



JACKSON  
PROPERTIES



CUSHMAN &  
WAKEFIELD



# 7801 FOLSOM BLVD. FOR LEASE

UP TO ±12,000 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 (±)
101*	3,223
200	3,409 (Divisible)
204	1,805
300	3,399 (Divisible)
315	1,100
320	2,661
360	1,078
365	1,880
370	5,488 (Divisible)
300   360   365   370	11,845 (Divisible)

0 - 2,000 SF
  2,001 - 3,000 SF
  3,001 SF +

\*Plug-n-Play Spec Suite

***\*All bonuses are subject to Landlord approval***  
***\*Leases must be at least 3 years or longer to qualify***



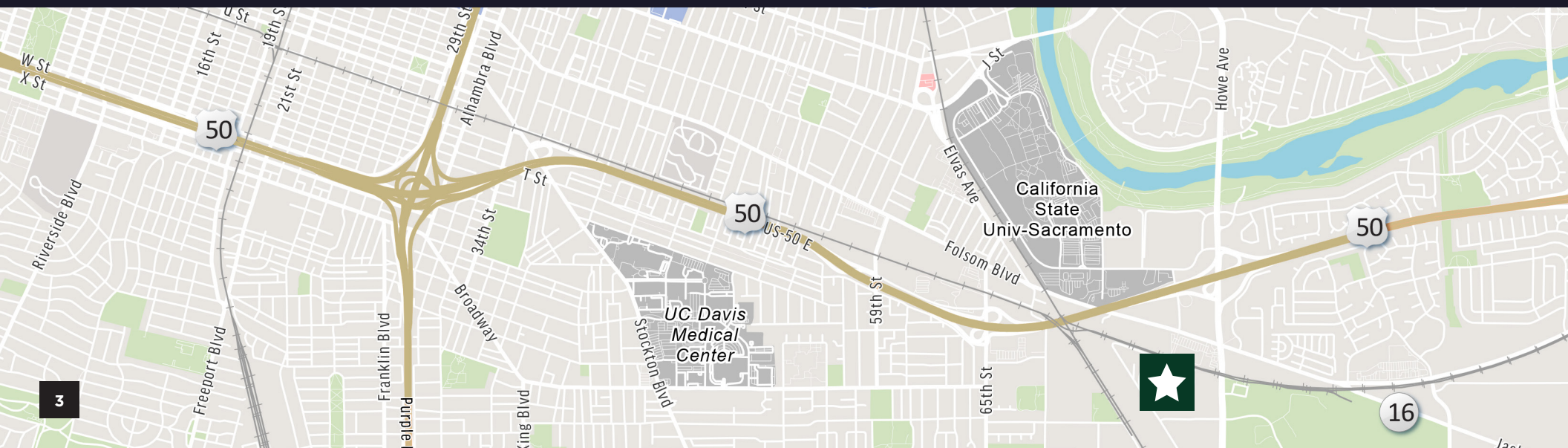
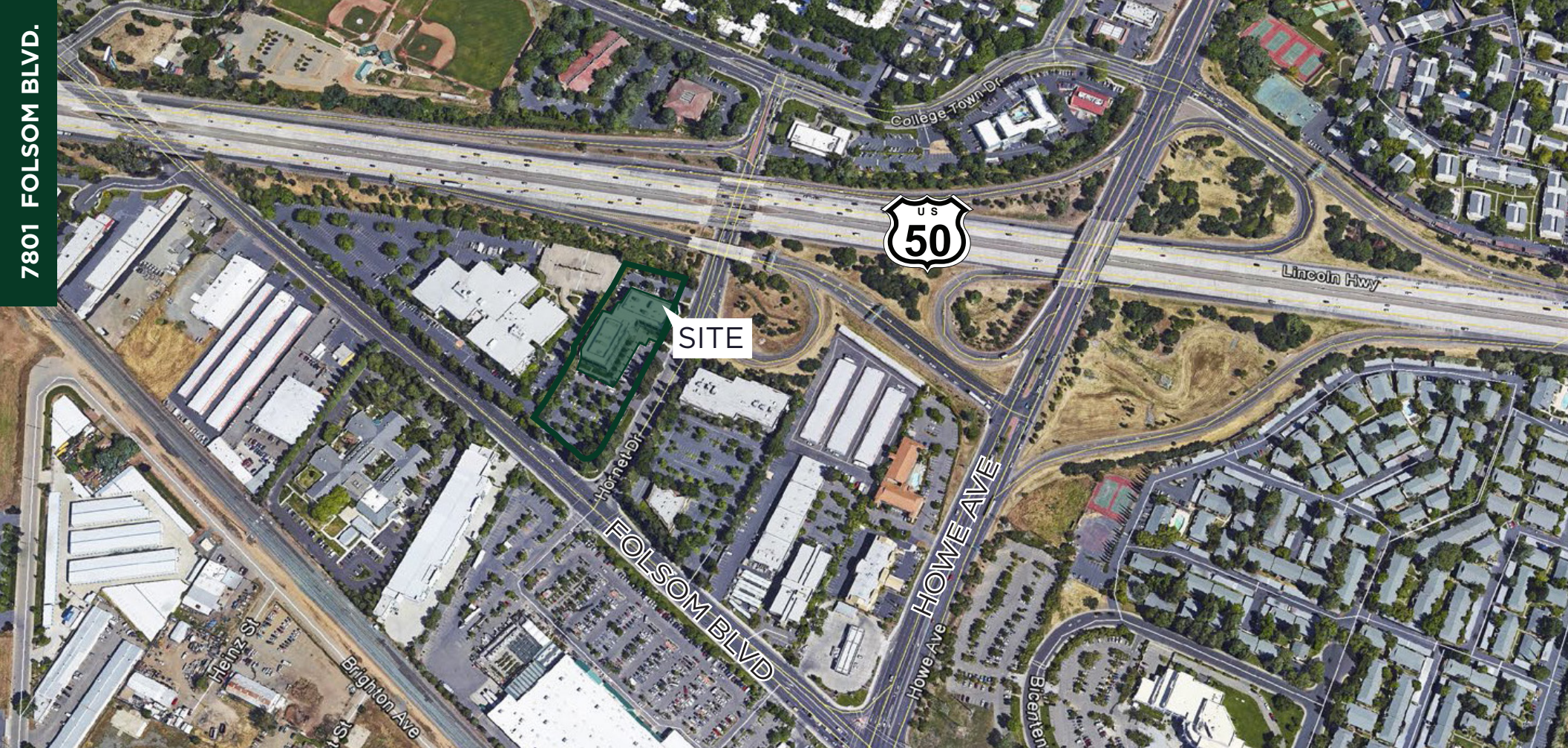
**5% + \$2/SF on all new deals over 3,000 SF for the remainder of the year**



