

IRON POINT BUSINESS PARK

/ CLASS A WORKPLACE, CLOSE TO HOME

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

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.

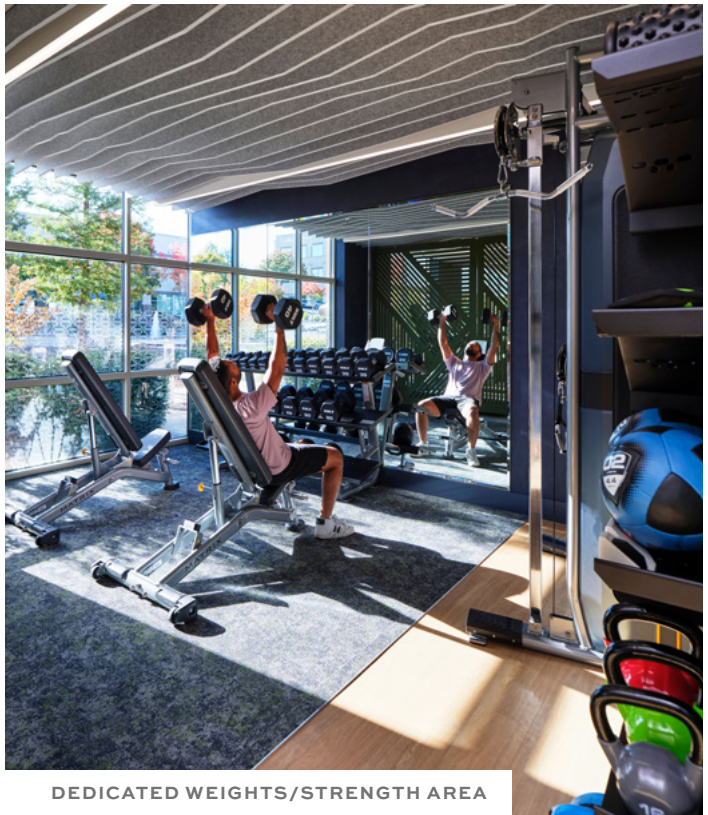
It's a place where employees can exercise, relax, and rejuvenate amidst nature's beauty.



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
Kingdom Coffee
Sharif Jewelers
My Goods Market
Chili's Grill
Teriyaki Station

2 FOLSOM PREMIUM OUTLETS

3

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

4

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

5

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

6

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

7 BROADSTONE MARKETPLACE

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



8 BROADSTONE PLAZA

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

9

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

10 PALLADIO

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

11 FOLSOM GATEWAY

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

LEASING OPPORTUNITIES

EXPLORE ACTIVE AVAILABILITIES AT IRON POINT

BUILDING	SUITE	RSF
1110	100*	2,569
1110	120*	5,658
1110	140*	2,112
1110	220*	4,506
1130	138	978
1130	160	1,903
1130	238	4,398
1180	100	8,614
1180	160	3,507
1180	250	1,989
1180	390	13,004

CLICK TO DOWNLOAD FLOOR PLAN

*Available with 90 days-notice (furniture potentially available)



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

CUSHMAN & WAKEFIELD

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. COE-PM-West-11.17.2026