

110 Woodmere Road | Folsom, CA



FOR LEASE | ±400 SF - 39,484 SF



**±400 SF – 39,484 SF  
available**

# sophistication in a serene setting

Positioned steps from Lake Natoma and the American River Bike Trail, 110 Woodmere Road offers a ±54,007 SF two-story office building surrounded by natural beauty yet seamlessly connected to Sacramento's business core. Combining flexible layouts, prominent visibility, and effortless accessibility, it's a workplace designed for both productivity and balance.



**BUILDING & MONUMENT**  
signage opportunities

**SHORT-TERM FURNISHED**  
suites available for startups

**FLEXIBLE M-1 ZONING**  
for office, lab and R&D uses

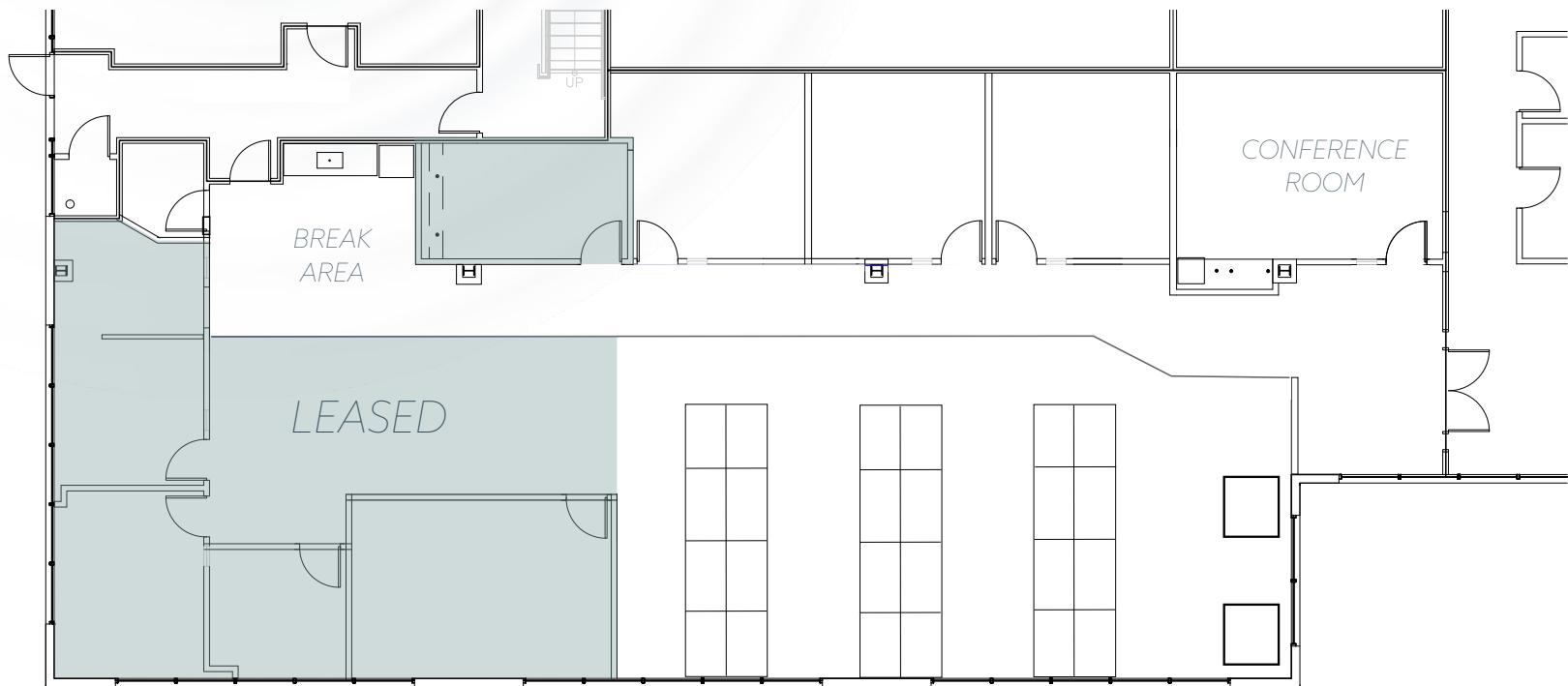
**WALKABLE**  
to multiple dining options

