



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 (±)
200	3,431 (Divisible)
300	3,399 (Divisible)
315	1,100
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***

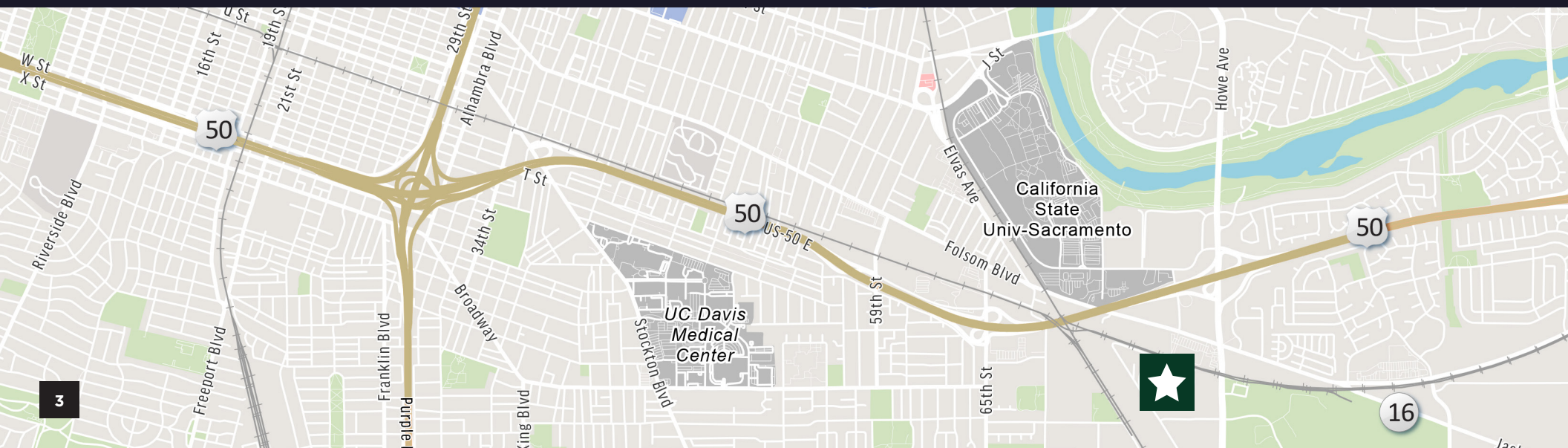
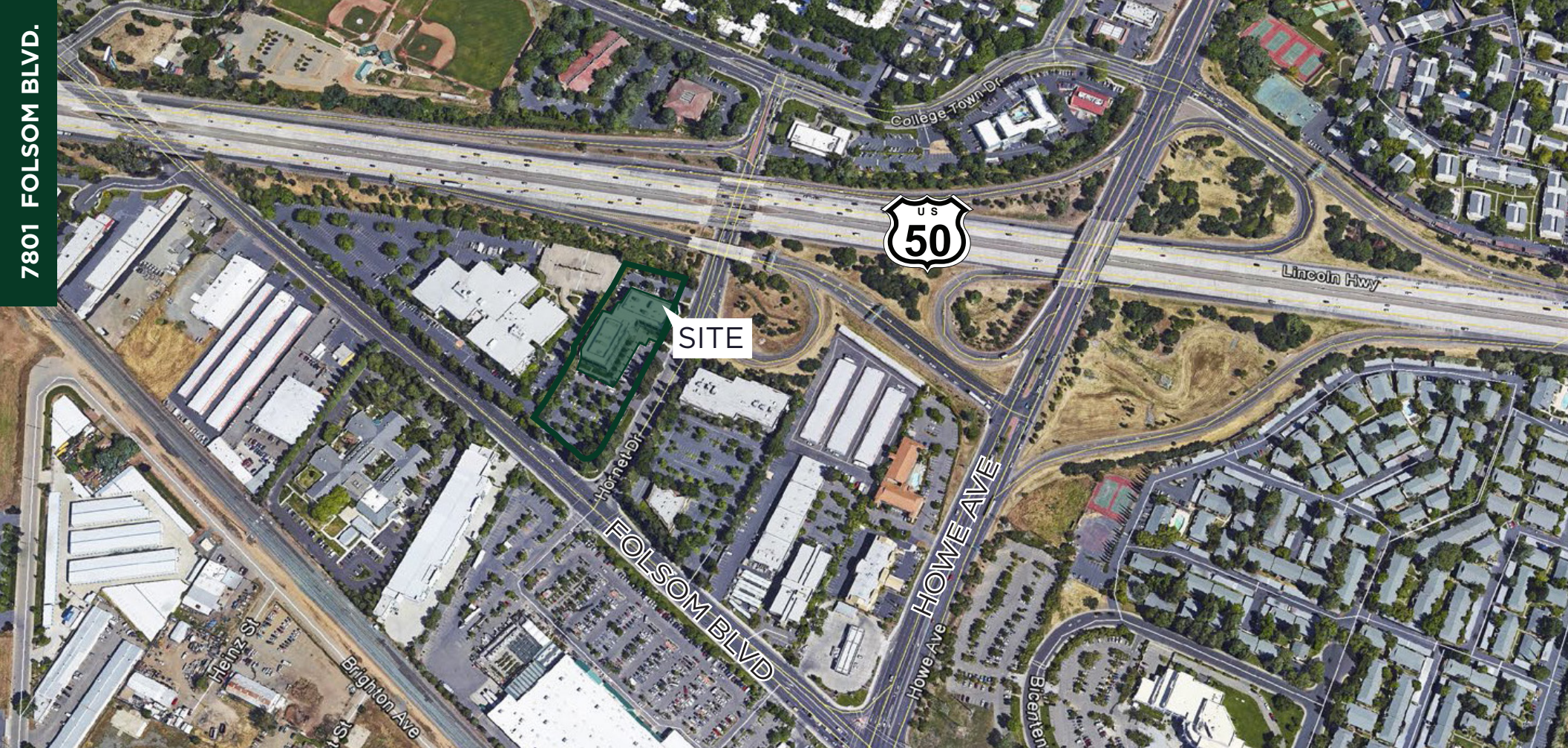


