

FOR LEASE | 101 PARKSHORE DRIVE, FOLSOM, CA 95630

## **BUSINESS CENTRAL FOLSOM | OFFICE SUITES AVAILABLE**

*Move In Ready Offices From 250 SF & Suites From 600 SF*



### ***Special Leasing Bonus Included!***

For the next 90 days, earn \$1 per SF in your choice of gift cards (Costco, Nordstrom, etc) for every executed 24 month lease on any of our featured spaces!

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**BUSINESS CENTRAL**

The next generation of business environments

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## BUSINESS CENTRAL FOLSOM | OFFICE SUITES AVAILABLE



Lobby Interior

### Property Overview

Business Central Folsom is one block from Folsom Boulevard and two miles from Highway 50. This convenient Folsom location is ideal for executives living within a 15-mile radius including El Dorado Hills, Granite Bay, Fair Oaks, Orangevale, Rancho Cordova. Located in Lake Forest Tech Center, Business Central Folsom is located right along Lake Natoma and a short walk to the Sacramento RT Light Rail. Beautiful running, walking and bike trails along the American River Parkway are accessed 100 yards from our parking lot. We have plenty of free parking and a plethora of restaurants, shopping, entertainment and hotels nearby. The unique building design allows our Clients to grow or shrink their space cost effectively with more size options and configurations than any other multi-tenant office building in region.

### The Business Central Office Difference

- Move in ready single offices from 250 SF
- Move in ready suites from 600 SF
- Hospitality-driven environment
- Culture that motivates, connects and grows
- Entrepreneurial energy
- Collaborative & creative community
- Variety of office space sizes and configurations
- Flexible contract terms on scalable spaces and services
- Furnished or unfurnished
- From a one-person single office space to a 30-person contiguous office suite
- Perfect for local businesses, satellite and branch offices of regional and national company's



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## BUSINESS CENTRAL FOLSOM | OFFICE SUITES AVAILABLE



Receptionist & Concierge



Weekly Continental Breakfast



Printing & Mailing Center

### Shared Space Areas & Amenities

The centralized shared space in our buildings allows companies the luxury of leasing less space than they would need in traditional buildings. Due to the size of our properties and the economies of scale, the costs for this enhanced environment are minimized because they are shared by all the building Clients.

*Shared Space:*

- Impressive, grand and centralized reception area
- Service center with on-site support staff, equipment, and supplies
- Professional conference rooms which can accommodate 1 to 50 people
- Centralized, fully equipped and supplied mail room
- Copy/Print/Scan/Ship Center similar to FedEx Kinko centers
- Relaxation room with massage chair
- Impressive lounges with coffee bar
- Fully equipped and supplied kitchen areas
- Micro market room for snacks and drinks
- Event Space for up to 200 people
- 24/7 HVAC data rooms
- Shower rooms

Business Central's clients also share many upscale amenities and services that are not found elsewhere. The atmosphere is upbeat and vibrant and makes it a great and productive place to work.



Weekly Continental Breakfast



Receptionist, Office Manager & Concierge Services



Mail Handling & Newspaper/Magazine Subscriptions



Security System & Services



Office Equipment & Supplies



Common Area Furnishings with Direct TV & Free Gold Tee Game Play

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# BUSINESS CENTRAL FOLSOM | OFFICE SUITES AVAILABLE



*Corner Office Space*



*Shared Conference Rooms*



*Training Room*



*Window Office*



*Strategy Room*

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