



CUSHMAN &
WAKEFIELD



JACKSON
PROPERTIES



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)
110	1,775
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)

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

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

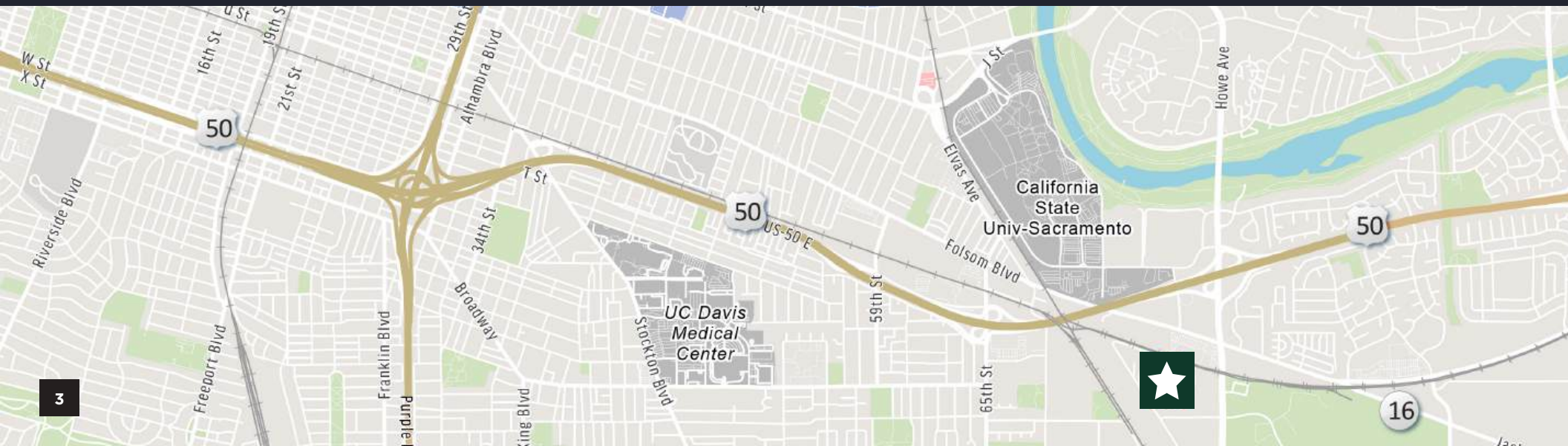
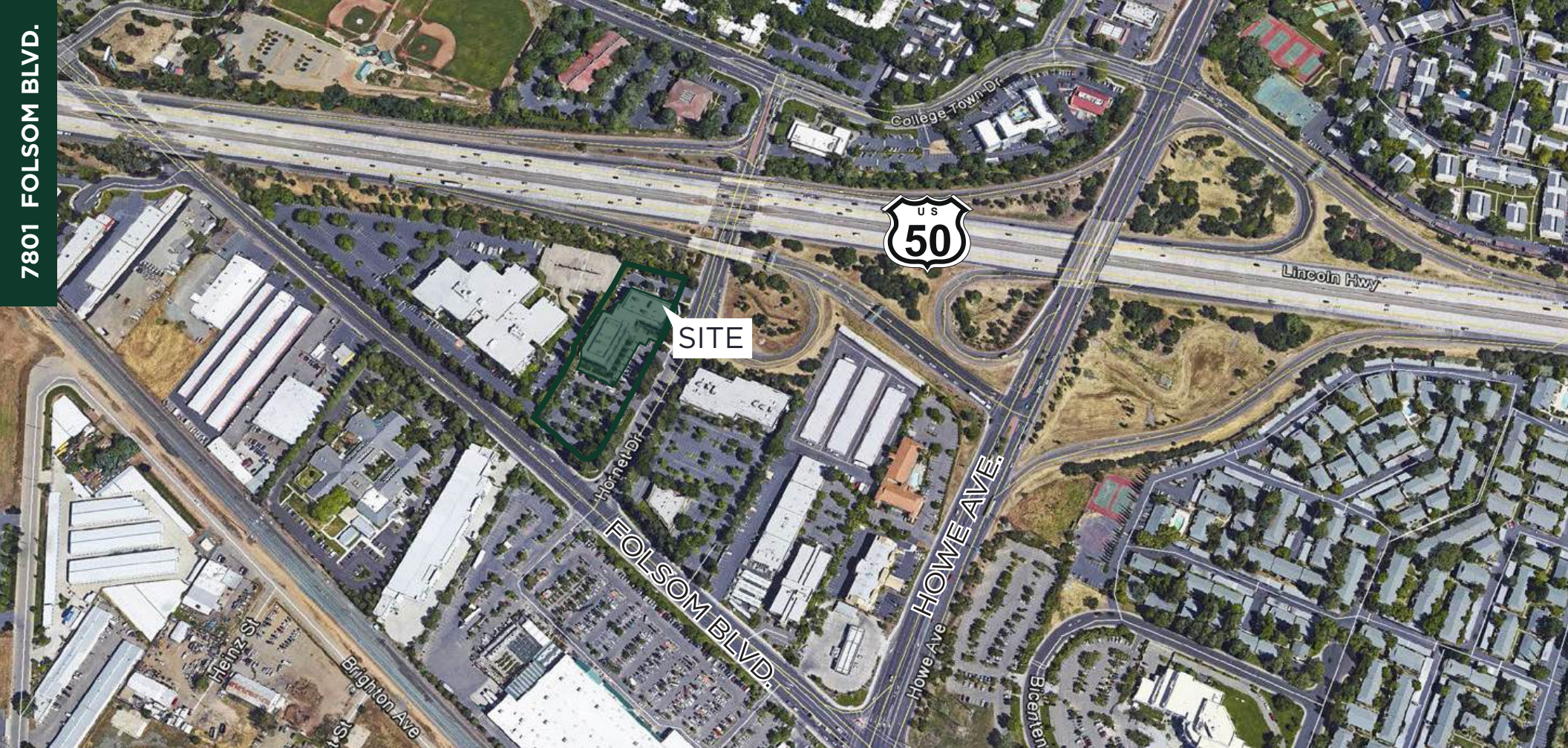


