



1180

# IRON POINT BUSINESS PARK

/ CLASS A WORKPLACE, CLOSE TO HOME

1110, 1120, 1130, 1150 & 1180  
IRON POINT ROAD  
FOLSOM, CALIFORNIA



CAMPUS INTRO

ELEVATE YOUR  
WORKDAY BEST

Rediscover Iron Point  
Business Park, Folsom's  
premier Class-A office  
campus.

Our modern campus offers businesses of all sizes the opportunity to work in an amenity-rich environment surrounded by nature trails, dining, shopping, and entertainment.



NEW GRAB N' GO CONVENIENCE MARKET

Availabilities from  $\pm 978$ –  
 $\pm 13,004$  RSF, including  
spec suites

Wholly renovated amenity  
building with multi-room  
meeting spaces, a grab 'n  
go' market, fitness studio,  
showers and open lounge

Shaded outdoor seating  
and connected 1 km trail

On-site property  
management



FROM TRAINING SPACES



TO DIVERSE MEETING PLACES

## CORE AMENITIES

### WELLNESS AMPLIFIED

Iron Point Business Park offers a perfect balance of work and well-being with jogging trails, beautiful landscaping, outdoor seating, and a fitness studio exclusive for tenants.

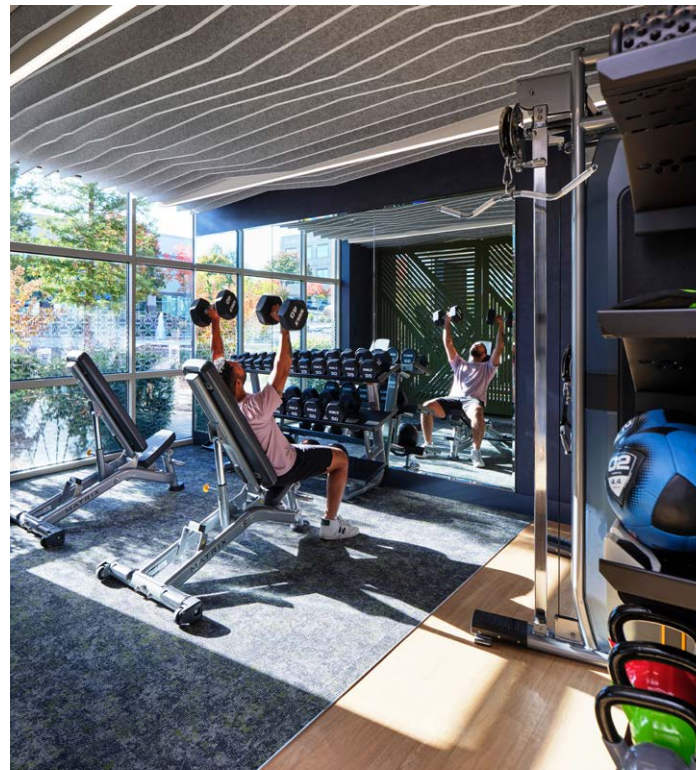
**It's a place where employees can exercise, relax, and rejuvenate amidst nature's beauty.**



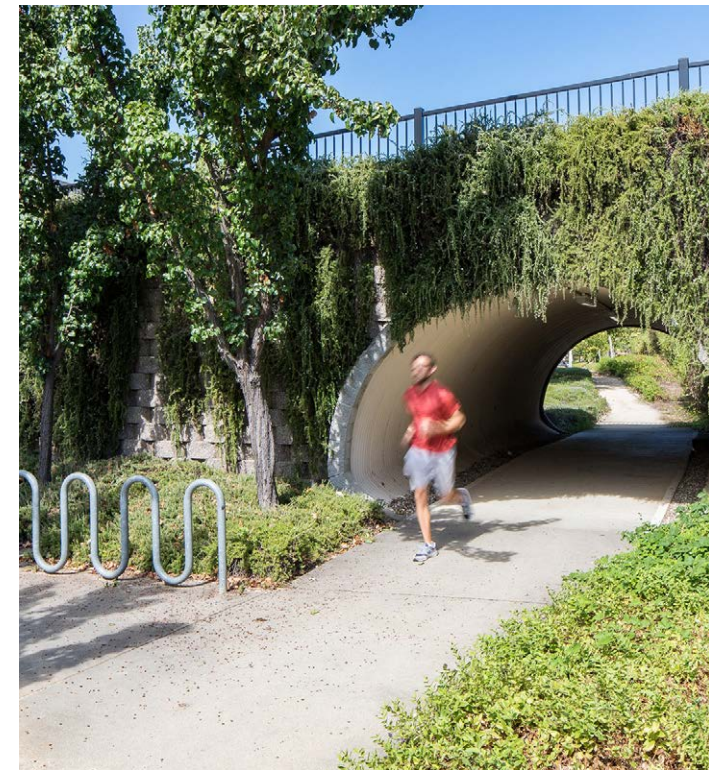
BRAND NEW CARDIO STUDIO AND SHOWERS



CONNECTED GREENSPACE



DEDICATED WEIGHTS/STRENGTH AREA



WELL CONNECTED TO TRAILS AND PARKING

SURROUNDING CONVENIENCES

EASY COME, EASY GO

Iron Point is well connected to endless dining, retail and daily services.

