

7%

PROCURING BROKER
COMMISSION

ON QUALIFYING LEASES OF THREE YEARS OR LONGER

950

IRON POINT ROAD

NATOMAS STATION CORPORATE CENTER

±120,065 SF

950 Iron Point Road
Folsom, CA 95630

ON-SITE OWNERSHIP

NEWMARK

PROPERTY MANAGEMENT



BRENNAN
PROPERTIES

DAY PORTER SERVICE

ABM

Building Highlights

A two-story, ±120,065-square-foot office building at the Iron Point Road interchange of Highway 50 — the front door of Folsom's executive office corridor. Second-floor suites combine to ±51,772 RSF, putting a 20,000–30,000 SF requirement on one floor with a single elevator lobby. A furnished training room seating ±50, recently upgraded two-story lobbies and restrooms, a tenant lounge and event space and a Grab-and-Go café sit alongside a first-floor suite with its own private street entrance. On-site ownership and professional property management by Brennan Properties keep the building running the way executive tenants expect.

THE BUILDING

Address	950 Iron Point Road, Folsom, CA 95630
Building Size	±120,065 RSF
Stories	Two
Available	±3,316 – ±51,772 RSF
Contiguous	Up to ±51,772 RSF — 20,000–30,000 SF
Parking Ratio	4.0 / 1,000 RSF
Building Use	Office
Ownership	On site
Management	Brennan Properties
Recent Upgrades	Lobbies, restrooms & common areas



ON-SITE AMENITIES

- **On-site ownership**
Decisions made by the people who own the building
- **Professional property management**
Brennan Properties, on site · daily porter service by ABM
- **Two-story entry lobbies**
Recently upgraded finishes and seating
- **Tenant lounge & event space**
Host clients, all-hands and team events
- **Furnished training room · seats ±50**
Ready to use, shared by all tenants
- **Grab-and-Go café & coffee bar**
Steps from every suite
- **Upgraded restrooms**
Refreshed on both floors
- **Suite 210 delivered fully furnished**
±16,429 RSF — move in without a build-out
- **Suite 250 · ±14,973 RSF of spec space**
Newly released — takes the second floor to ±51,772 RSF
- **Fiber connectivity & modern HVAC**
High-speed fiber optic service
- **Parking at 4.0 / 1,000 RSF**
Surface parking, no charge
- **Conceptual storage with roll-up door**
Drive-up access on the first floor

Available Space

±3,316 to ±51,772 RSF. The five second-floor suites combine to ±51,772 RSF — a 20,000–30,000 SF block on one floor, with room beyond it.

Suite 100 ±9,179 RSF

Direct suite entrance from the street

Suite 110 ±7,024 RSF

First floor

Suite 120 ±3,316 RSF

First floor

Suite 165 ±9,126 RSF

Conceptual storage / roll-up door adjacent

Suite 200 ±8,051 RSF

Available 9/1/2026 or 30 days' notice

Suite 210 ±16,429 RSF

Delivered fully furnished · second floor

Suite 240 ±6,050 RSF

Second floor

Suite 250 ±14,973 RSF

Spec space · second floor

Suite 270 ±6,269 RSF

Shell space · build to suit

Contiguous

Suites 200, 210, 240, 250 & 270 up to ±51,772 RSF

Suites 100, 110 & 120 up to ±19,519 RSF

20,000–30,000 SF blocks available on the second floor

TOUR IT NOW

[Aerial property tour »](#)

[Building video »](#)



950

Room to Grow

Built for the 20,000–30,000 SF user. The five available second-floor suites sit on one level off a single elevator lobby and combine to ±51,772 RSF — so a growing requirement does not have to be split across floors, buildings or campuses. Suite 210 delivers fully furnished, Suite 250 adds ±14,973 RSF of newly released spec space, and the building's training room seats ±50 on day one.

SECOND-FLOOR COMBINATIONS

Suites 210 + 240 Furnished 210 plus an adjacent block	±22,479 RSF
Suites 250 + 200 Spec space plus Suite 200	±23,024 RSF
Suites 210 + 200 + 240 Three contiguous suites	±30,530 RSF
Suites 210 + 250 The two largest blocks, side by side	±31,402 RSF
Suites 210 + 250 + 240 Furnished, spec and a third contiguous block	±37,452 RSF
Entire second-floor availability Suites 200, 210, 240, 250 & 270 · furnished, spec and build-to-suit space	±51,772 RSF

First floor. Suites 100, 110 & 120 are contiguous to ±19,519 RSF, with Suite 165 (±9,126 RSF) available separately on the same floor.