**\$100 Tour Bonus & \$250 LOI Bonus**

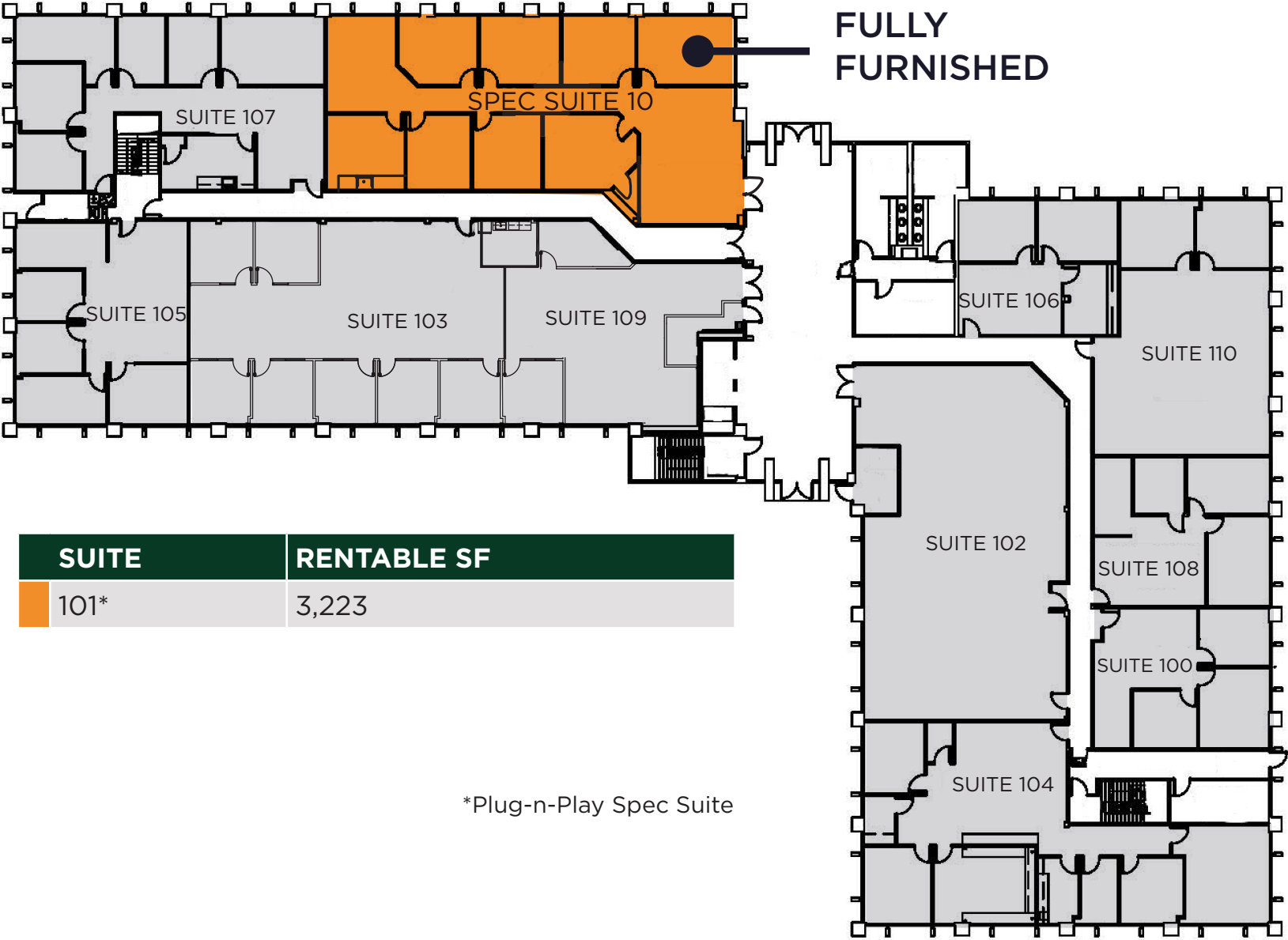




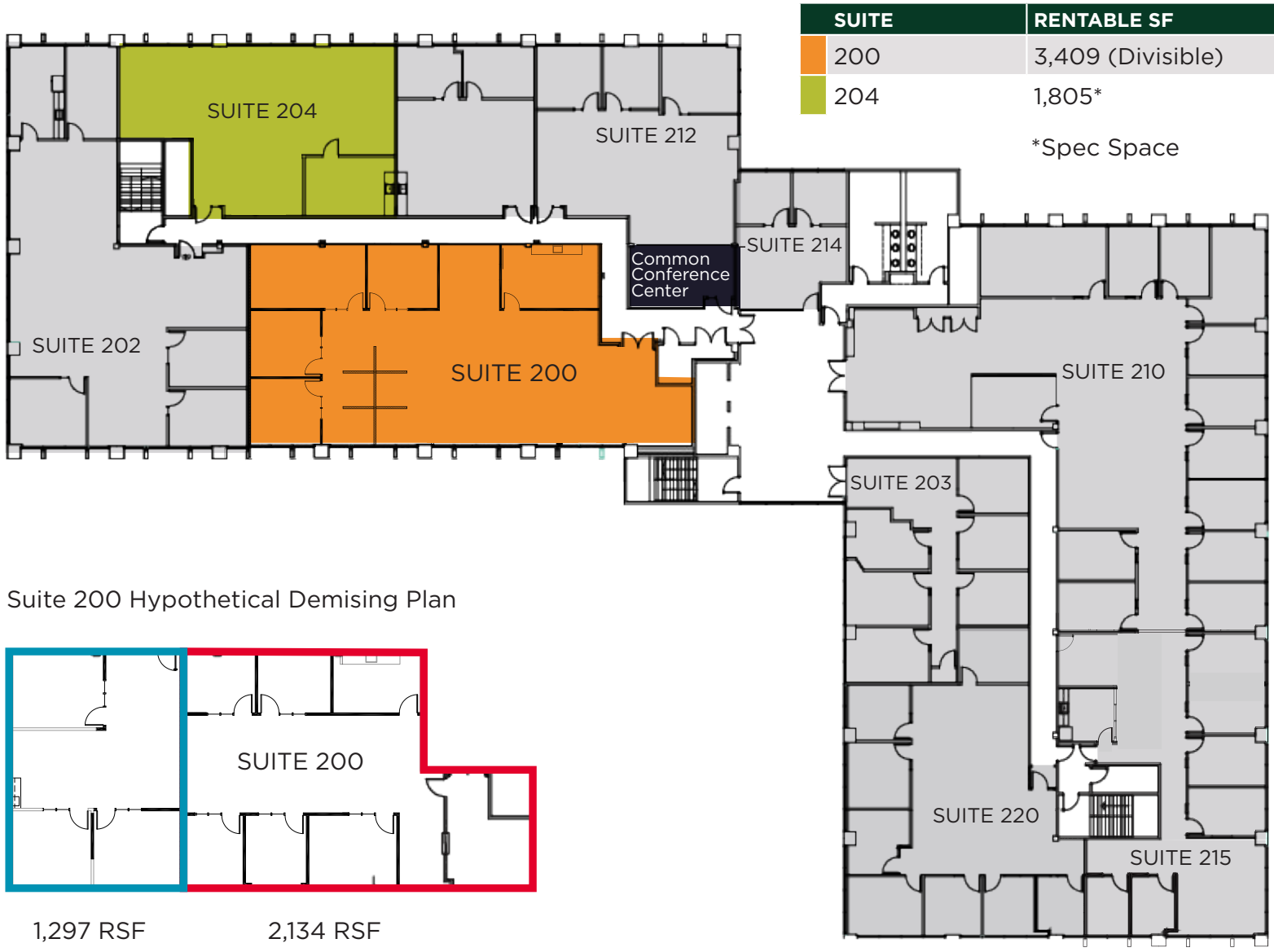




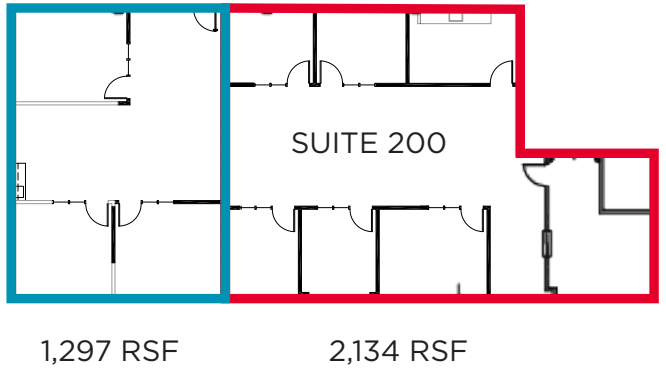