5% + \$2/SF on all new deals over 3,000 SF for the remainder of the year

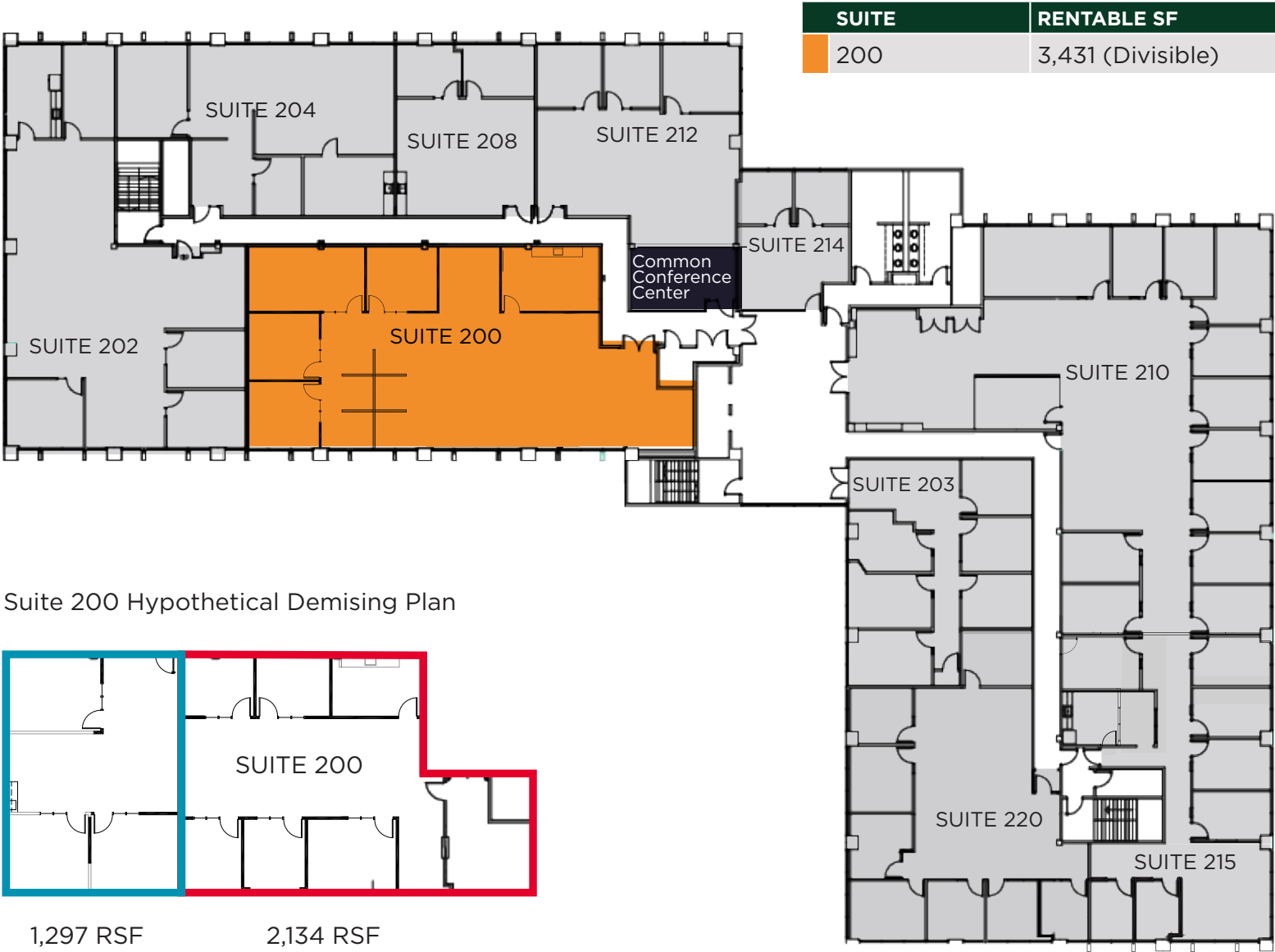


\$100 Tour Bonus & \$250 LOI Bonus

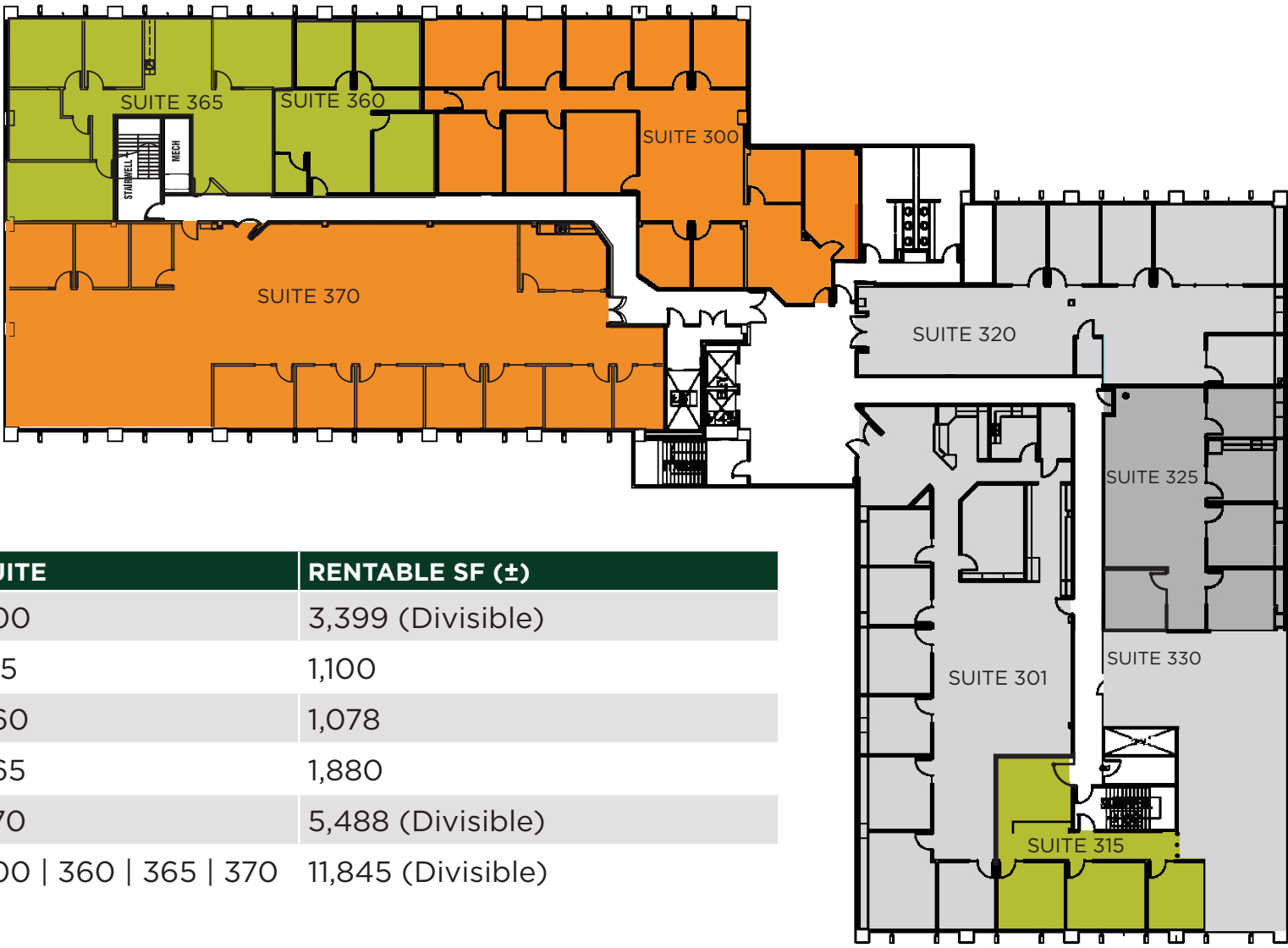




SECOND FLOOR



THIRD FLOOR



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



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



AMENITY MAP



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