

**AVAILABLE FOR LEASE**

**SUITE 120 - 1,373 RSF**

**SUITE 275 - 2,030 RSF**

785

**785 ORCHARD DRIVE**

**FOLSOM, CA 95630**



# 785 ORCHARD DRIVE

Folsom, CA



## PROPERTY HIGHLIGHTS

- Two suites are currently available, ranging from 1,373 – 2,030 SF
- Well-maintained, two-story professional office building in a prime Folsom location
- Flexible multi-tenant configuration serving a wide range of professional office users
- Efficient floor plates supporting private offices, open areas, and conference rooms
- Excellent curb appeal with strong professional tenant mix
- Abundant on-site surface parking for tenants and visitors
- Professional property management and ownership
- Conference room facility available
- Easy access to Highway 50
- Close proximity to restaurants, retail, and business services
- Competitive suburban alternative with close proximity to executive housing
- Suitable for financial services, legal, insurance, tech, and general professional users

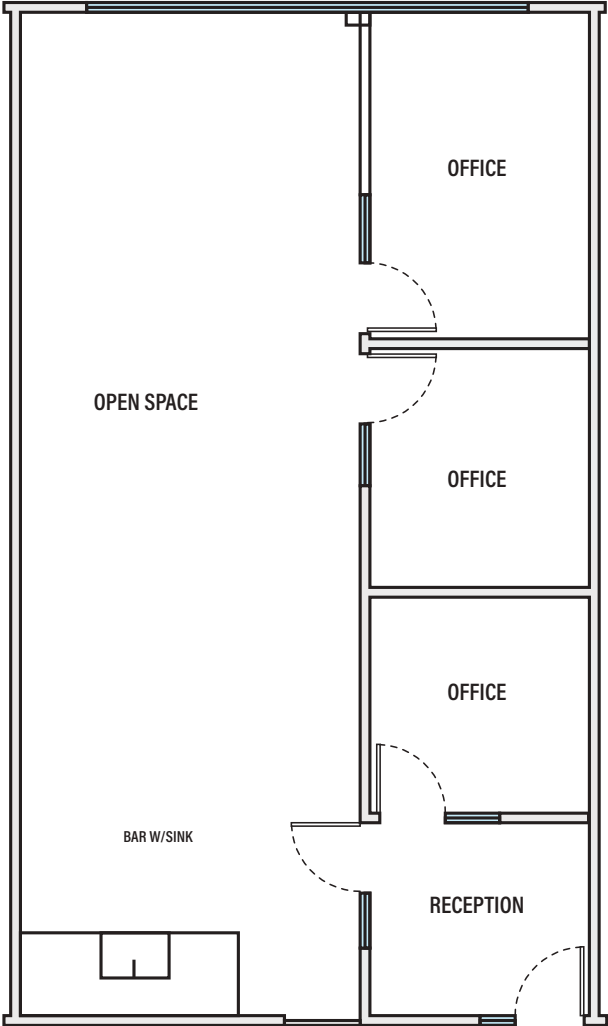
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**\$2.25 PSF/Month Fully Serviced**

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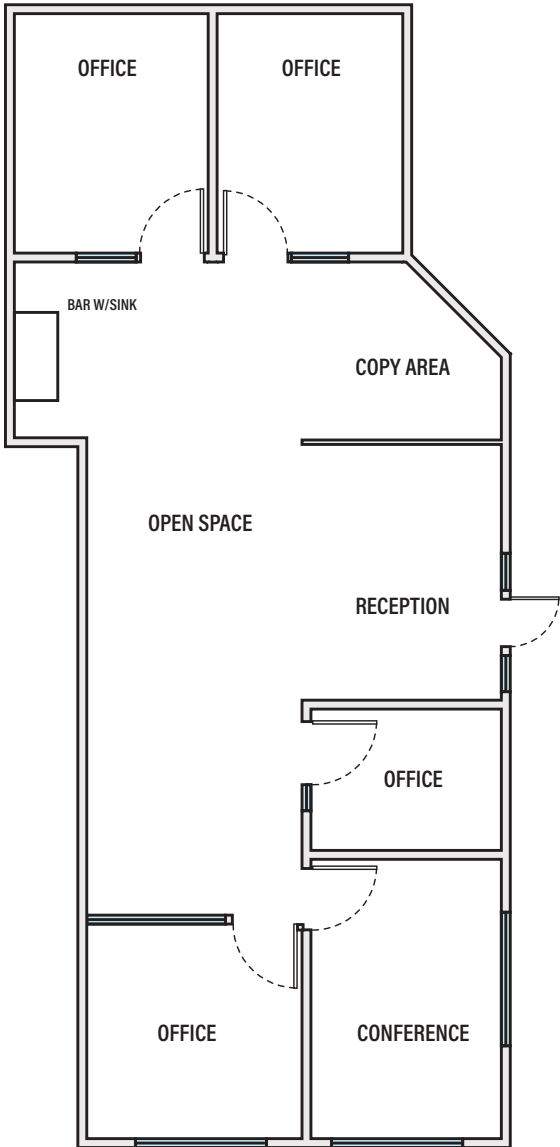
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