# FIRST FLOOR



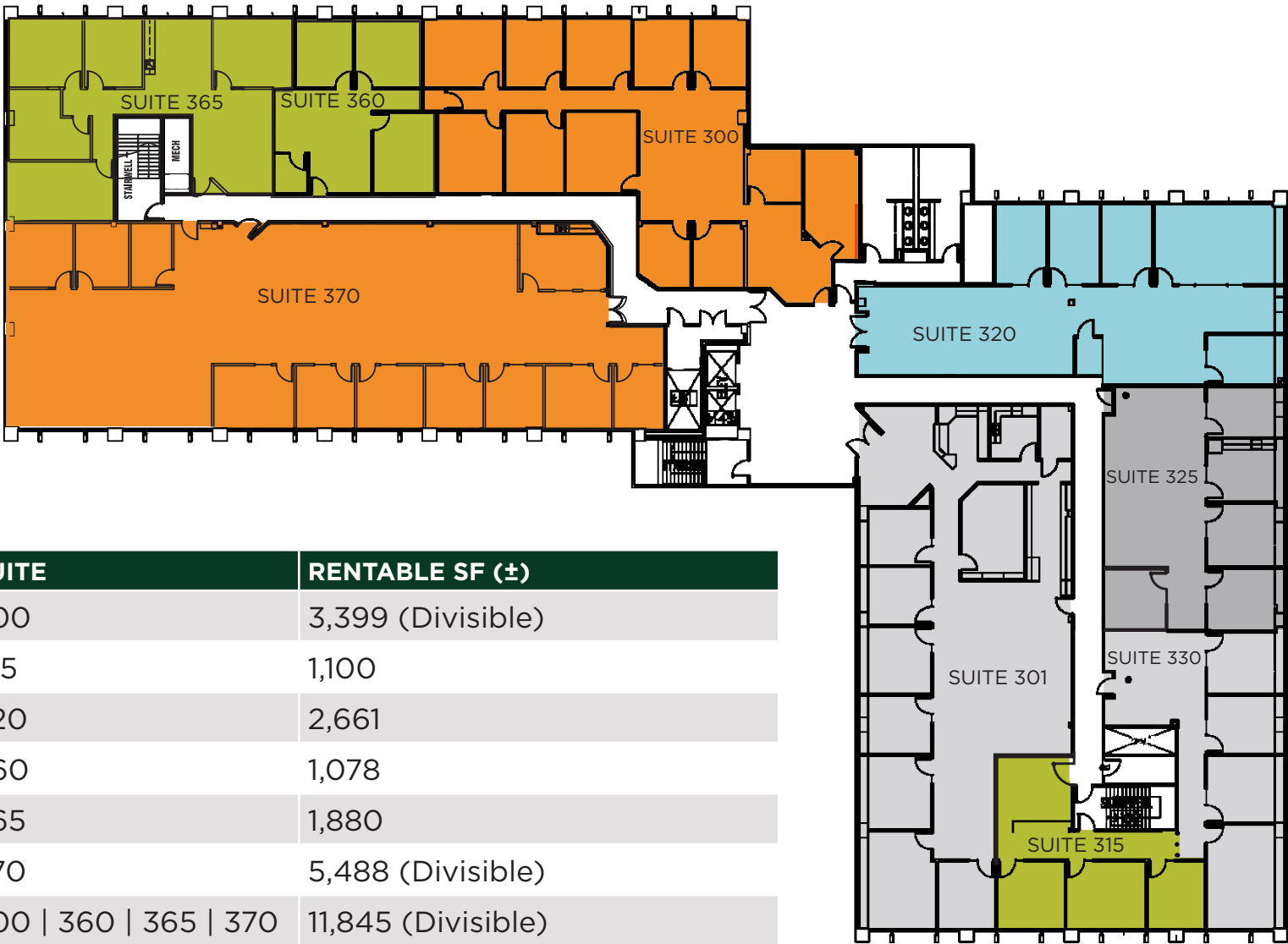
# SECOND FLOOR



Suite 200 Hypothetical Demising Plan



# THIRD FLOOR



SUITE	RENTABLE SF (±)
300	3,399 (Divisible)
315	1,100
320	2,661
360	1,078
365	1,880
370	5,488 (Divisible)
300   360   365   370	11,845 (Divisible)





7801 FOLSOM BLVD.

Spec Suites from  
1,500 to 5,000 SF



# AMENITY MAP



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