

OFFICE/WAREHOUSE

103 Woodmere Road
Suite 100, Folsom

**FOR
SUB-LEASE
±9,171 SF**

Lease End Date: 9/30/2027

Ready for immediate move in
with varying office sizes

Stand Alone Building

Direct Suite Entry

Open Floor Plan

Dedicated Restrooms



NEWMARK

JOHN ROTH

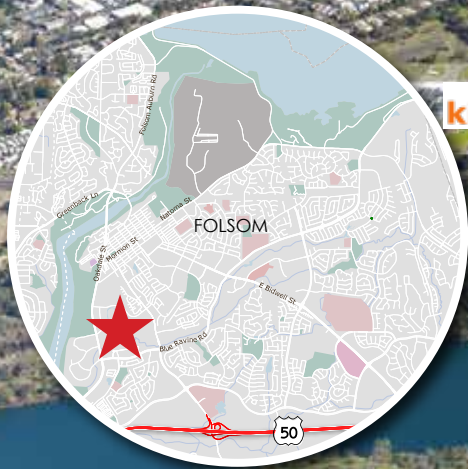
t 916-569-2356 John.Roth@nrmk.com
CA RE License #01896375

COLE WATTS

t 916-569-2342 Cole.Watts@nrmk.com
CA RE License #02288895

LOCATION, LOCATION, LOCATION

Folsom's Retail Corridor which includes:



103 Woodmere Road

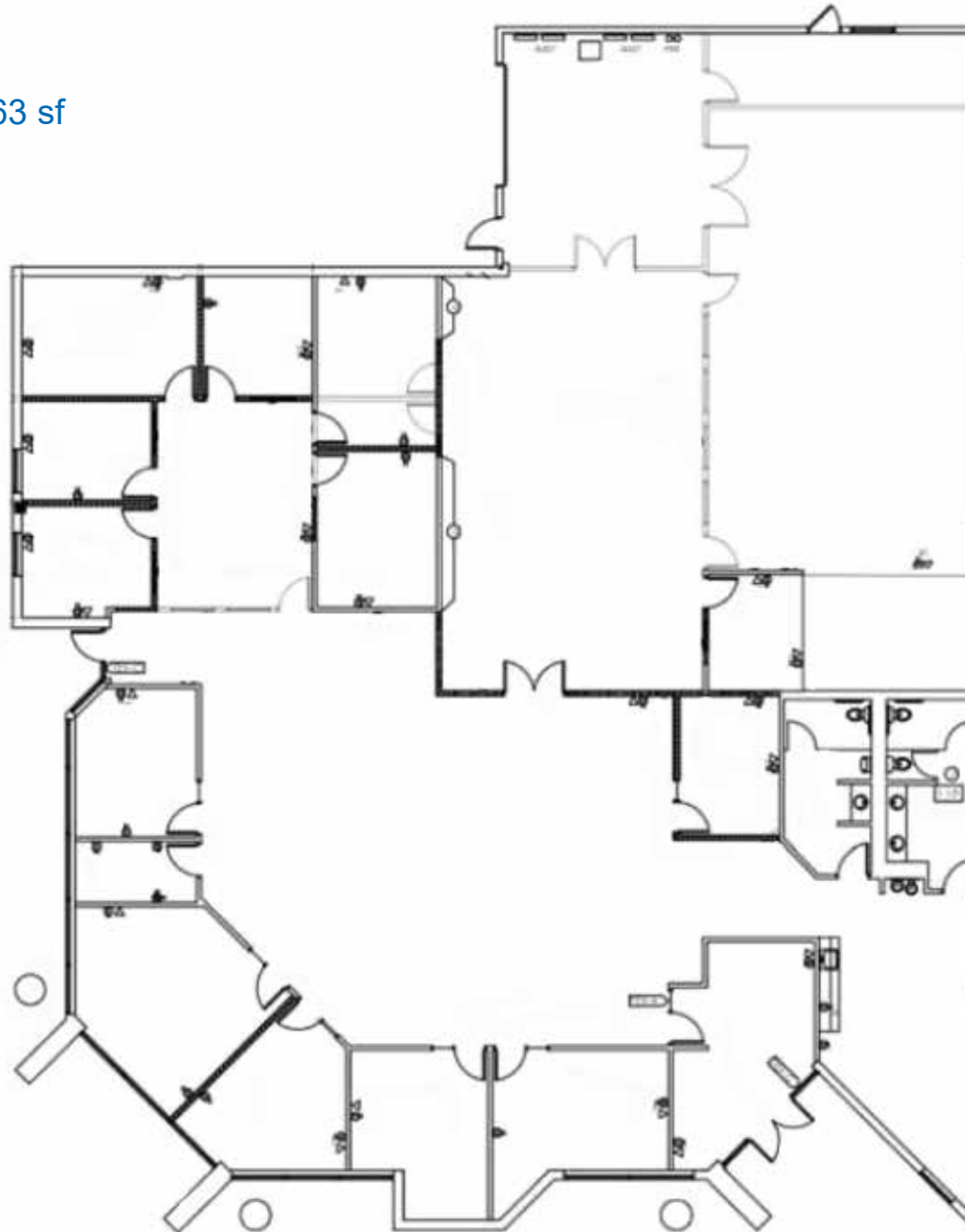
American River

FLOOR PLAN - 103 WOODMERE ROAD, SUITE 100

\$1.40/SF/MG

- Total Space: ±9,171 sf
- Office Space: ±6,008 sf
- Warehouse Space: ±3,163 sf

Warehouse includes:
Loading Dock Platform with
Powered Roll Up Door



GALLERY



NEWMARK

FOR SUBLEASE:
103 Woodmere Road
Suite 100, Folsom

OFFICE/WAREHOUSE



JOHN ROTH

t 916-569-2356 John.Roth@nmrk.com
CA RE License #01896375

COLE WATTS

t 916-569-2342 Cole.Watts@nmrk.com
CA RE License #02288895

NEWMARK

The distributor of this communication is performing acts for which a real estate license is required. The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice. • 5/2026