5% + \$2/SF on all new deals over 3,000 SF for the remainder of the year



\$100 Tour Bonus & \$250 LOI Bonus





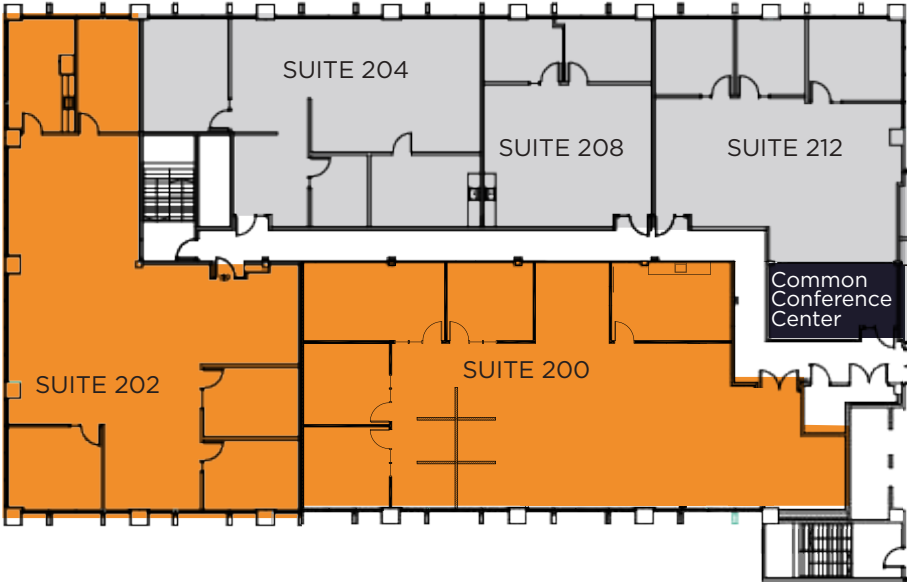
FIRST FLOOR

SUITE	RENTABLE SF
106	923 (Available Direct or Sublease)
110	1,775

*Can be Combined (2,698 SF)



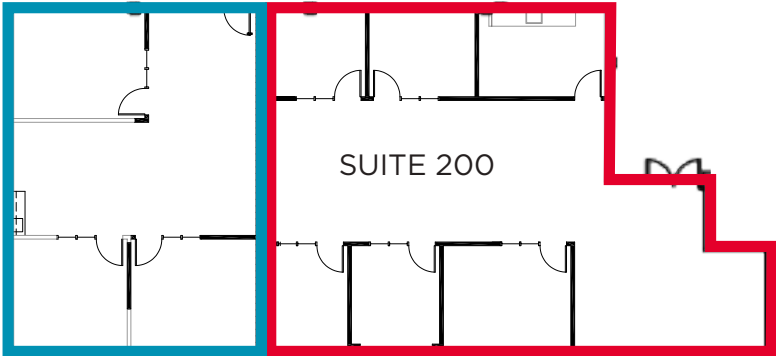
SECOND FLOOR



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

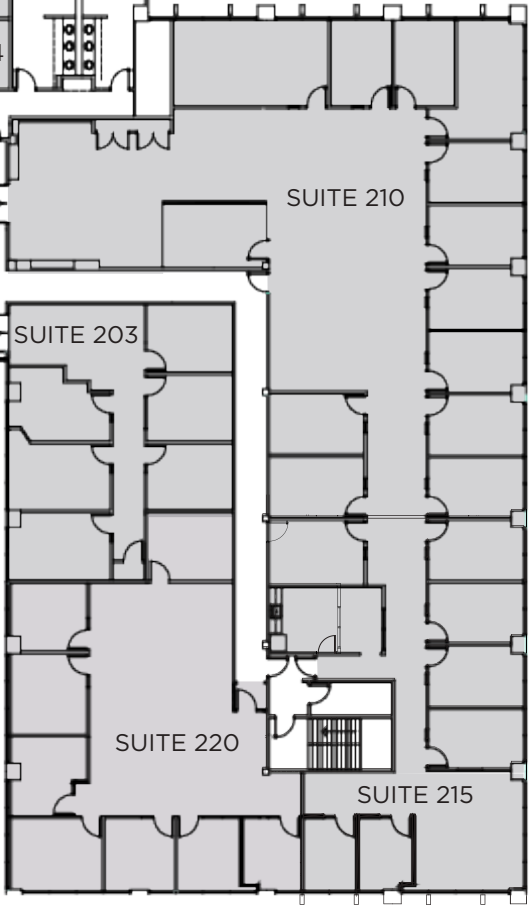
*Can be Combined (6,441 SF)

