

FOR SALE



50 Iron Point Circle | Folsom CA



50 Iron Point Circle is a highly attractive, 48,567 square foot, two-story Class A office building located in Broadstone Business Center in Folsom, CA. The building boasts all of the modern amenities you would expect. Its two-story brick construction features large windows to allow for plenty of natural light in every space. Inside, the high-end fixtures and finishes provide a welcoming environment for employees and their clients. Amenities include ample parking, exceptional freeway visibility and proximity to Folsom's best retail centers.

Population within a 1, 3 and 5 mile radius is 7,740, 52,432 and 118,693, respectively with average household income of \$114,377 within a 3-mile radius.

OFFERING HIGHLIGHTS INCLUDE:

- Opportunity to acquire a Class A office building below replacement cost
- Close proximity to Highway 50, Folsom Lake Recreational Area, Kaiser Permanente Folsom Hospital, and Sutter Folsom Hospital
- Nearby amenities include; Palladio, Folsom Gateway Mall, Lifetime Fitness and Folsom Automall
- Executive housing is located nearby in Folsom, El Dorado Hills and Granite Bay
- Enhanced rents driven by Freeway visible signage



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