE

HIGHLIGHTS

- Spec suites available for **IMMEDIATE OCCUPANCY**
- Common conference room
- Updated building interior & exterior
- Contemporary look and design to Class A standards
- Monthly **LANDLORD HOSTED COFFEE CART**
- Easy access to Highway 50, Howe Avenue and CSUS
- Conveniently located near numerous submarkets including Downtown, Midtown, Campus Commons and Highway 50
- Available **BUILDING-TOP SIGNAGE** that faces Highway 50
- Nearby amenities include Starbucks, Dos Coyotes, One Speed and Sellands Market-Cafe

| SUITE | RENTABLE SF (±) |
|-----------|------------------------------------|
| 106 | 923 (Available Direct or Sublease) |
| 104 | 2,246 |
| 200 | 3,431 (Divisible) |
| 202 | 3,010 |
| 300 | 3,399 (Divisible) |
| 315 | 1,100 |
| 365 | 1,880 |
| 370 | 5,488 (Divisible) |
| 365 370 | 7,368 (Divisible) |



**All bonuses are subject to Landlord approval*

**Leases must be at least 3 years or longer to qualify*

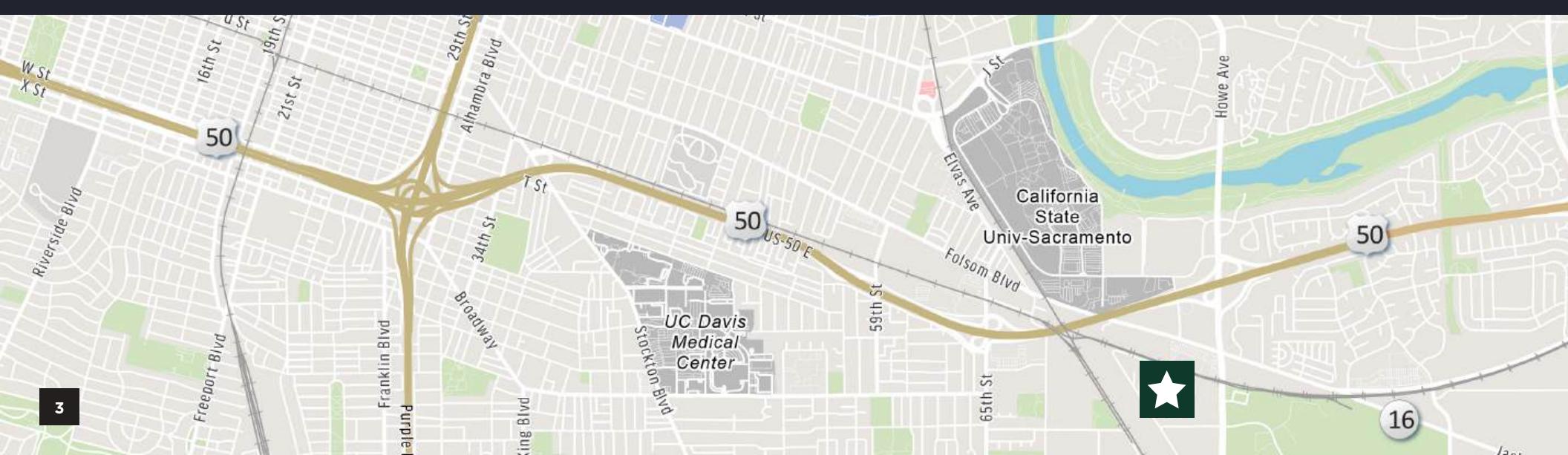
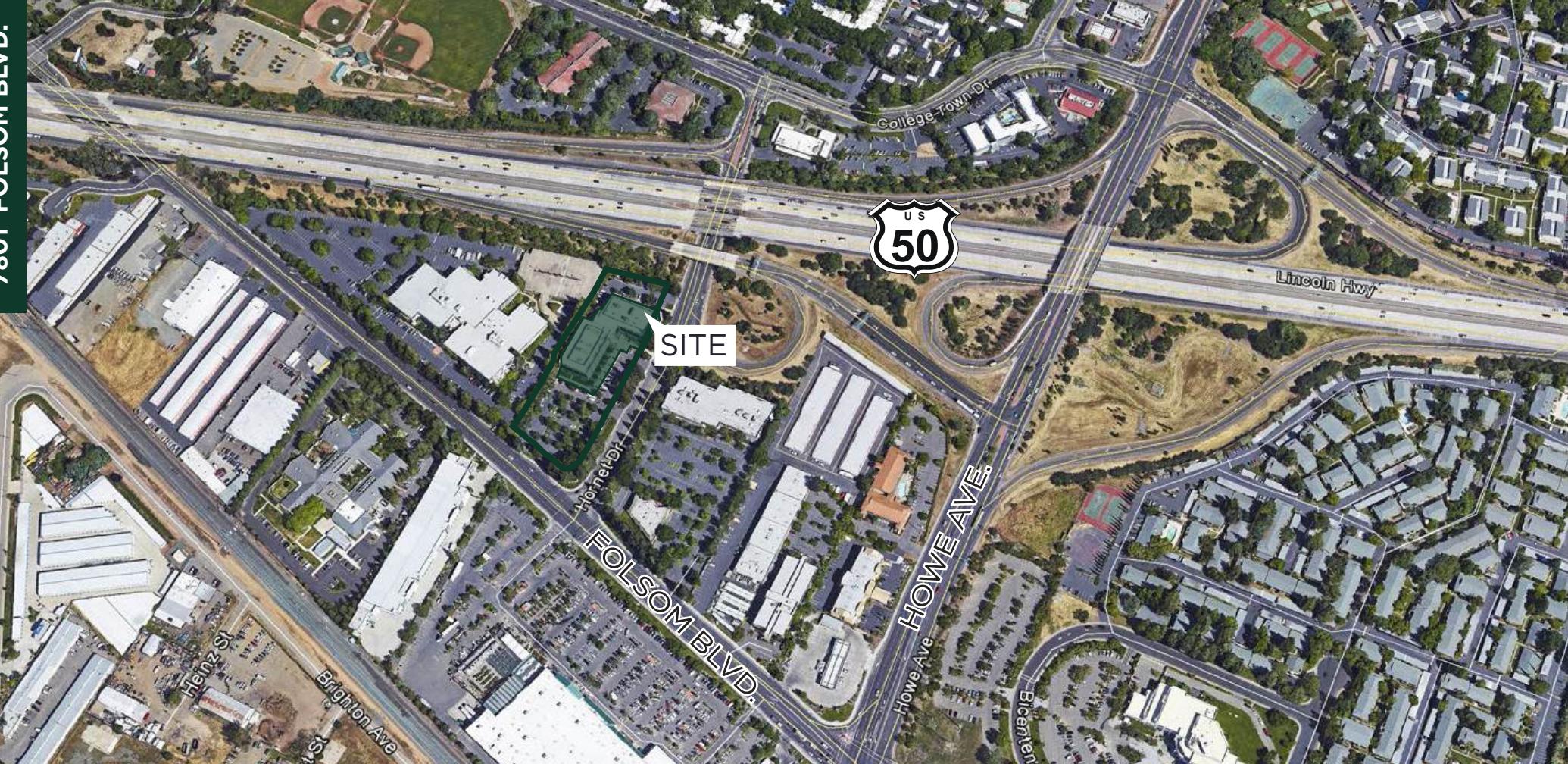


