

**FOR LEASE | BROADSTONE BUSINESS CENTER**  
50 IRON POINT CIRCLE | FOLSOM, CA

# PREMIER CLASS A OFFICE BUILDING

**±48,567 SF BUILDING | ±4,066 SF - ±10,638 SF AVAILABLE**

Freeway visible building signage  
(for 10,000 SF tenant)



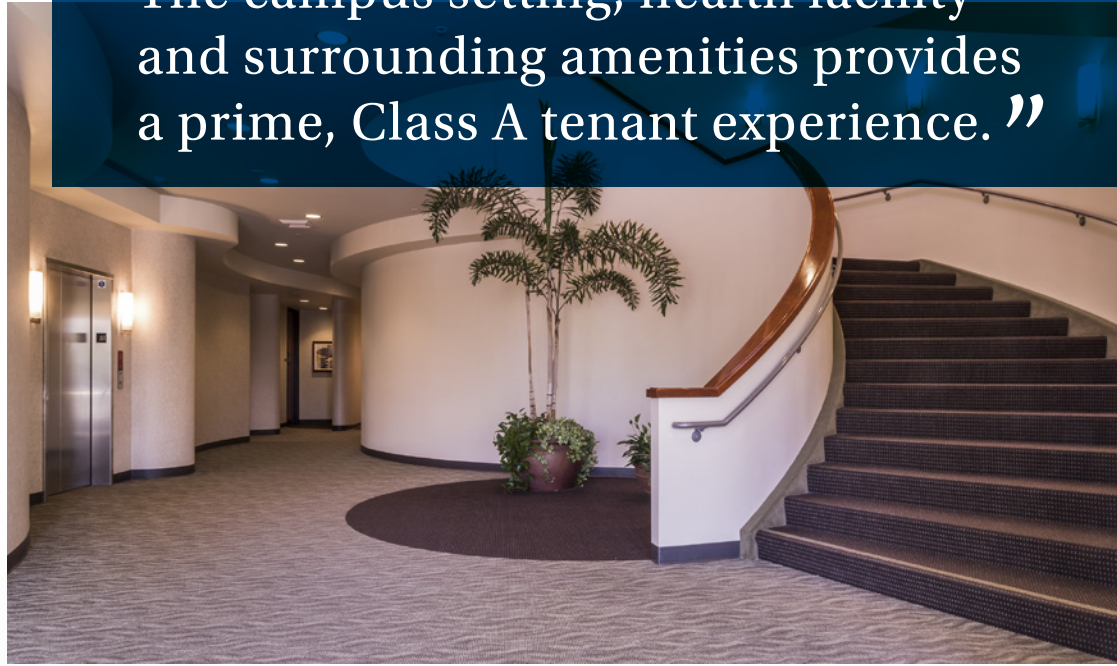
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“The campus setting, health facility and surrounding amenities provides a prime, Class A tenant experience.”

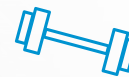


## 50 IRON POINT AMENITIES



### Campus Setting

This building features a landscaped campus-like setting.



### Health Facility

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



### Freeway Visible Signage

Prime freeway visible signage opportunities for larger occupied suites.



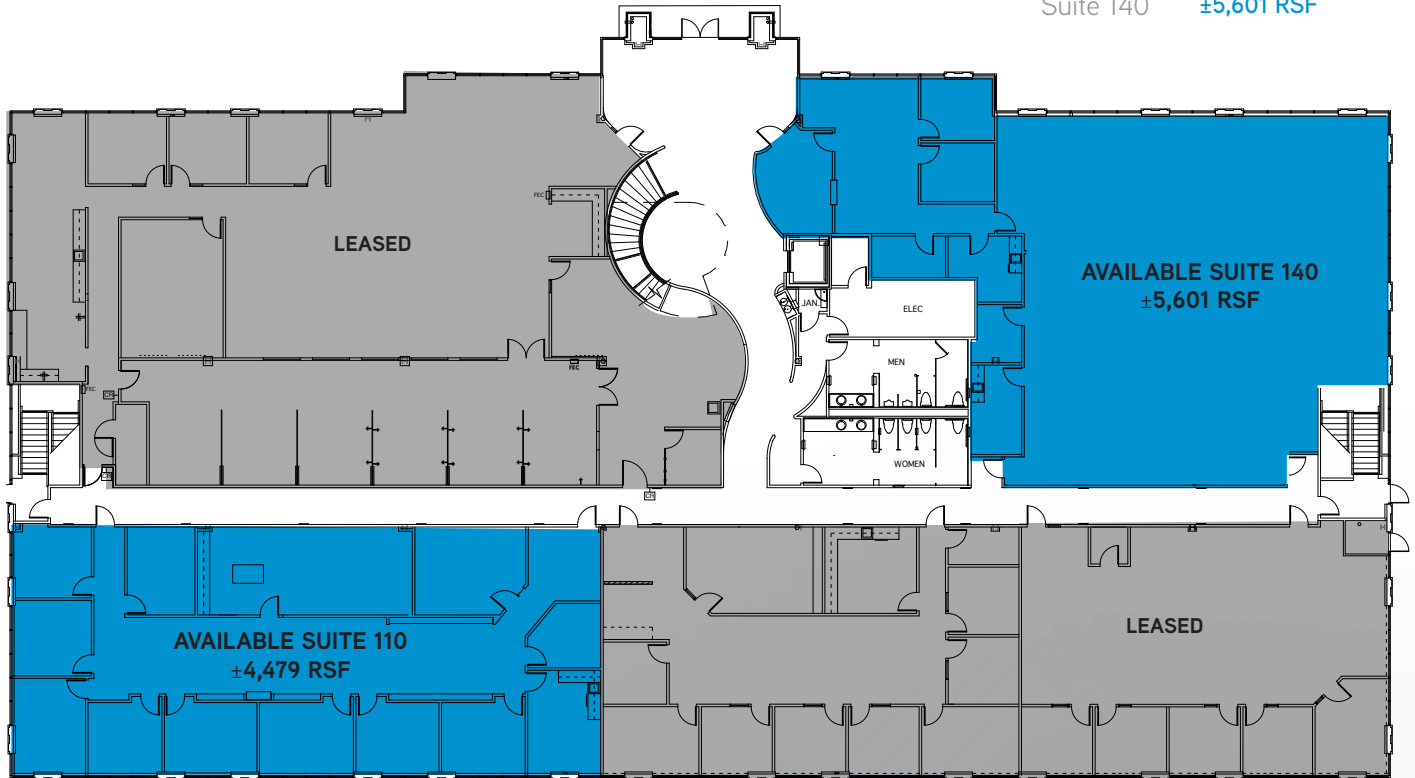
### Close to Amenities

Close to HWY 50, restaurants and other retail services.

## FIRST FLOOR

Suite 110 ±4,479 RSF

Suite 140 ±5,601 RSF



## SECOND FLOOR

Suite 220 ±4,302 RSF

Suite 240 ±4,066 RSF

Combined ±10,000 RSF







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