

FOR LEASE | 600 | 620 COOLIDGE DRIVE, FOLSOM, CA

PARKSHORE PLAZA | SUITES FROM  $\pm 1,200$  SF

# CLASS A OFFICE SPACE

WITH ABUNDANT AMENITIES



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MANAGED BY







## PROPERTY OVERVIEW

Parkshore Plaza is the perfect combination of urban beauty and corporate prestige. Located 15 miles east of Sacramento and three miles south of Highway 50, Parkshore Plaza offers state-of-the-art amenities such as a collaborative and modern tenant lounge, fitness facility with lockers and showers and three acres of jogging, biking and nature trails.

### LEASE RATE

\$2.45 Full Service

## HIGHLIGHTS



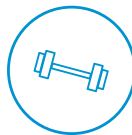
Premier Folsom  
Location



Conference  
Center



Tenant  
Lounge



On-Site Fitness  
Center with Showers



Bike Share  
Program



Food Trucks  
Weekly



On-Site  
Management

## PROPERTY SPECIFICATIONS

Address	600-620 Coolidge Drive, Folsom, CA
Zoning	M-1 – Light industrial, which allows for current use
Building SF	79,073 SF & 77,516 SF
Floors	3

Electric	SMUD
Gas	PG&E
Telecommunications	AT&T (Voice/Data/DSL/Fiber)
Elevators	Yes



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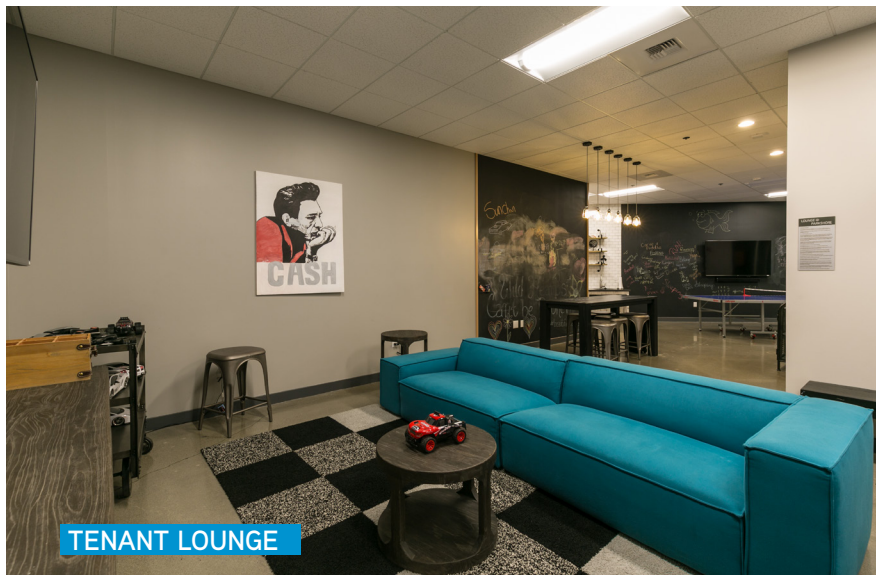
LOBBY



CONFERENCE CENTER



TENANT LOUNGE



TENANT LOUNGE



FITNESS CENTER



BIKE SHARE PROGRAM



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PARKSHORE PLAZA

