

FOR LEASE | BROADSTONE BUSINESS CENTER

50 IRON POINT CIRCLE

FOLSOM, CALIFORNIA SACRAMENTO



FREEWAY VISIBLE SIGNAGE



PREMIER CLASS A OFFICE BUILDING | ±48,567 SF

±1,029 - ±5,120 SF AVAILABLE

TOM WALCOTT, CCIM, SIOR
Executive Vice President
Direct +1 916 563 3002
Lic. #01121178
thomas.walcott@colliers.com

KRIS REILLY
Executive Vice President
Direct +1 916 563 3016
Lic. #01226908
kris.reilly@colliers.com



Campus Setting

This building features a landscaped campus-like setting.



Freeway Visible Signage

Prime freeway visible signage opportunities for larger occupied suites.



Health Facility

Tenants have access to the health facility which includes showers and lockers.



Close to Amenities

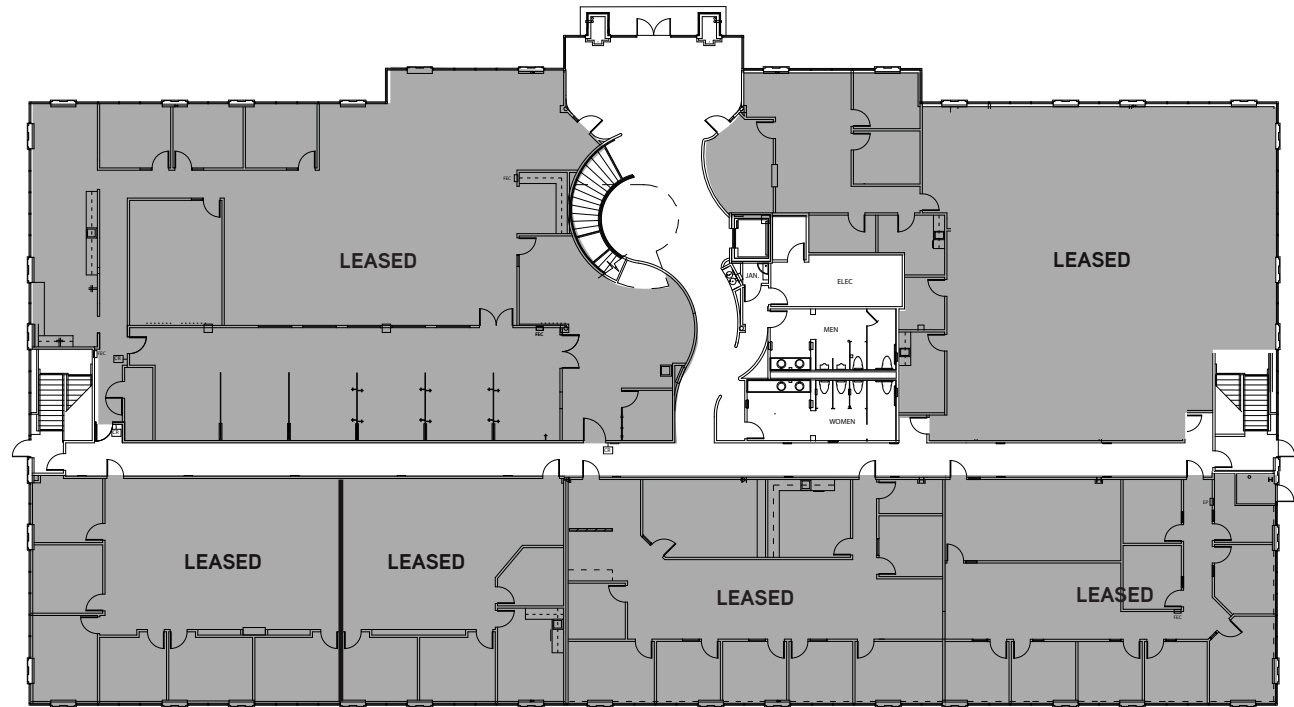
Close to HWY 50, restaurants and other retail services.



