

BLUE RAVINE TECH CAMPUS

181 BLUE RAVINE
±18,340 RSF AVAILABLE

105 LAKE FOREST
±31,244 RSF AVAILABLE

103 WOODMERE
FULLY LEASED

FOR LEASE



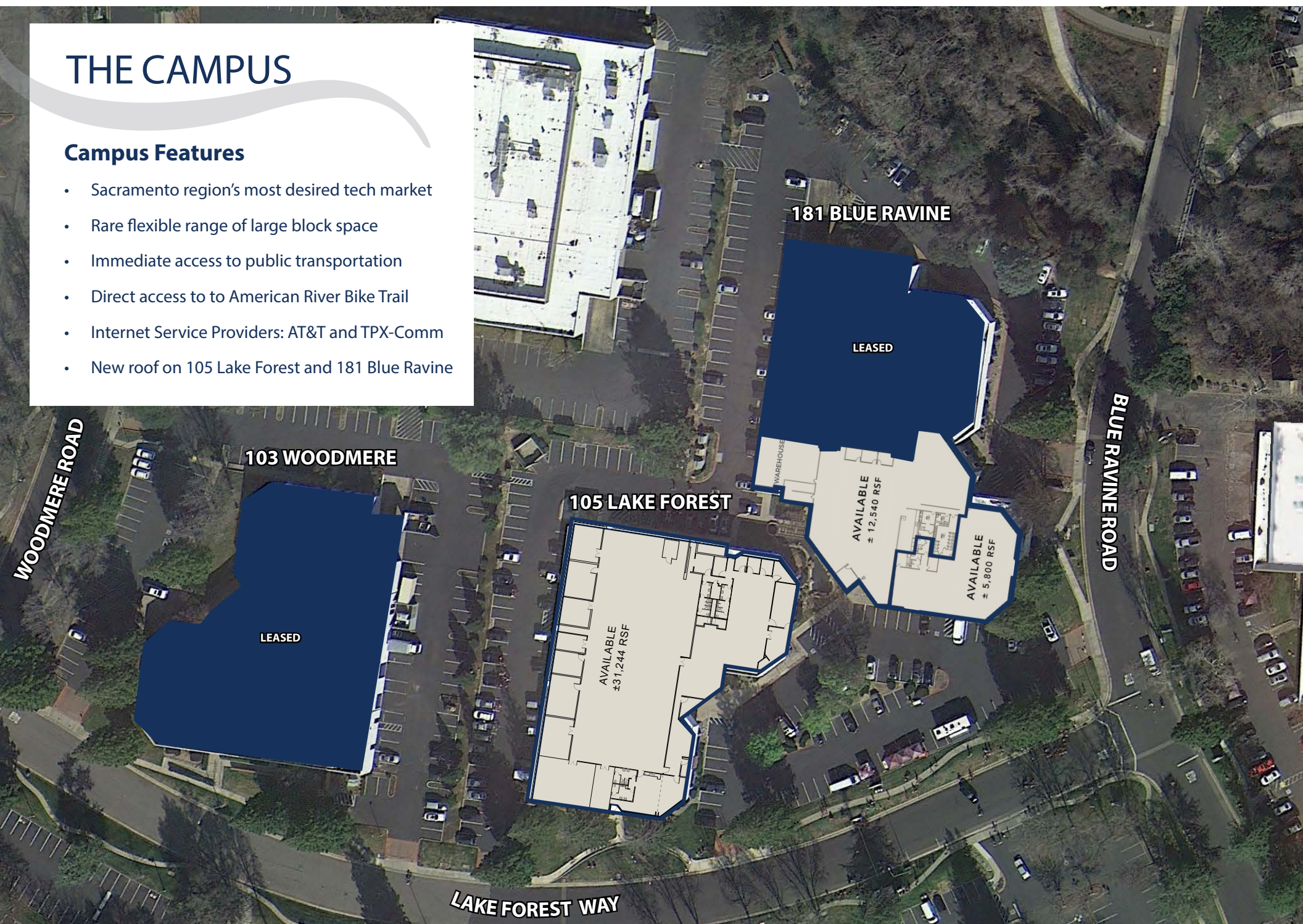
* Conceptual Drawings

 **JLL** | **CBRE**

THE CAMPUS

Campus Features

- Sacramento region's most desired tech market
- Rare flexible range of large block space
- Immediate access to public transportation
- Direct access to American River Bike Trail
- Internet Service Providers: AT&T and TPX-Comm
- New roof on 105 Lake Forest and 181 Blue Ravine

