



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–
±13,004 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.

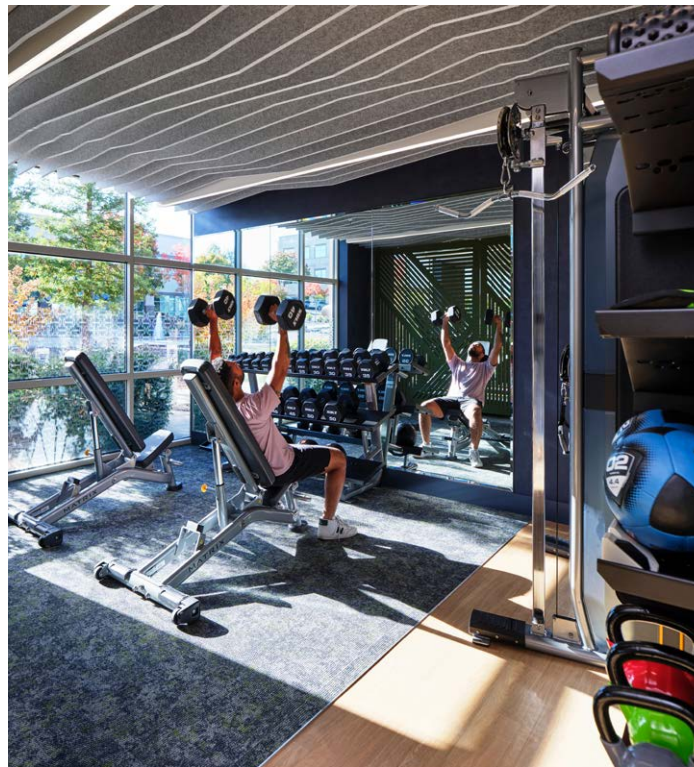
It's a place where employees can exercise, relax, and rejuvenate amidst nature's beauty.



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

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 Sporting
Trader Joe's	Home Goods
Raley's	Habit Burger Grill
Petco	Handel's Ice Cream
Sprouts	Chipotle

7 BROADSTONE MARKETPLACE

Bel Air	Saigon Alley
Jack's Urban Eats	Fishology Poke Bar
Five Guys	Ginger Elizabeth
BJ's Restaurant	Land Ocean
Temple Coffee	Sac Pizza Company



8 BROADSTONE PLAZA

Home Depot	Chick-fil-A
Michaels	Del Taco
Ross	Mimi's Cafe
Old Navy	Zócalo
Total Wine & More	McDonald's
American Furniture	Buffalo Wild Wings
Tilly's	Sport Clips
Ttobongee Chicken	Jamba

9 Costco	Mendocino Farms
Mikuni	Life Time Fitness
Crumbl Cookies	Starbucks
In-N-Out Burger	BAD Bakers
Nixtaco	

10 PALLADIO

Nordstrom Rack	Chicago Fire	Iron Horse Tavern
Barnes & Nobles	Palladio 16 Cinema	Mas Taco Bar
Red Robin Burger	Back Bistro	Panera Bread
Whole Foods	Buckhorn BBQ	Tru Bowl
Kirkland's Home	CycleBar	Orangetheory
Lazy Dog Restaurant	The Melt	Shake Shack

11 FOLSOM GATEWAY

Petsmart	Staples	IHOP
DSW Designer Shoe	Ulta Beauty	Olive Garden
REI	Leatherby's Creamery	Fat's Asia Bistro
Best Buy	Pieology	Wendy's
Sam's Club	Chipotle	Sourdough & Co.
Bevmo!	Folsom Thai Cuisine	Dave's Hot Chicken

LEASING OPPORTUNITIES

EXPLORE ACTIVE AVAILABILITIES
AT IRON POINT

BUILDING	SUITE	RSF
1120	100	3,460
1120	130*	1,332
1120	140*	2,026
1120	190	3,636
1130	138	978
1130	160	3,019
1130	238	4,398
1180	100	8,614
1180	250	1,989
1180	390	13,004

[CLICK TO DOWNLOAD FLOOR PLAN](#)

*Suites 130 and 140 can be combined for ±3,358 RSF



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



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