“ The campus setting, health facility and surrounding amenities provides a prime, Class A tenant experience. ”



First Floor



Second Floor

Available | ±5,120 RSF

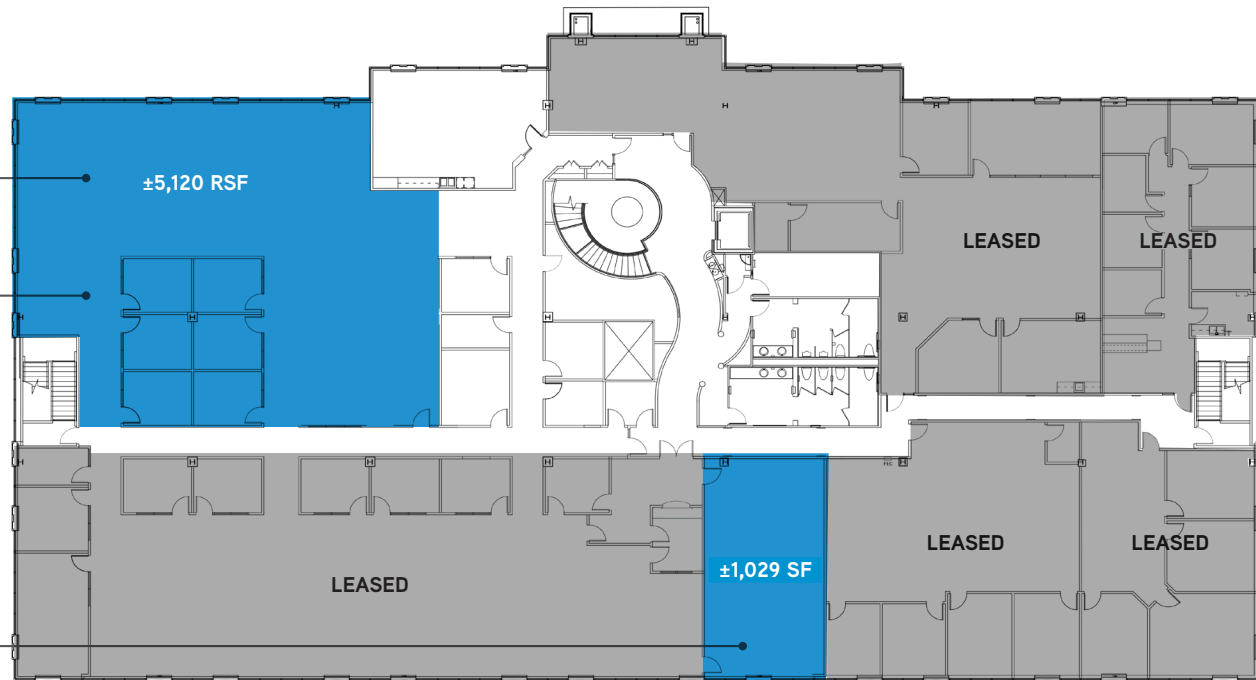
±5,120 RSF



Freeway Visible Signage

Available | ±1,029 SF

±1,029 SF



Unmatched Amenity Base and Access

50 Iron Point is located in the heart of the Folsom submarket and within close proximity to a plethora of retail amenities including some of the most sought after names in retail.



5.2M
square feet of retail space within 3 miles



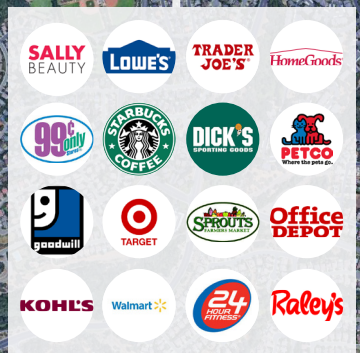
SacRT - Gold Line

Folsom Premium Outlets



US 50 ADT=111,700

SITE



TOM WALCOTT, CCIM, SIOR
Executive Vice President
Direct +1 916 563 3002
Lic. #01121178
thomas.walcott@colliers.com

KRIS REILLY
Executive Vice President
Direct +1 916 563 3016
Lic. #01226908
kris.reilly@colliers.com

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). Real estate officer license corporation identification number 01908588. ©2024. All rights reserved.