

2600 E. BIDWELL

UP TO ±1,332 SF OF MODERN OFFICE SPACE FOR SUBLEASE



TURTON
COMMERCIAL REAL ESTATE



THE PROPERTY

2600 E. BIDWELL - AVAILABLE FOR SUBLEASE NEAR DOZENS OF AMENITIES.

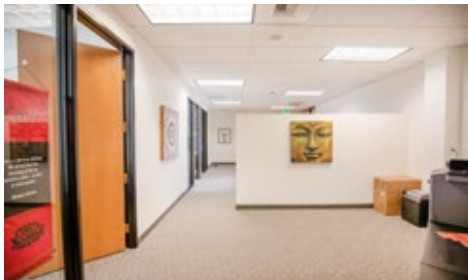
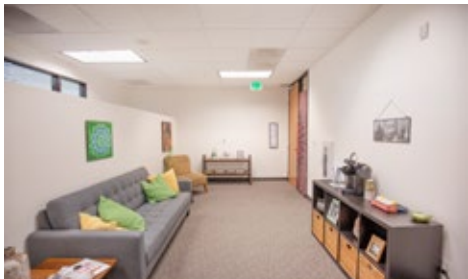
College Business Center, an office park with excellent visibility on the corner of East Bidwell Street and Scholar Way, which is one of the best spots in Folsom. The building sports an incredible abundance of parking, lush landscape and modern finishes. College Business Center is located near dozens of amenities including Palladio at Broadstone, Folsom Gateway, Broadstone Plaza and many entertainment

and theater venues, restaurants, hotels, and business services. Nearby amenities include Whole Foods, Chicago Fire Pizza, Lazy Dog Restaurant, Barnes and Noble, Bed Bath and Beyond, REI, Starbucks, Sam's Club, Costco, Palladio 16 Cinema, Best Buy, Mikuni Sushi, Staybridge Suites, and many others. The building includes many onsite amenities: complimentary conference room use; high-speed fiber

optic telecommunications service; overnight shipment drop boxes; mobile lunch-time food truck and as needed dry-cleaning pick- up/delivery and vehicle washing and detailing services. Abundant free parking is available for both tenants and their clients in a recently re-surfaced and re-striped parking lot surrounding the buildings.



2600 E. BIDWELL IS LOCATED IN ONE OF THE BEST SPOTS IN FOLSOM: THE COLLEGE BUSINESS CENTER.





PROPERTY DETAILS

Address:	2600 E. Bidwell Street, Folsom CA
Availability:	Now
Suite Size:	Up to 1,332 SF
Lease Rate:	\$1.90/SF FSG
Use:	Office
Parking:	Available





BUILDING LOCATION

FOLSOM - LIVE, WORK, PLAY

2600 E. Bidwell Street is located in Folsom, one of the largest suburban submarkets in the Sacramento region.

The property sits immediately to the northeast of the Highway 50 corridor, providing tenants with high quality office space, free parking, and quick access to Downtown Sacramento via US-50.

Folsom is well known for its amenities. Palladio at Broadstone, with 550,000 square feet of retail, is Folsom's regional outdoor shopping center with tenants including Whole Foods, Jos. A. Bank, Chops

Steak House and a 16 screen fully digital cinema is a two- minute drive from the property. The immediate area offers more than 50 restaurants, ranging from fast-food to white linen table cloth. Some of the more popular restaurants include the Lazy Dog Restaurant and Bar, Chicago Fire Pizza, Johnny Rockets, Buckhorn BBQ and Blue Nami Creative Sushi.

For companies that may have guests visiting from out-of- town, the amenities are amplified by the Courtyard by Marriott and Staybridge Suites hotels that are within a two-minute drive of the building.

Because very few modern office spaces exist directly down the street from these amazing amenities, spaces that are truly attractive like 2600 E. Bidwell Street are tough to find, and often lease very quickly.

Business owners, residents and investors have long selected the Folsom submarket because it is the perfect mix of professional offices, medical campuses, extensive retail amenities with regional and national retailers, restaurants and quick access to major freeways.





NEARBY AMENITIES

This property has one of, if not, the finest locations in the highly-desirable Folsom submarket within close proximity to numerous amenities.