WHY THE BLOCK WORKS

- **One elevator lobby, one floor**
No split-floor operations, no shared-corridor workarounds
- **A furnished anchor**
Suite 210's ±16,429 RSF delivers move-in ready
- **A second large block**
Suite 250 is ±14,973 RSF of newly released spec space
- **Room to shape it**
Suite 270's ±6,269 RSF is shell — built to suit around the requirement

THE TRAINING ROOM

±50 people
seated capacity

- **Fully furnished, ready to use**
Tables, seating and setup in place — no build-out
- **Common-area amenity**
Shared by all tenants in the building
- **Built for larger corporate users**
All-hands, onboarding, client training and events

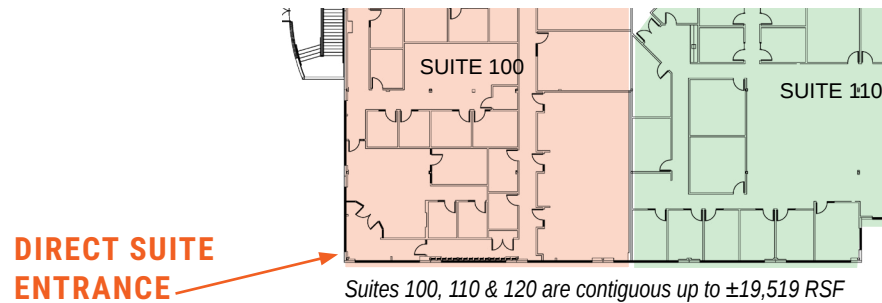


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Two Things Nobody Else Has

A first-floor suite with its own street entrance — and storage space that can be built with roll-up door access.

DIRECT SUITE ENTRANCE · SUITE 100



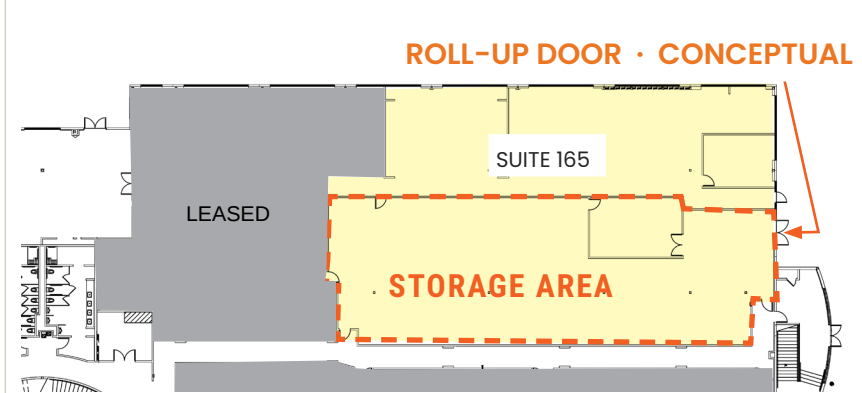
- Your own front door at street level
- ±9,179 RSF on the first floor
- Signage and identity at the entrance
- Contiguous to ±19,519 RSF

IDEAL FOR

Client-facing offices
Medical & dental
Professional services

Credit unions & title
Training centers
Single-tenant identity

CONCEPTUAL STORAGE & ROLL-UP DOOR



- Roll-up door with drive-up access — conceptual
- Adjacent to Suite 165 on the first floor
- No freight elevator, no loading dock queue
- Leases alongside office space in one deal

IDEAL FOR

Medical & lab supply
E-commerce inventory
Equipment & tooling

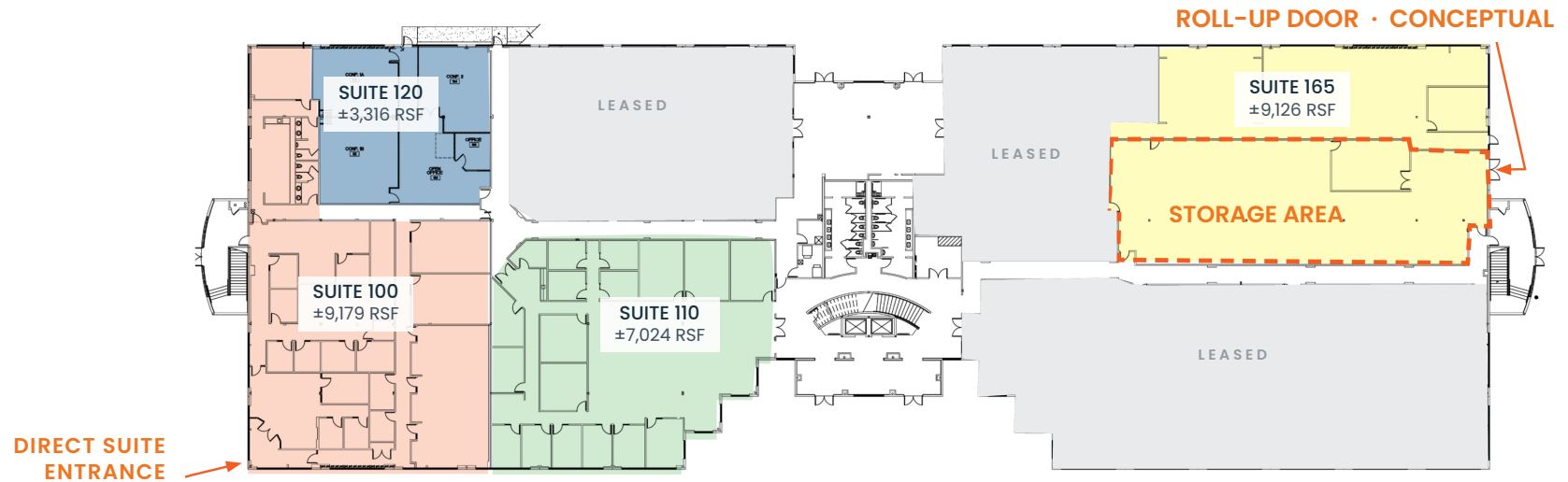
Samples & displays
Records archive
Event materials