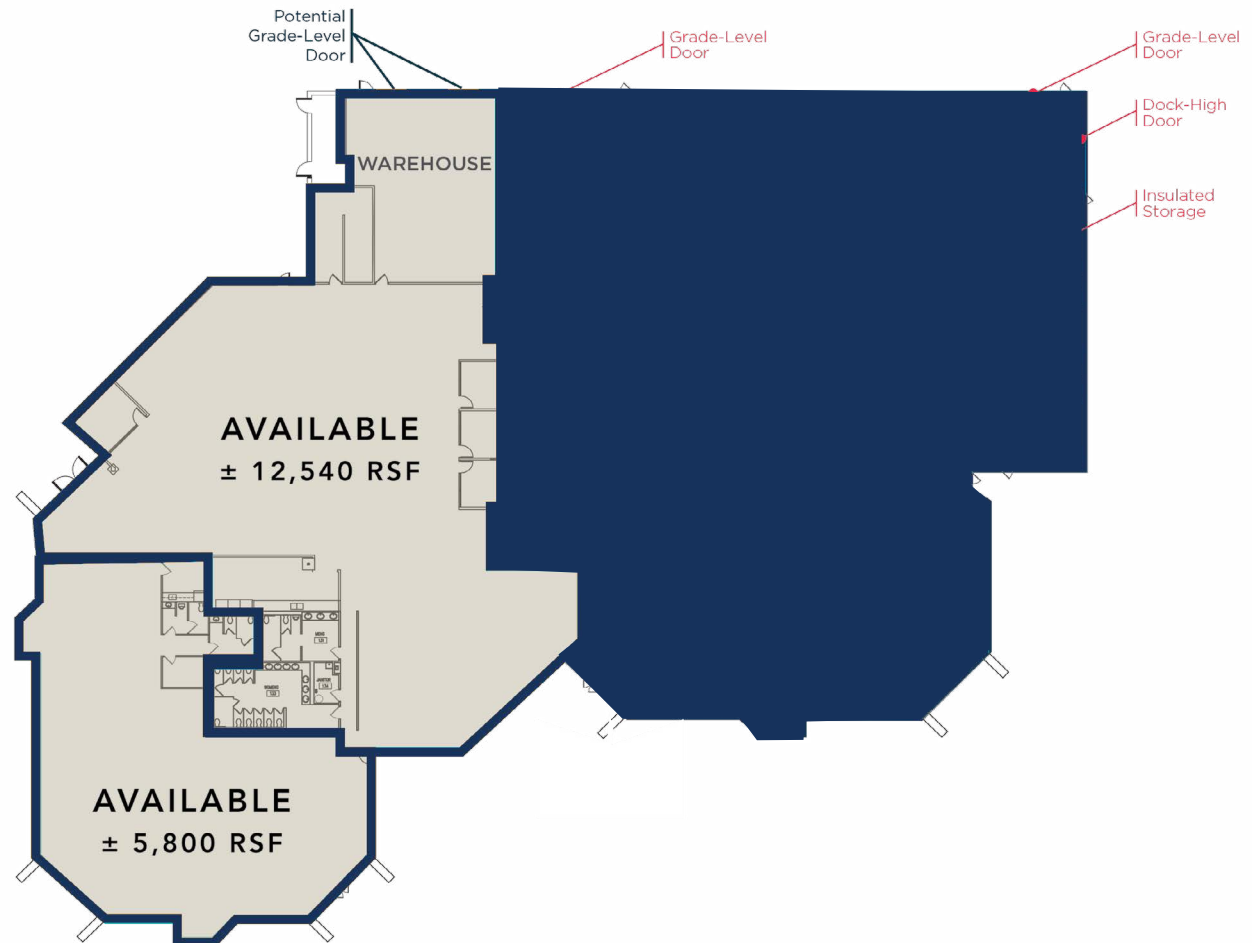


[181 BLUE RAVINE](#)[105 LAKE FOREST](#)[103 WOODMERE](#)