**5% + \$2/SF on all new deals over 3,000 SF
for the remainder of the year**



\$100 Tour Bonus & \$250 LOI Bonus

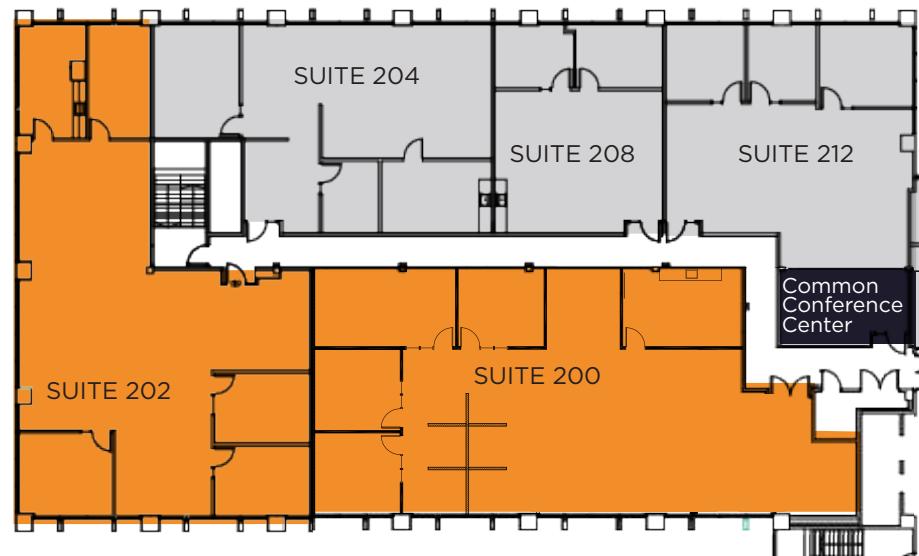




FIRST FLOOR



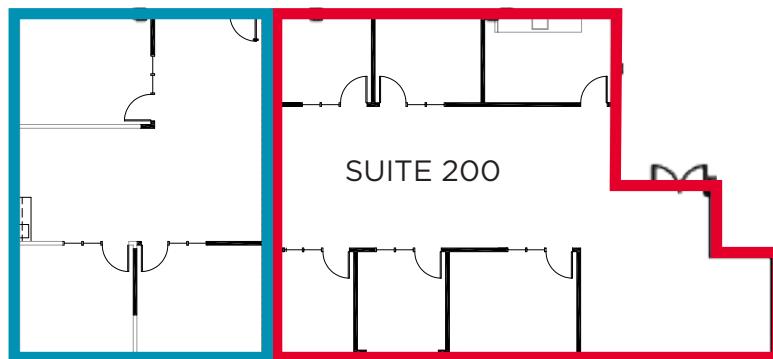
SECOND FLOOR



| SUITE | RENTABLE SF |
|-------|-------------------|
| 200 | 3,431 (Divisible) |
| 202 | 3,010 |

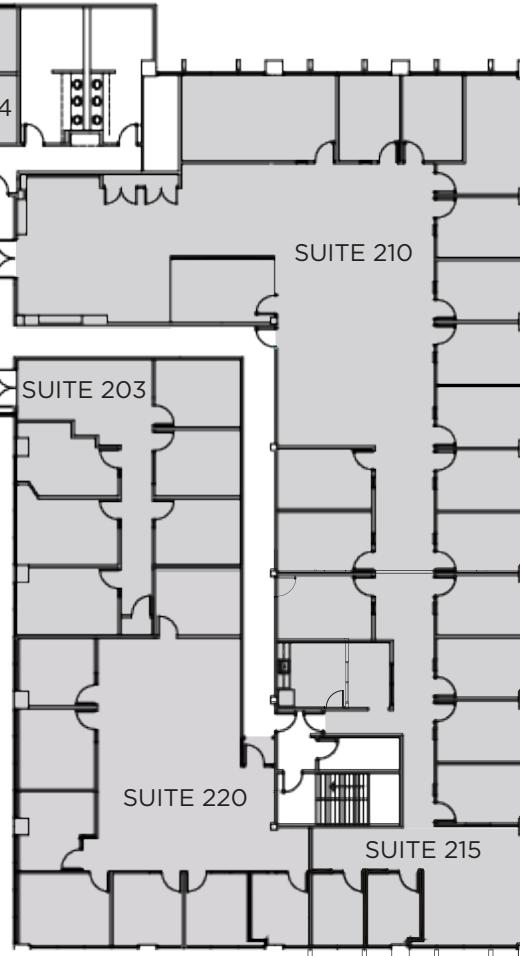
*Can be Combined (6,441 SF)

