



1180

IRON POINT BUSINESS PARK

/ CLASS A WORKPLACE, CLOSE TO HOME

1110, 1120, 1130, 1150 & 1180
IRON POINT ROAD
FOLSOM, CALIFORNIA



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 –
 $\pm 13,004$ 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.

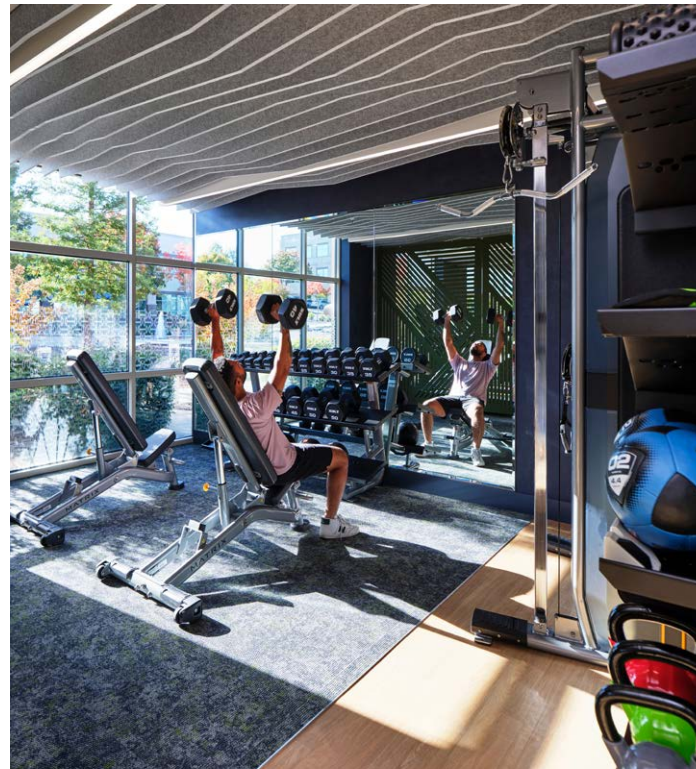
It's a place where employees can exercise, relax, and rejuvenate amidst nature's beauty.



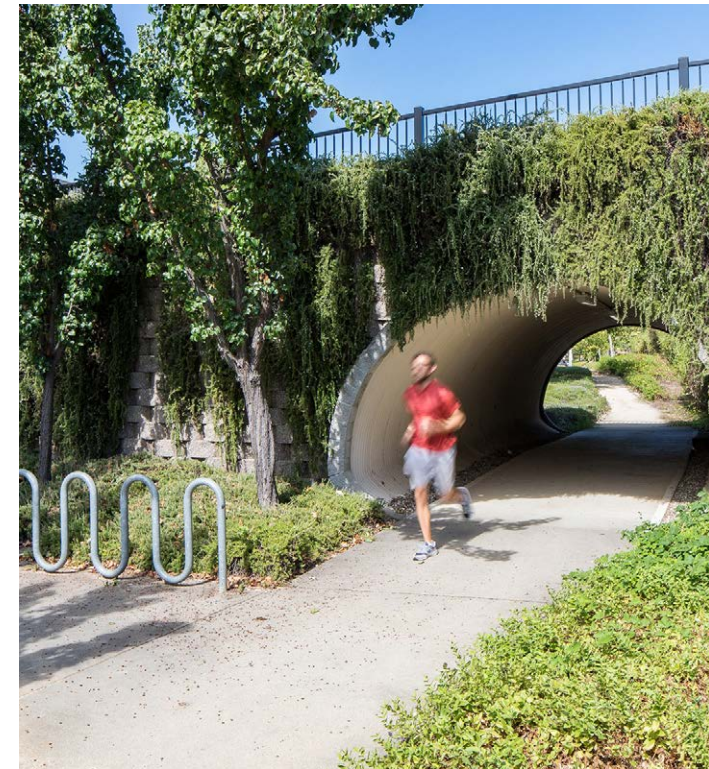
BRAND NEW CARDIO STUDIO AND SHOWERS



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

- | | |
|----------------|-----------------------|
| Safeway | Bambu Dessert |
| Shogun Hibachi | Drop Zone |
| Panda Express | Hermaso Jalisco Grill |
| Starbucks | Steve's Pizza |

- | | |
|---------------|--------------|
| Walmart | Walgreens |
| 99 Cents Only | Dutch Bros |
| 24hr Fitness | Big O' Tires |

- | | |
|---------------|--------------------|
| Kohl's | Grocery Outlet |
| Rite Aid | Fourk Kitchen |
| Dollar Tree | Folsom |
| O'Reilly Auto | Churchill Arms Pub |

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

7 BROADSTONE MARKETPLACE

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|-------------------|--------------------|
| 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 |

- | | |
|-----------------|-------------------|
| 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	<u>100</u>	3,460
1120	<u>130*</u>	1,332
1120	<u>140*</u>	2,026
1120	<u>190</u>	3,636
1130	<u>138</u>	978
1130	<u>160</u>	1,902
1130	<u>238</u>	4,398
1180	<u>100</u>	8,614
1180	<u>160**</u>	3,507
1180	<u>250</u>	1,989
1180	<u>390</u>	13,004

[CLICK TO DOWNLOAD FLOOR PLAN](#)

*Building 1120: Suites 130 and 140 can be combined for ±3,358 RSF

**Available Q3 – 2026



AMENITY KEY

- Convene | Confer | Collab
- Wellness
- Refuel
- Outdoor Greenspace





FOR LEASING INFORMATION, PLEASE CONTACT

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