**1 CENTURY FOLSOM 14**

- |                 |                  |
|-----------------|------------------|
| Taco Express    | My Goods Market  |
| Kingdom Coffee  | Chili's Grill    |
| Sharif Jewelers | Teriyaki Station |

**2 FOLSOM PREMIUM OUTLETS**

- |                |                       |
|----------------|-----------------------|
| Safeway        | Bambu Dessert         |
| Shogun Hibachi | Drop Zone             |
| Panda Express  | Hermaso Jalisco Grill |
| Starbucks      | Steve's Pizza         |

- |               |              |
|---------------|--------------|
| Walmart       | Walgreens    |
| 99 Cents Only | Dutch Bros   |
| 24hr Fitness  | Big O' Tires |

- |               |                    |
|---------------|--------------------|
| Kohl's        | Grocery Outlet     |
| Rite Aid      | Fourk Kitchen      |
| Dollar Tree   | Folsom             |
| O'Reilly Auto | Churchill Arms Pub |

- |              |                    |
|--------------|--------------------|
| Target       | Dick's Sporting    |
| Trader Joe's | Home Goods         |
| Raley's      | Habit Burger Grill |
| Petco        | Handel's Ice Cream |
| Sprouts      | Chipotle           |

**7 BROADSTONE MARKETPLACE**

- |                   |                    |
|-------------------|--------------------|
| Bel Air           | Saigon Alley       |
| Jack's Urban Eats | Fishology Poke Bar |
| Five Guys         | Ginger Elizabeth   |
| BJ's Restaurant   | Land Ocean         |
| Temple Coffee     | Sac Pizza Company  |



**8 BROADSTONE PLAZA**

- |                    |                    |
|--------------------|--------------------|
| Home Depot         | Chick-fil-A        |
| Michaels           | Del Taco           |
| Ross               | Mimi's Cafe        |
| Old Navy           | Zócalo             |
| Total Wine & More  | McDonald's         |
| American Furniture | Buffalo Wild Wings |
| Tilly's            | Sport Clips        |
| Ttobongee Chicken  | Jamba              |

- |                 |                   |
|-----------------|-------------------|
| 9 Costco        | Mendocino Farms   |
| Mikuni          | Life Time Fitness |
| Crumbl Cookies  | Starbucks         |
| In-N-Out Burger | BAD Bakers        |
| Nixtaco         |                   |

**10 PALLADIO**

- |                     |                    |                   |
|---------------------|--------------------|-------------------|
| Nordstrom Rack      | Chicago Fire       | Iron Horse Tavern |
| Barnes & Nobles     | Palladio 16 Cinema | Mas Taco Bar      |
| Red Robin Burger    | Back Bistro        | Panera Bread      |
| Whole Foods         | Buckhorn BBQ       | Tru Bowl          |
| Kirkland's Home     | CycleBar           | Orangetheory      |
| Lazy Dog Restaurant | The Melt           | Shake Shack       |

**11 FOLSOM GATEWAY**

- |                   |                      |                    |
|-------------------|----------------------|--------------------|
| Petsmart          | Staples              | IHOP               |
| DSW Designer Shoe | Ulta Beauty          | Olive Garden       |
| REI               | Leatherby's Creamery | Fat's Asia Bistro  |
| Best Buy          | Pieology             | Wendy's            |
| Sam's Club        | Chipotle             | Sourdough & Co.    |
| Bevmo!            | Folsom Thai Cuisine  | Dave's Hot Chicken |

## LEASING OPPORTUNITIES

EXPLORE ACTIVE AVAILABILITIES  
AT IRON POINT

BUILDING	SUITE	RSF
1120	<a href="#">100</a>	3,460
1120	<a href="#">130</a>	3,358
1130	<a href="#">138</a>	978
1130	<a href="#">160</a>	1,902
1130	<a href="#">238</a>	4,398
1180	<a href="#">100</a>	8,614
1180	<a href="#">160*</a>	3,507
1180	<a href="#">190</a>	3,040
1180	<a href="#">250</a>	1,989
1180	<a href="#">390</a>	13,004

[CLICK TO DOWNLOAD FLOOR PLAN](#)

\*Available Q3 - 2026





FOR LEASING INFORMATION, PLEASE CONTACT

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