**IMMEDIATE ACCESS**  
to the American River Bike Trail, Lake Natoma, Highway 50 and Glenn Light Rail Station

# 100

±400 – 4,802 RSF

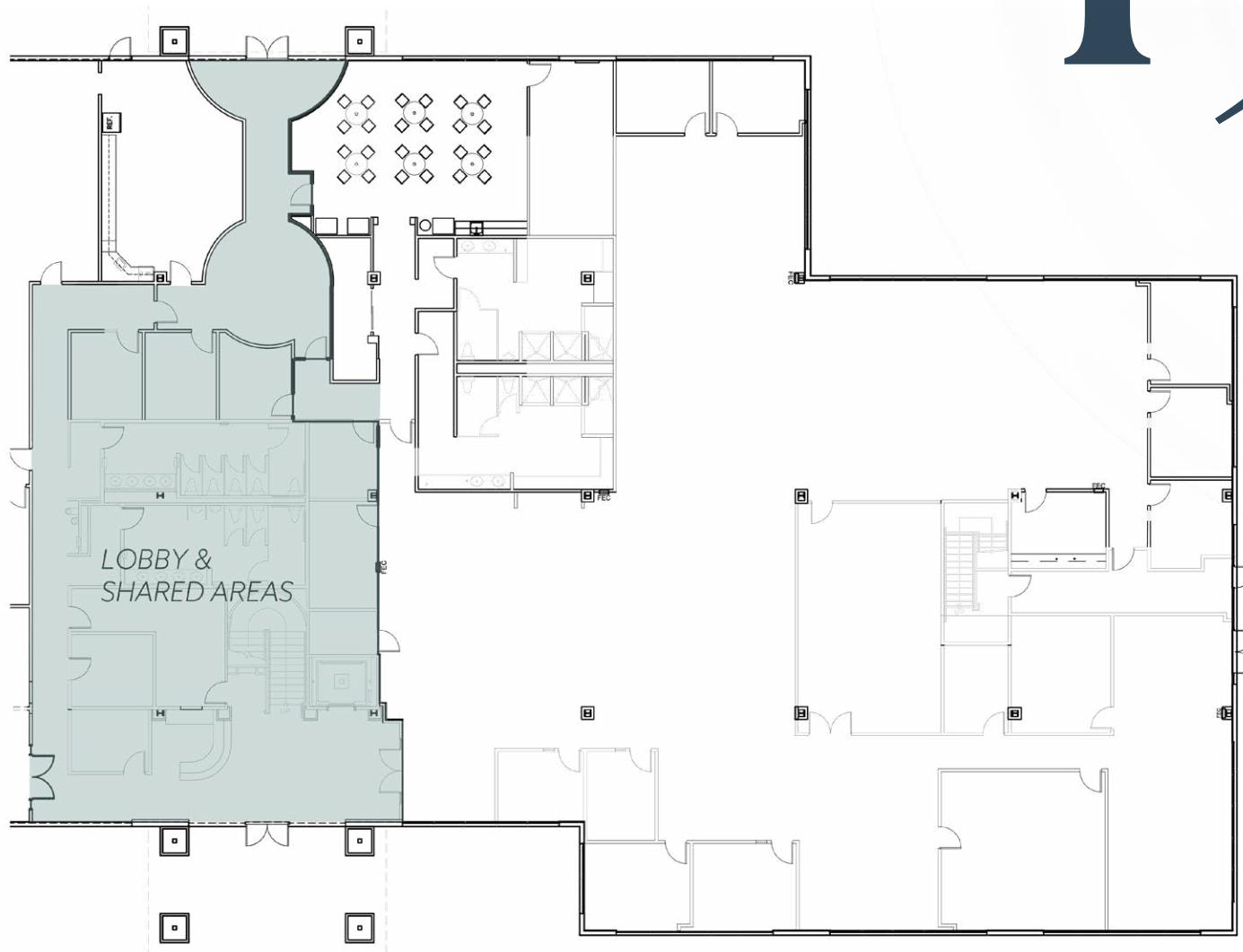
- WORKSHOP AT WOODMERE INNOVATION SPACE
- ENTRANCE ON MAIN LOBBY
- IDEAL FOR STARTUPS
- MODERN INNOVATION SPACE
- SHORT-TERM PRIVATE OFFICE & WORKSTATION LEASES AVAILABLE
- SHARED AMENITIES: CONFERENCE CENTER, PHONE BOOTHS, BREAK AREA, CONTROLLED ACCESS, WIFI