Both are on the first floor — they tour back-to-back in under 15 minutes. The storage area and roll-up door are conceptual.

Floor Plans

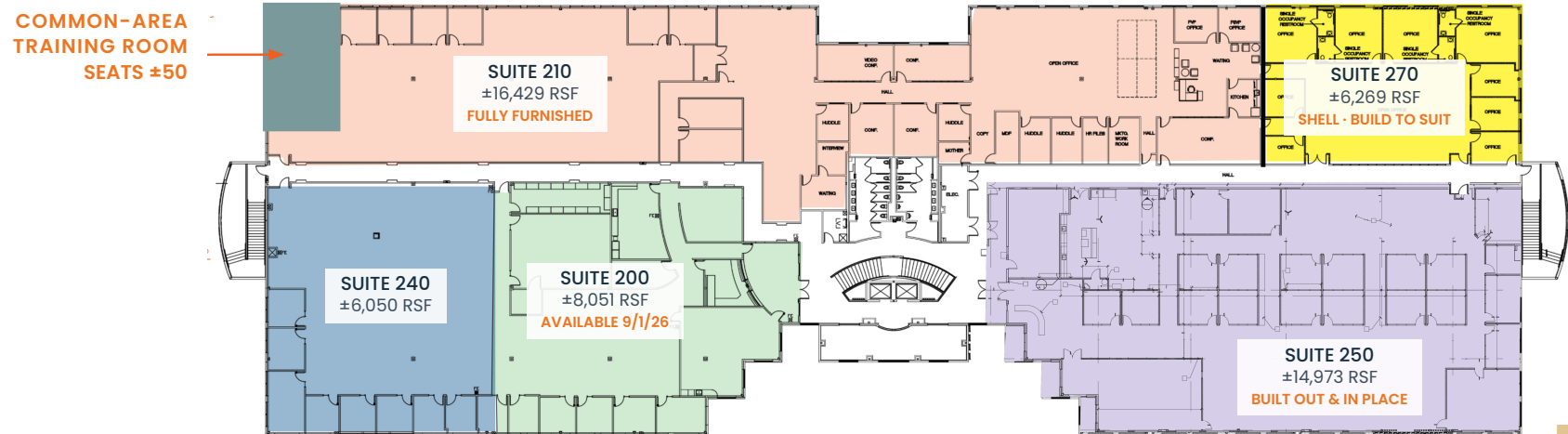
FIRST FLOOR

Suites 100 ±9,179 · 110 ±7,024 · 120 ±3,316 · 165 ±9,126 · ±28,645 RSF available



SECOND FLOOR

Suites 200 ±8,051 · 210 ±16,429 · 240 ±6,050 · 250 ±14,973 · 270 ±6,269 · ±51,772 RSF available



Suites 100, 110 & 120 combine to ±19,519 RSF contiguous on the first floor; all five second-floor suites combine to ±51,772 RSF. Suite 270 is shell space, built to suit. Plans are for illustration only and are not to scale; the storage area and roll-up door shown on the first floor are conceptual.