181 BLUE RAVINE

±18,340 RSF available

- (Divisible to 5,800 RSF)
- Former light manufacturing/lab
 - +/- 1,000 SF clean room (with certification)
 - +/- 300 SF of wet lab
- Flexible private and open office configuration
- 800 Amps, 277/480 v
- 3-Phase electrical service available
- Showers and lockers
- Grade-level/roll-up doors and dock-high loading
- Parking Ratio: 3.38 / 1,000 RSF
- Monument signage available



181 BLUE RAVINE

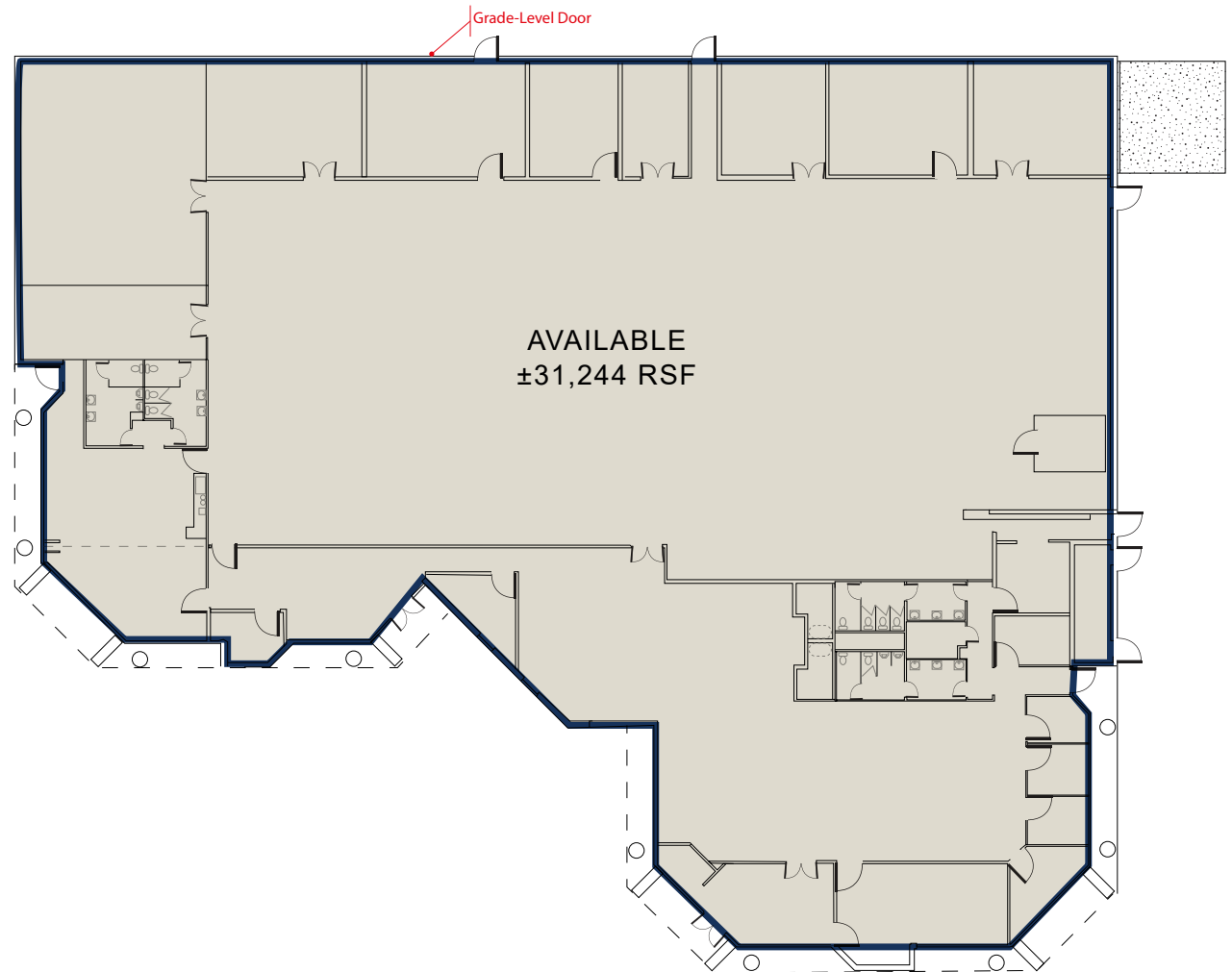
105 LAKE FOREST

103 WOODMERE

105 LAKE FOREST

±31,244 RSF

- Former Chip testing and assembly facility
- 12 x 12 ft Rear grade-level/roll-up doors
- Showers and lockers
- 1600 Amps, 277/480 V electrical service available
- Monument signage available
- Parking Ratio: 3.38 / 1,000 RSF
- (30%) executive office to light manufacturing (70%)





TECH PARK

Technology Hub of Greater Sacramento

- | | |
|---|---|
| 1  Agilent | 9  SYNOPSYS® |
| 2  vsp