- ENTRANCE ON MAIN LOBBY
- SEPARATE PRIVATE ACCESS
- SUITE CAN BE DEMISED
- TURNKEY IMPROVEMENTS AVAILABLE

# 150

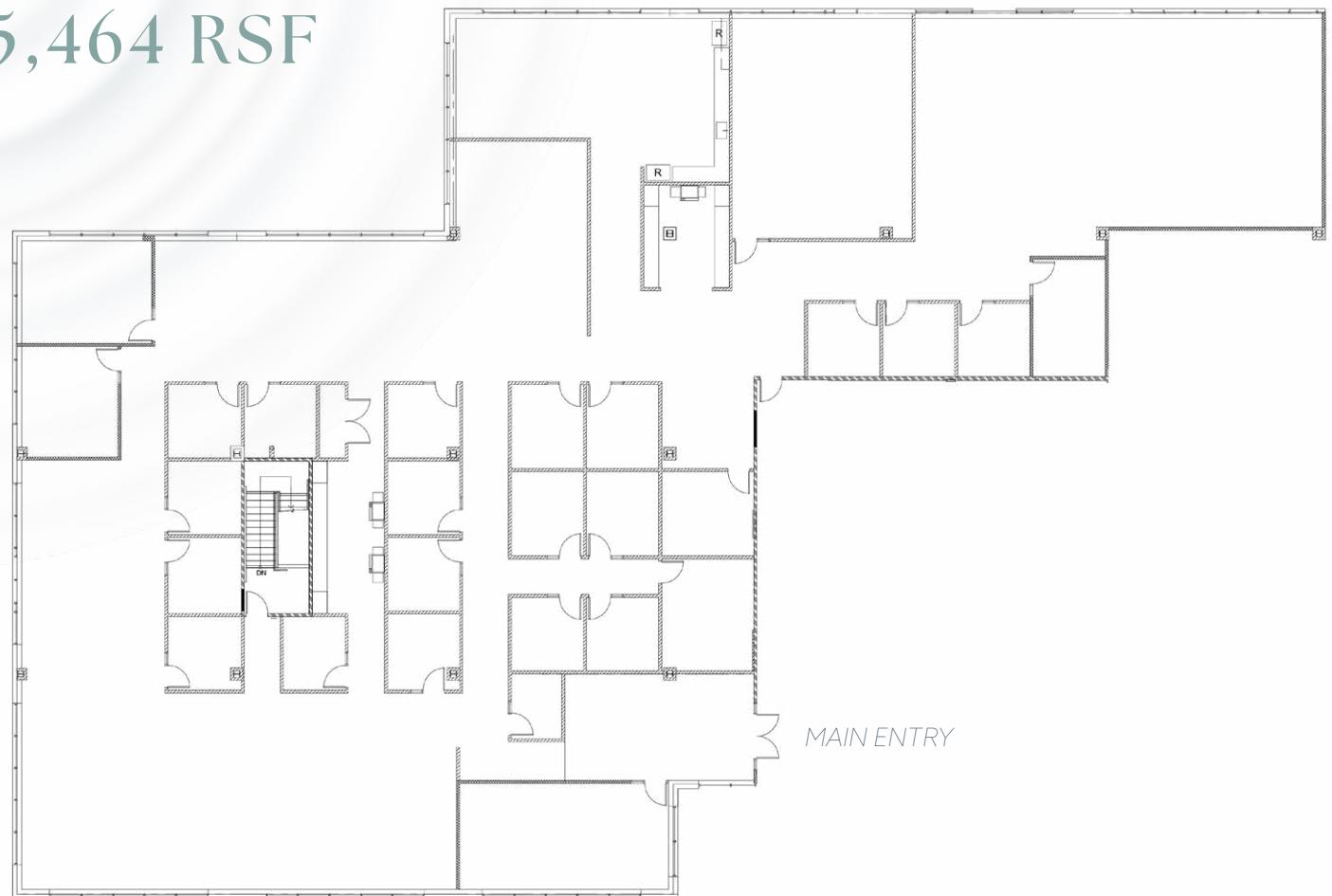
$\pm 14,072$  RSF



# 200

$\pm 15,464$  RSF

- MULTIPLE OPEN OFFICE AREAS
- LARGE BREAKROOM
- TRAINING ROOM
- IT ROOM WITH A/C IN-PLACE

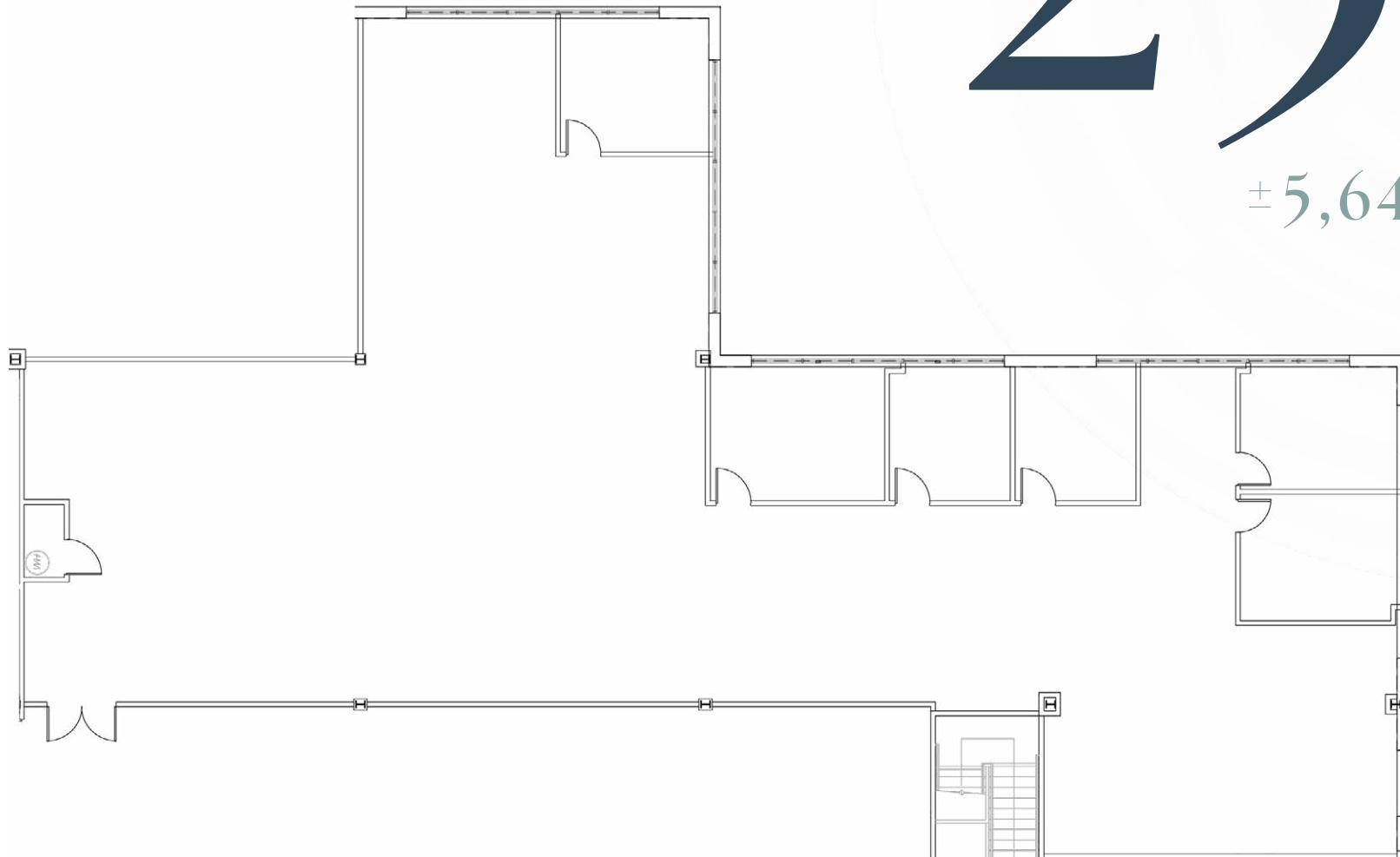


- 2ND FLOOR TREE CANOPY VIEWS
- SUITE CAN BE DEMISED
- WARM SHELL CONDITION