Suite 200 Hypothetical Demising Plan

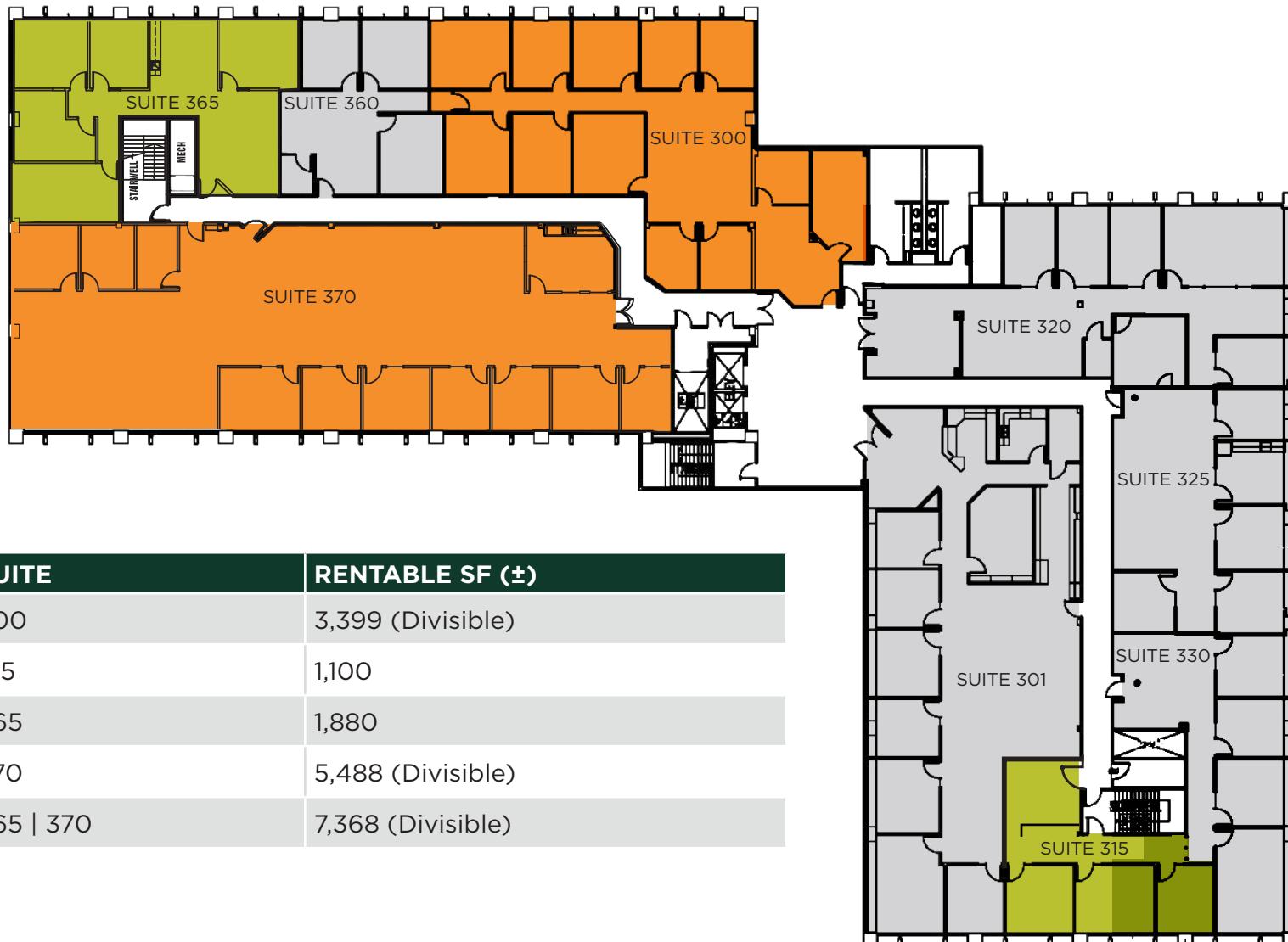


1,297 RSF

2,134 RSF



THIRD FLOOR





**Spec Suites from
1,500 to 5,000 SF**



AMENITY MAP



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