Global | 10  PowerSchool |
| 3  eurofins | 11  SNC <small>SIERRA
NEVADA
CORPORATION</small> |
| 4  altergy
systems | 12  L3
Technologies |
| 5  DOKKEN
ENGINEERING | 13  voxpro
<small>Your Vision. Our Focus.</small> |
| 6  e.Republic | 14  TaxAudit™
<small>Audits happen. Be prepared.</small> |
| 7  inductive
automation. | 15  AGREEYA® |
| 8  Pondera | 16  ONE INC |



Lake Folsom

SERVICES

- A. Folsom Dog Resort
- B. AM/PM
- C. ARCO
- D. One Stop Cleaners
- E. Folsom Lake Fitness
- F. Shell
- G. The UPS Store

- H. Gelicious Nails
- I. WinCo Foods

RESTAURANTS

- 1. Out of Bounds Craft Kitchen
- 2. The Waffle Experience
- 3. The Original Mels Diner
- 4. Dominick's NY Pizza & Deli
- 5. Cooper's Coffee House
- 6. I Love Teriyaki & Sushi
- 7. Jamba Juice
- 8. La Bou Bakery & Cafe
- 9. Dos Coyotes Border Caf
- 10. Skipolini's Pizz
- 11. Taco Loco Taqueria
- 12. Lotus 8
- 13. Sourdough & Co.
- 14. Starbucks
- 15. Suishin Sushi
- 16. Curry Club



