



AVAILABLE FOR LEASE

SUITE 120 - 1,373 RSF

SUITE 275 - 2,030 RSF

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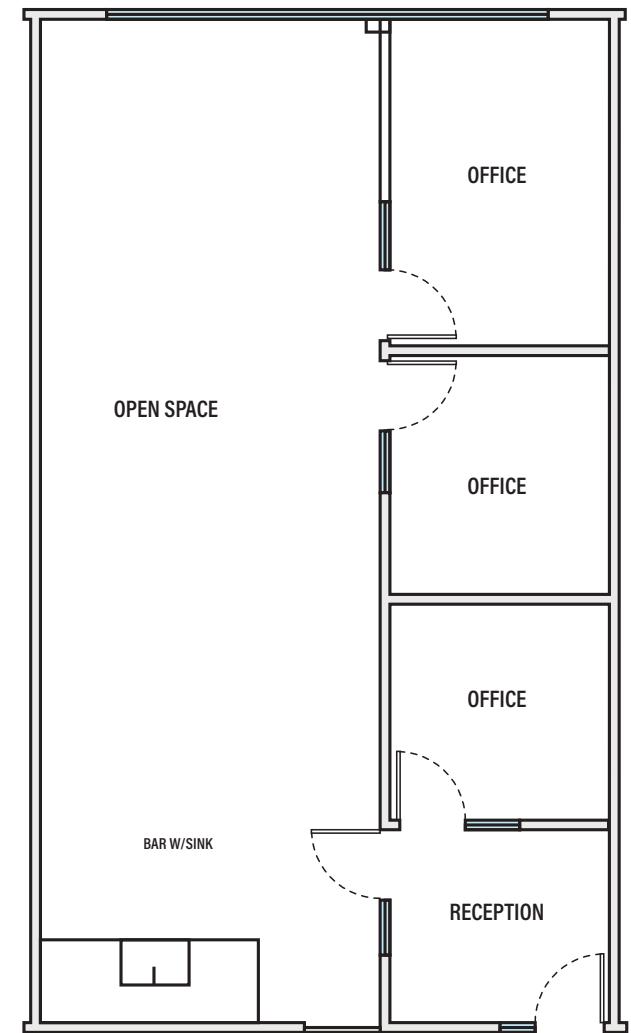
**\$2.25 PSF/Month Fully Serviced**

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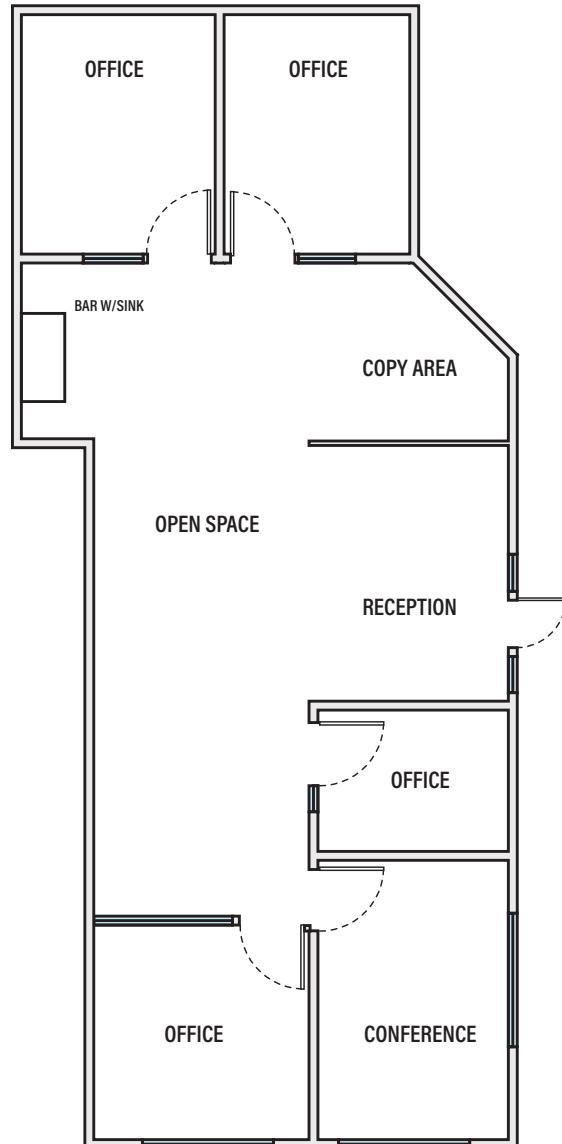


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