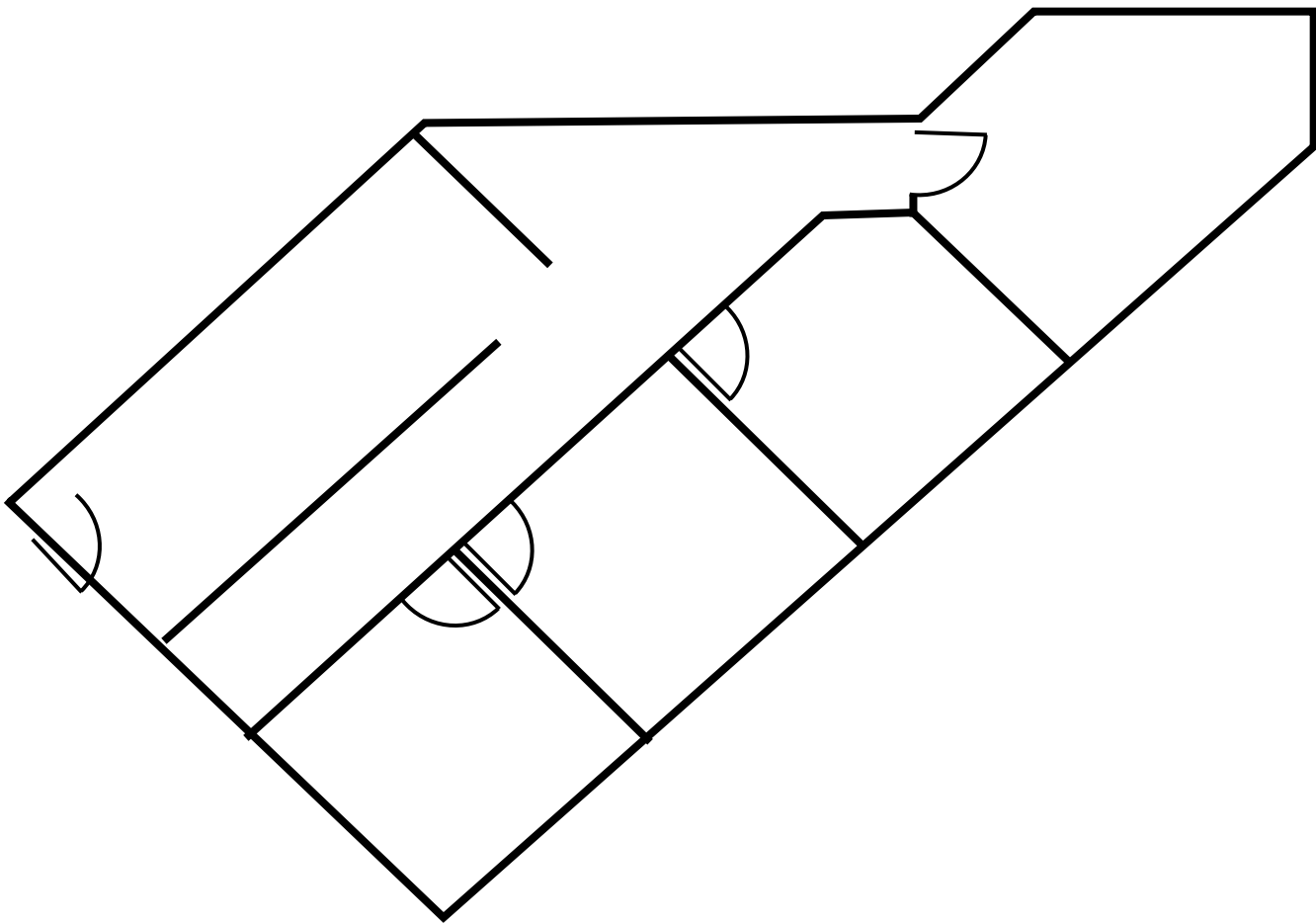
(NOT ALL ARE MENTIONED HERE):

Bach to Rock Folsom	Chipotle Mexican Food	Folsom Self Storage	Nordstrom Rack	Safe Credit Union
Batteries Plus Bulbs	Costco Wholesale	Folsom Thai Cuisine	Olive Garden	Sam's Club
Bed Bath & Beyond	Courtyard Marriott	HDR	Palladio 16 Cinema	Starbuck's
Best Buy	Fat's Asia Bistro, Folsom	IHOP	Panera Bread	The Home Depot
Carl's Jr.	Folsom Gateway	In-N-Out Burger	PetSmart	Total Wine & More
CENTURY 21 Select	Folsom Gateway	John Kemp Park	Real Estate, Inc. Folsom	Visconti's Ristorante
Chicago Fire	Folsom Lake College	Michael's	Ross Dress for Less	Whole Foods Market



FLOOR PLAN

HIGH-PROFILE AND CHARMING SPACE IN FOLSOM





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