The Neighborhood

Everything within a five-minute drive

DRIVE TIMES

Highway 50 **Adjacent** · El Dorado Hills 12 min · Roseville 19 min · Downtown Sacramento 31 min · SMF Airport 40 min · South Lake Tahoe 1 hr 45 min



RETAIL

A. FOLSOM & IRON POINT

Century Folsom 14
Chili's Grill & Bar
Andy's Kitchen
Taco Express
Burger King
Reliance SuperMart
Bakery Bites

B. FOLSOM PREMIUM OUTLET

Calvin Klein
Chico's
Coach Outlet
Eddie Bauer Outlet
GAP Factory
Levi's Outlet
Michael Kors
Nike Factory Store
Samsonite

C. WALMART CENTER

Walmart
Chevron

D. FOLSOM GATEWAY

Ulta Beauty
DSW Shoe Warehouse
REI
Staples
Best Buy
Sam's Club

E. IRON POINT & E. BIDWELL

Green Acres Nursery
Costco
Mikuni
In-N-Out Burger
Quick Quack Car Wash

F. HISTORICAL FOLSOM

Folsom History Museum
Folsom Historic District
Farmers Market
Powerhouse State Historic Park
Lake Natoma Inn

G. PALLADIO & BROADSTONE PLAZA

CVS
Barnes & Noble
Buckhorn BBQ
Chicago Fire Pizza
H & M
Kirkland's
Nordstrom Rack
Palladio Lux Cinema
Panera
Whole Foods

H. FOLSOM SQUARE

Kohl's
Target
Trader Joe's
HomeGoods
La Fiesta Alterna
Taqueria/Folsom

I. INTEL

SCHOOL

A. Vista del Lago High School
B. Folsom Lake College
C. Folsom High School
D. Folsom Middle School

HOSPITAL

A. Mercy Hospital
B. Mercy Hospital
C. Dignity Health

Drive times are approximate and vary with traffic conditions. Retail and institutional tenants shown are for reference only.

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In Good Company

Iron Point Road is the Sacramento region’s semiconductor and health care address — in the #1 rated place to live in California.

ON IRON POINT ROAD	Within 0.5 miles	WITHIN FIVE MILES	Folsom · El Dorado Hills
Samsung Semiconductor Chip R&D — Advanced Compute Lab	2365 Iron Point Rd	Intel Corporation Semiconductor R&D campus, ±1.6M SF	3 mi
Micron Technology Memory & AI systems design office	2235 Iron Point Rd	AMD New Folsom office, 28,196 SF	3 mi
Azimuth AI ASIC design — founded by ex-Intel engineers	1024 Iron Point Rd	Kratos Defense Microwave & communications manufacturing	3 mi
Kaiser Permanente Folsom Medical Offices	2155 Iron Point Rd	PowerSchool K-12 software headquarters	2 mi
Wells Fargo Advisors Financial advisory	2295 Iron Point Rd	Mercy Hospital of Folsom Dignity Health acute care, 106 beds	3 mi
Sutter Health Folsom Care Complex — opens 2027	Iron Point & E. Bidwell	UC Davis Health Folsom outpatient center, 112,000 SF	2 mi
ALSO NEARBY		Marshall Medical Center El Dorado Hills outpatient campus	6 mi
Institutions & retail		Blue Shield of California El Dorado Hills Business Park	7 mi
Folsom Cordova Unified School district — ±1,800 employees	2 mi	Folsom Lake College Los Rios Community College District	4 mi
City of Folsom Civic center and public safety	3 mi		
Folsom Premium Outlets 80+ stores at Iron Point & Highway 50	1 mi		

WHO LIVES HERE		Folsom, California · #1 Best Place to Live in California, U.S. News 2025–26	
\$139,263 Median household income Folsom — 1.6× the county median	\$163,544 Median household income El Dorado Hills, 12 minutes east	58.3% Bachelor’s degree or higher 22.9% hold a graduate degree	+13.1% Daytime population gain +10,895 net inbound commuters
2,111 Employer firms in Folsom A deep client and vendor base Employer detail: Greater Sacramento Economic Council (greatersacramento.com); Sacramento Business Journal (bizjournals.com/sacramento); Dignity Health (dignityhealth.org); Kaiser Permanente (kp.org); UC Davis Health (health.ucdavis.edu); Sutter Health (sutterhealth.org). Demographics: U.S. Census Bureau QuickFacts — Folsom city and El Dorado Hills CDP (census.gov/quickfacts), 2019–2023 American Community Survey five-year estimates; City-Data (city-data.com); GreatSchools (greatschools.org); U.S. News Best Places to Live 2025–26. Figures are subject to change; distances are approximate.	10 / 10 GreatSchools rating Folsom High, Vista del Lago High	\$702,200 Median home value 88,091 residents, 29,234 households	18.1 min Mean commute to work Executives live near the office





TENANT LOUNGE & EVENT SPACE



TWO-STORY ENTRY LOBBY



GRAND STAIRCASE



IRON POINT ROAD

NATOMAS STATION CORPORATE CENTER

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