- BUILT TO SUIT FLOOR PLAN AND FINISHES

EXISTING PLAN

230

$\pm 5,646$  RSF



PROPOSED FLOOR PLAN  
OPTION 1 - SINGLE SUITE

230

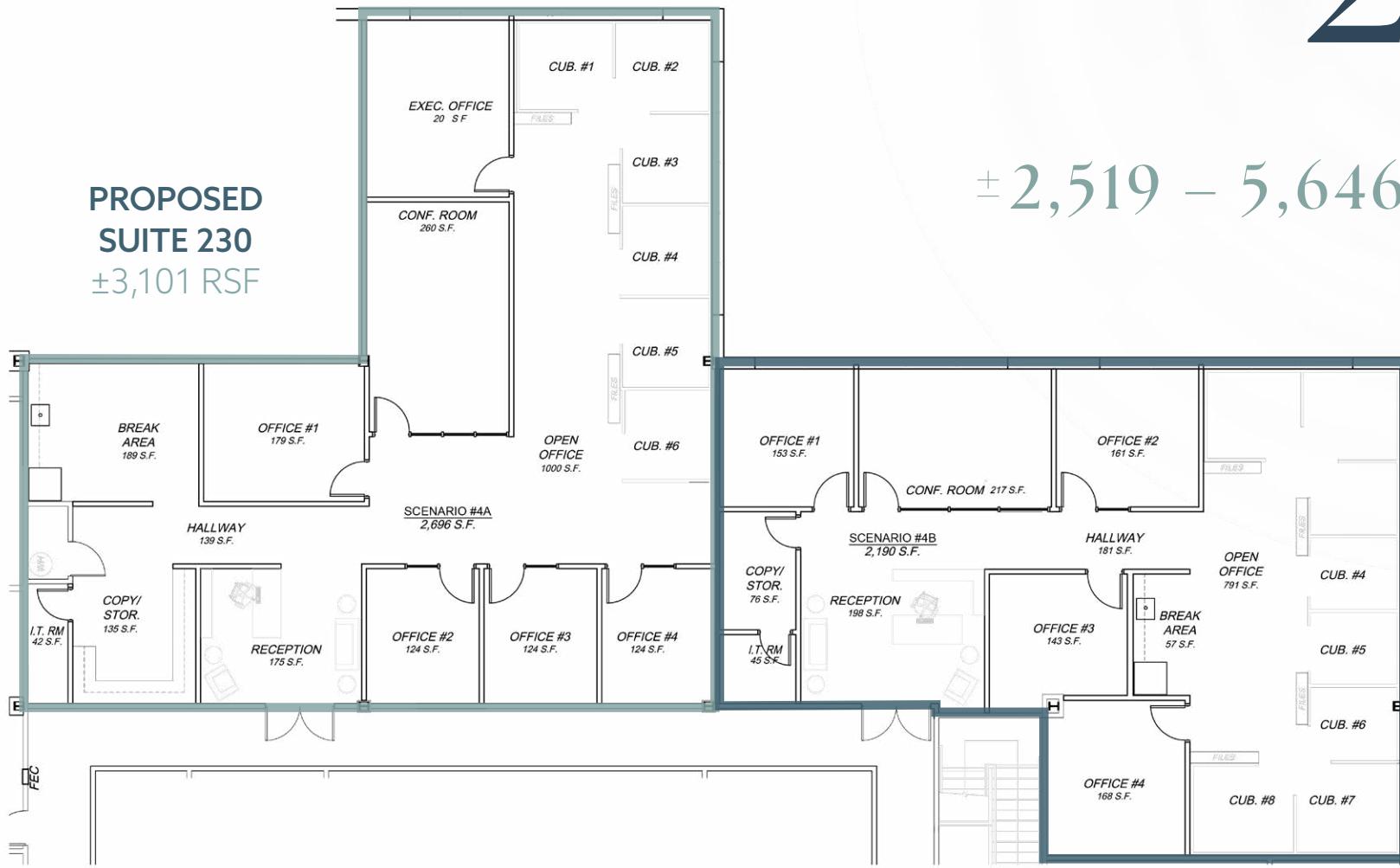
$\pm 5,646$  RSF



PROPOSED DEMISED  
OPTION 2 - TWO SUITES

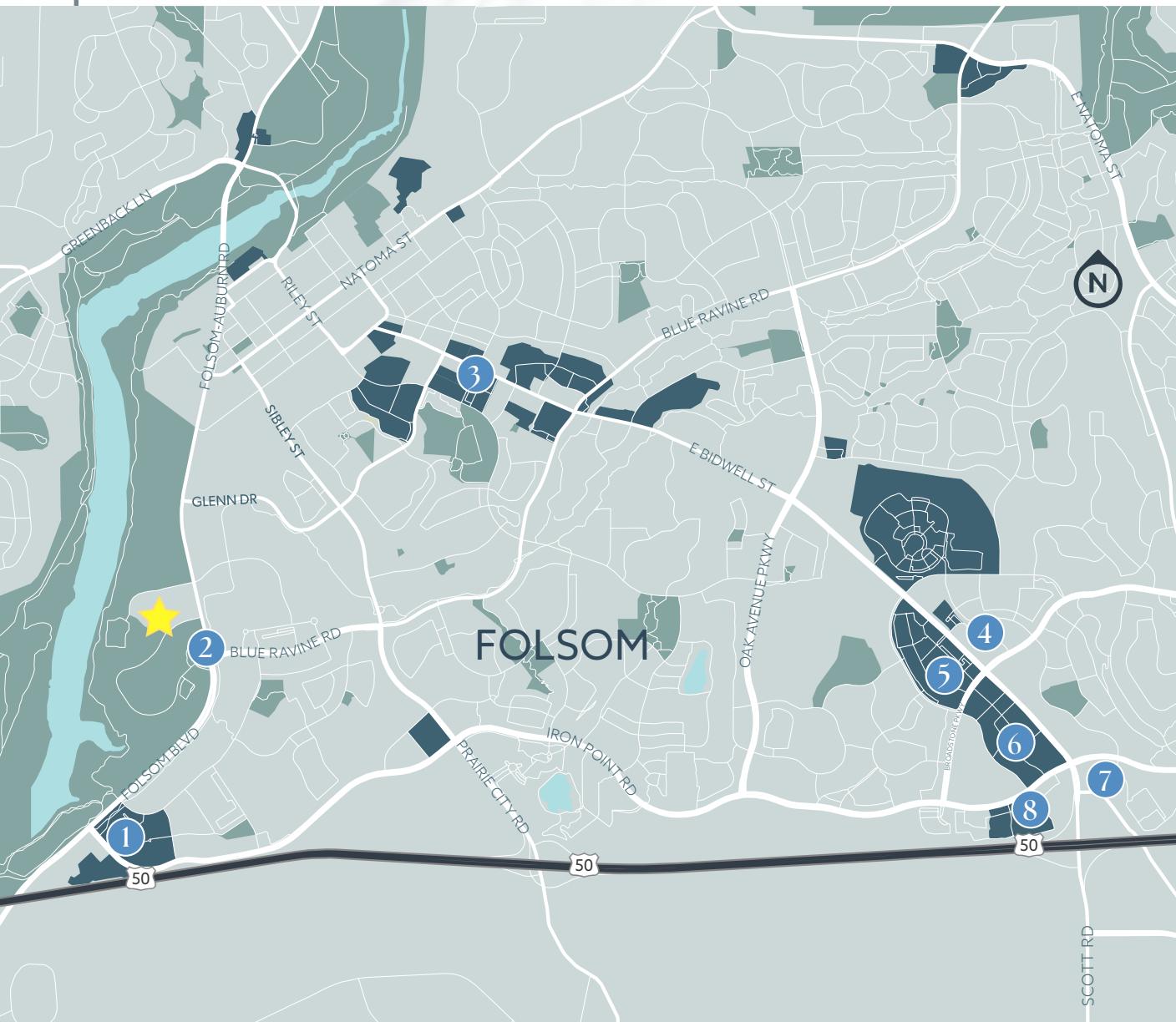
230 /  
240

PROPOSED  
SUITE 230  
±3,101 RSF





# surrounded by everyday essentials



## 1. FOLSOM PREMIUM OUTLETS



## 2. WILLOW CREEK PLAZA

- Out of Bounds
- Mel's Diner
