

For Sublease

±35,512 SF Office and Lab Space

107 Woodmere Road
Folsom, CA 95630



Jason Rutherford
Executive Vice President
+1 916 563 3059
jason.rutherford@colliers.com
CA Lic. 01260682

Scott Bennett
Executive Vice President
+1 916 563 3013
scott.bennett@colliers.com
CA Lic. 01351389





Property Overview

107 Woodmere Road is a highly specialized single tenant building consisting of brand new office build-out with two clean rooms, warehouse with a roll-up door and one grade level access, dedicated parking with the ability to sub-lease short or long term

Highlights

- ±35,512 SF
- New build-out
- Immediate occupancy available
- All amenities within walking distance
- 2000 amps of power
- 4/1,000 parking
- Sublease expires 6/30/2035
- Asking \$1.45/SF, NNN



Amenities Nearby

1. Folsom Premium Outlets

- Nike Factory
- Levi's
- Under Armour
- Gap
- Forever 21
- Zales
- Tommy Hilfiger
- adidas
- Calvin Klein
- Banana Republic

2. Willow Creek Plaza

- I Love Teriyaki & Sushi
- Jamba Juice
- The UPS Store
- Dos Coyotes Border Cafe
- The Original Mel's Diner
- Shell

3. Starbucks

4. Out of Bounds Craft Kitchen & Biergarten

5. Walmart Central Shopping Center

- Walmart
- Subway
- 24 Hour Fitness
- Dutch Bros
- Chevron

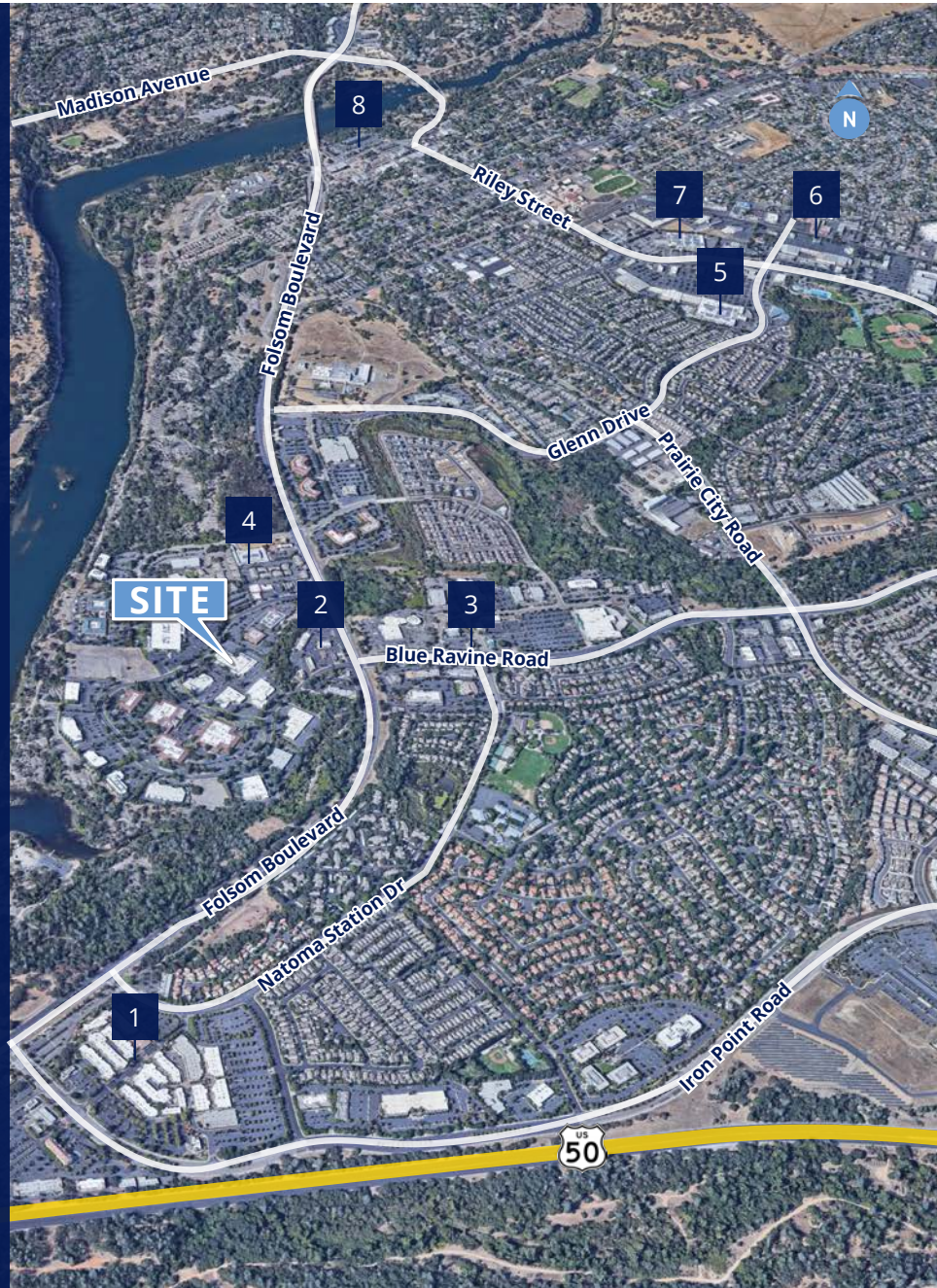
6. Folsom Faire Shopping Center

- McDonald's
- Little Caesars
- Pizza
- Tuesday Morning

7. Kohl's

8. Old Historic Folsom

- Scott's Seafood Roundhouse
- The Fat Rabbit Public House
- Farmer's Market
- Powerhouse Pub
- Sutter Street Steakhouse
- Mike's Bikes of Folsom



Jason Rutherford

Executive Vice President
 +1 916 563 3059
 jason.rutherford@colliers.com
 CA Lic. 01260682

Scott Bennett

Executive Vice President
 +1 916 563 3013
 scott.bennett@colliers.com
 CA Lic. 01351389

Colliers