WALKABLE AMENITIES



COMMUNITY & TRANSPORTATION



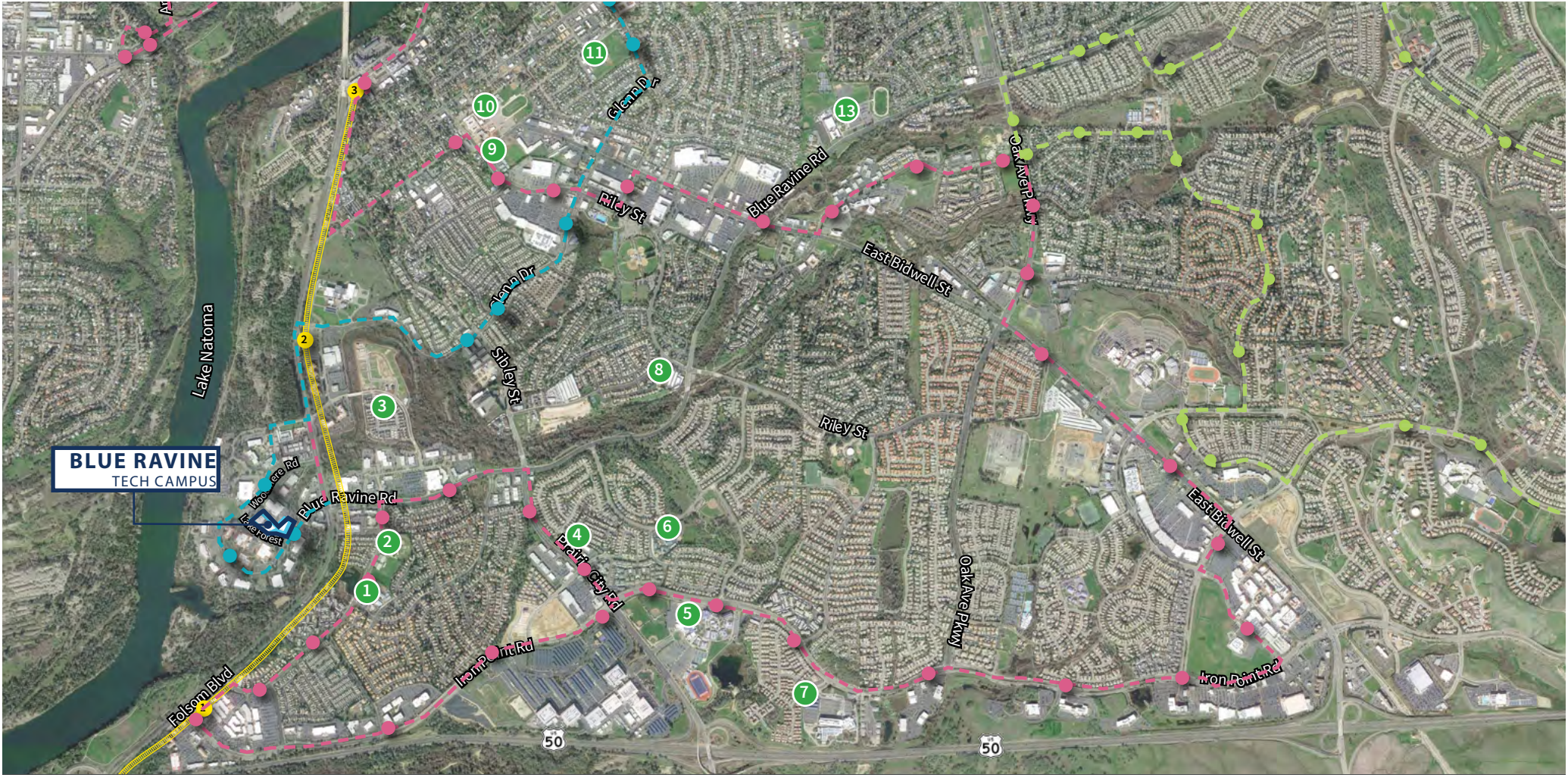
RETAIL



FITNESS



NEARBY TECH COMPANIES



TRANSIT

LIGHT RAIL

#10 BUS LINE

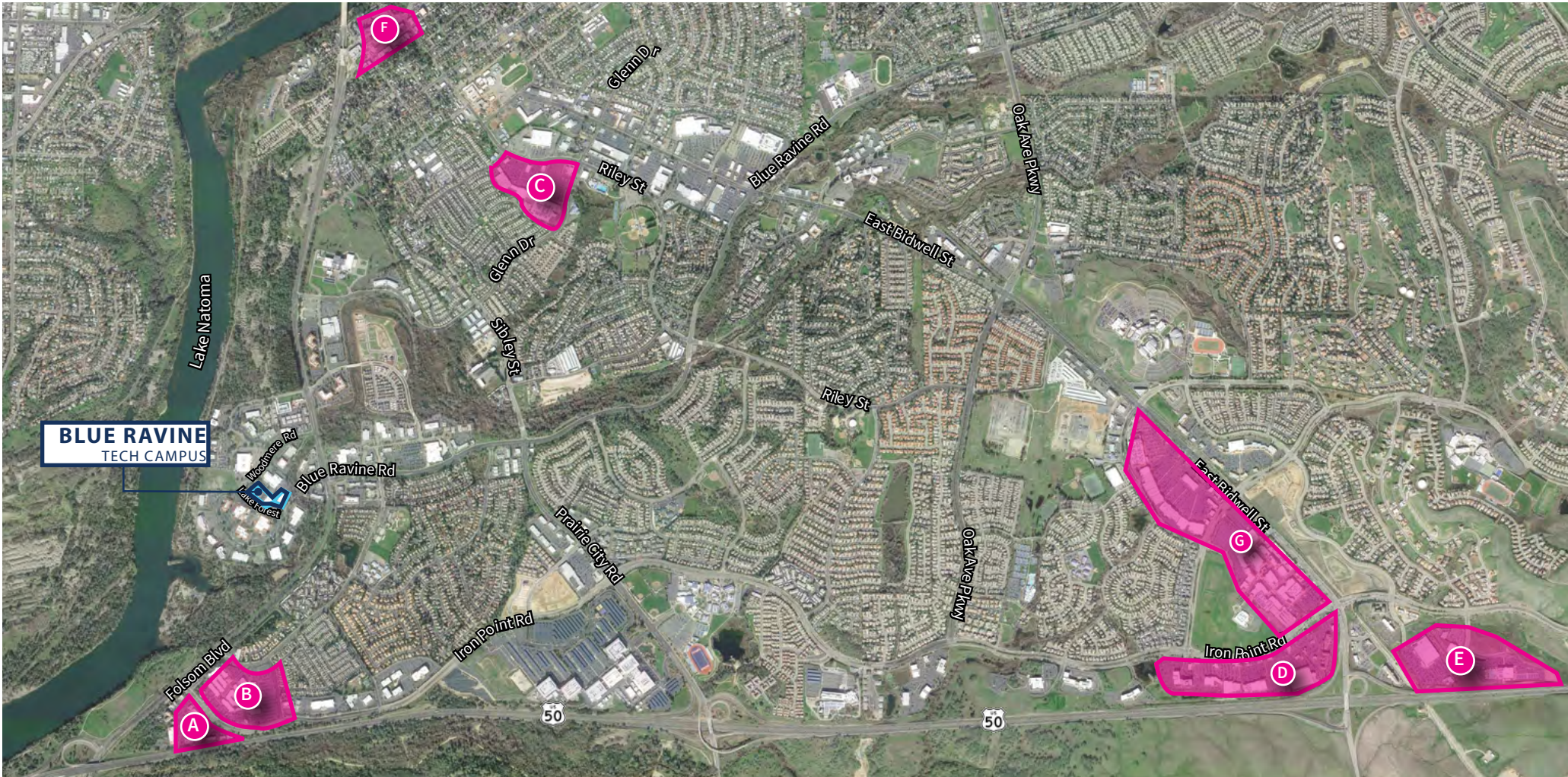
#20 BUS LINE (PEAK)

#30 BUS LINE (PEAK)

SCHOOLS

- | | | |
|---------------------------------------|--|--------------------------------------|
| 1. Natoma Station Elementary School | 5. Folsom High School | 10. Sutter Middle School |
| 2. Brighton Schools | 6. Sandra J Gallardo Elementary School | 11. Theodore Judah Elementary School |
| 3. Kindercare at Natoma Station | 7. The Goddard School | 12. St John Notre Dame School |
| 4. The Phoenix Schools Private School | 8. Brighton Schools - Folsom | 13. Folsom Middle School |
| | 9. Folsom Lake High School | |

BLUE RAVINE TECH CAMPUS

[THE CAMPUS](#)[FLOOR PLANS](#)[TECH PARK](#)[AMENITIES](#)[CONTACT](#)[WALKABLE AMENITIES](#)[COMMUNITY & TRANSPORTATION](#)[RETAIL](#)[FITNESS](#)[NEARBY TECH COMPANIES](#)

RETAIL

A. FOLSOM PREMIUM

OUTLETS

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

B. FOLSOM & IRON POINT

Century Folsom 14
Theatre
Burgercity
Chili's
Reliance Supermart
Subway

C. WALMART CENTER

Walmart
Kohl's
Chevron

D. FOLSOM GATEWAY

Fat's Asia Bistro & Dim
Sim Bar
Ultra Beauty
Bed Bath & Beyond
DSW Shoe Warehouse
REI
Staples
Best Buy
Sam's Club
BevMo