Suite 200 Hypothetical Demising Plan

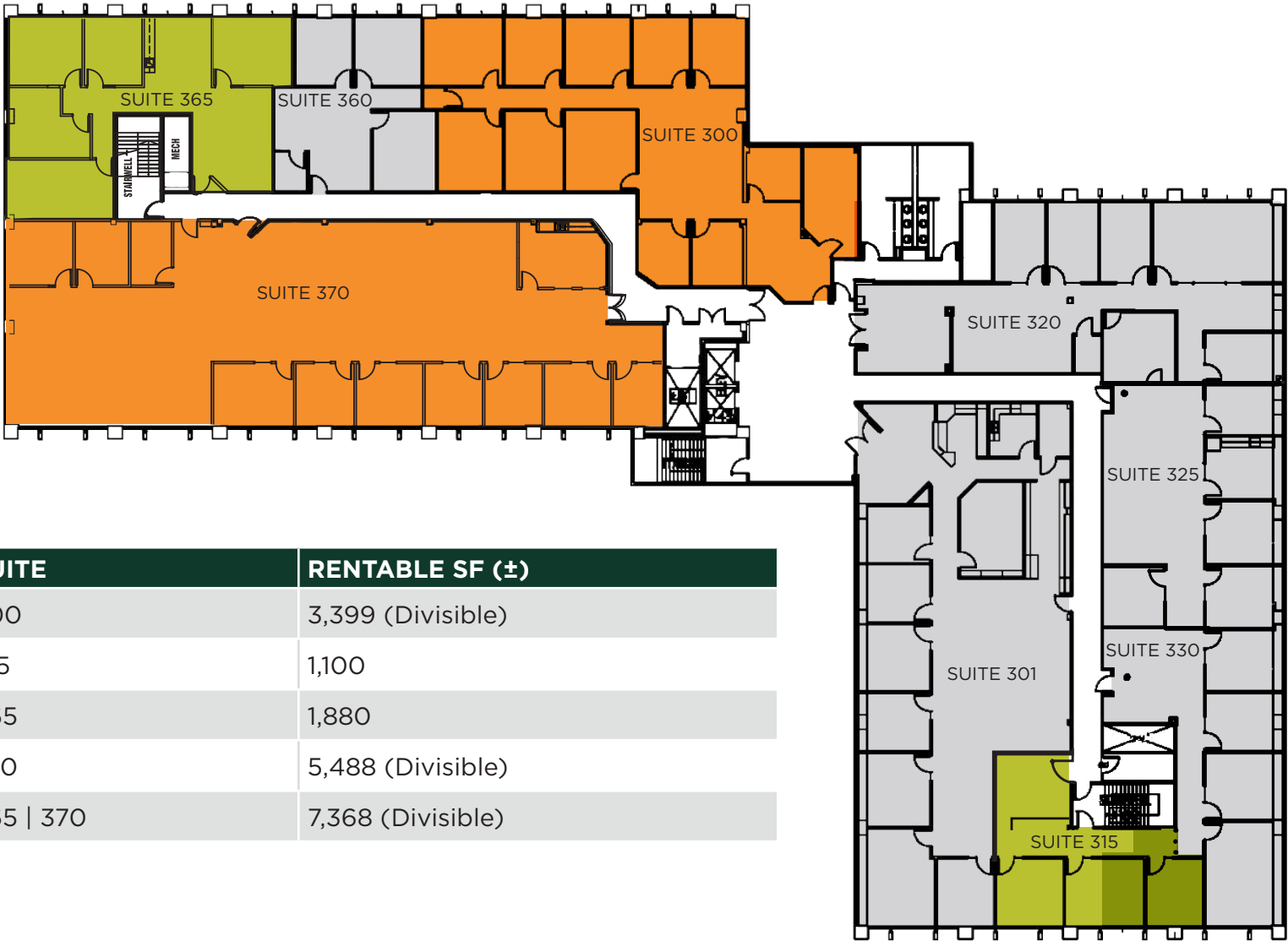


1,297 RSF

2,134 RSF



THIRD FLOOR



SUITE	RENTABLE SF (±)
300	3,399 (Divisible)
315	1,100
365	1,880
370	5,488 (Divisible)
365 370	7,368 (Divisible)



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



AMENITY MAP



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