- Umami Ramen
- Big Wave Coffeehouse
- Teriyaki Stop
- Jamba

- The UPS Store
- Dos Coyotes
- House of Mules
- Skipolini's Pizza
- Starbucks
- Sourdough & Co

## 3. FOLSOM SQUARE

- Target
- Dutch Bros
- Trader Joe's
- Raley's
- Petco
- Sprouts

- Dick's Sporting Goods
- Home Goods
- Habit Burger Grill
- Handel's Ice Cream
- Chipotle

## 4. 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

## 5. BROADSTONE PLAZA

- Ttobongee Chicken
- Chick-fil-A
- Del Taco
- Mimi's Cafe
- Zocalo

- McDonald's
- Buffalo Wild Wings
- Sport Clips
- Jamba

## 6. PALLADIO



## 7. FOLSOM POINTE

- Costco
- Mikuni
- Crumbl Cookies
- In-N-Out Burger
- Nixtaco

- Mendocino Farms
- Lifetime Fitness
- Starbucks
- BAD Bakers

## 8. FOLSOM GATEWAY

- DSW Designer Shoe
- Staples
- Leatherby's Creamery
- Pieology
- Chipotle

- IHOP
- Olive Garden
- Fat's Asia Bistro
- Wendy's



JESSI MULJAT  
[jessi.muljat@cushwake.com](mailto:jessi.muljat@cushwake.com)  
+1 916 524 9109  
CA LIC #02191822

BRUCE HOHENHAUS  
[bruce.hohenhaus@cushwake.com](mailto:bruce.hohenhaus@cushwake.com)  
+1 916 288.4804  
CA LIC #00677545

CHRIS SCHWARZE  
[chris.schwarze@cushwake.com](mailto:chris.schwarze@cushwake.com)  
+1 916 288.4803  
CA LIC #01291261



©2025 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-12.8.2025