E. IRON POINT & E. BID- WELL

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

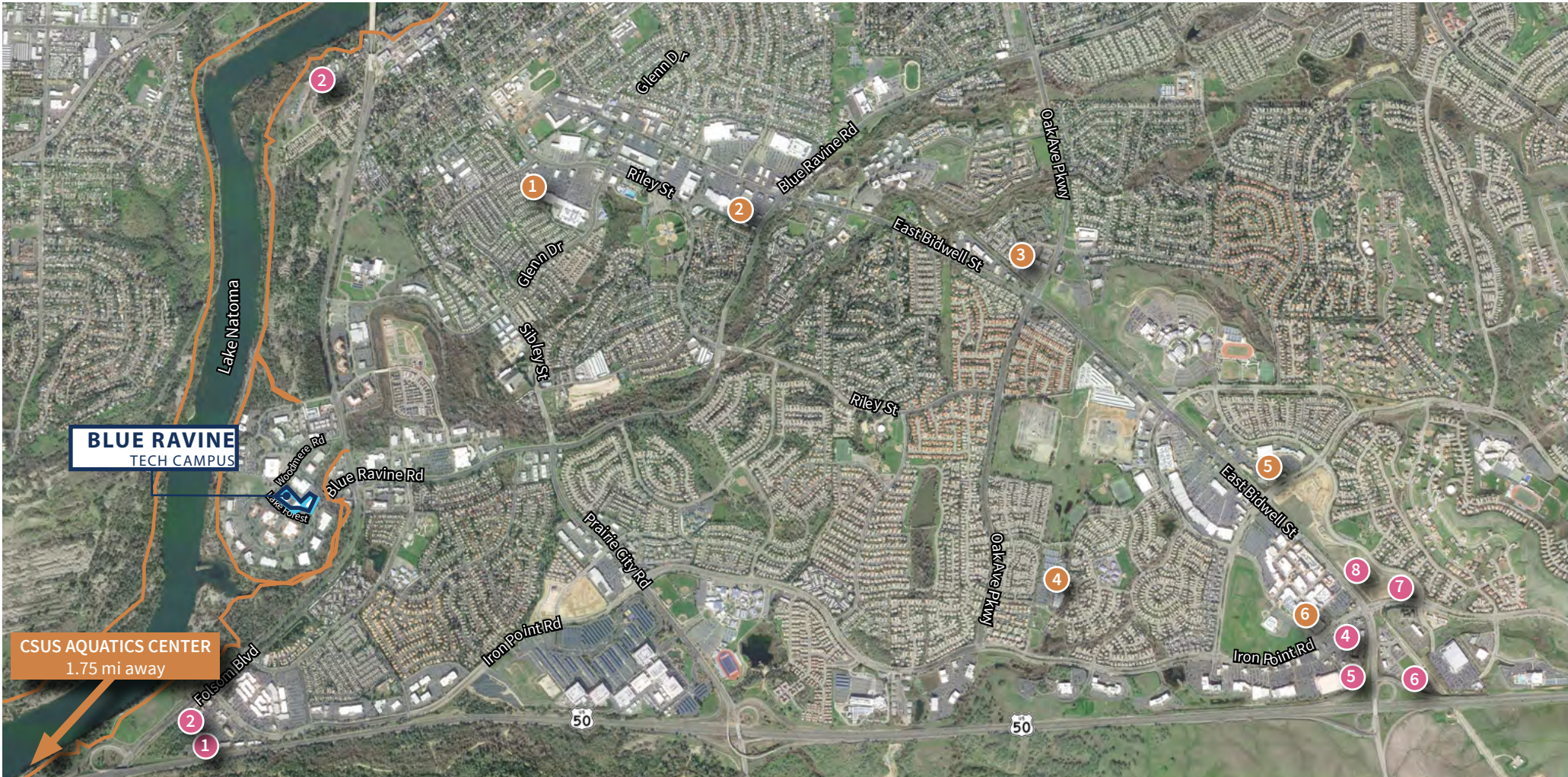
F. HISTORICAL FOLSOM

Chicago Fire
Heckle Alehouse & Eatery
Pizzeria Classico
Scott's Seafood
Powerhouse Pub
UnWined
Sutter Club Sports
Citizen Vine
Sutter Street Theatre

G. PALLADIO & BROAD- STONE PLAZA

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

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FITNESS

1. 24 Hour Fitness
2. Anytime Fitness
3. California Family Fitness
4. Broadstone Health Club
5. TEAM RIDE

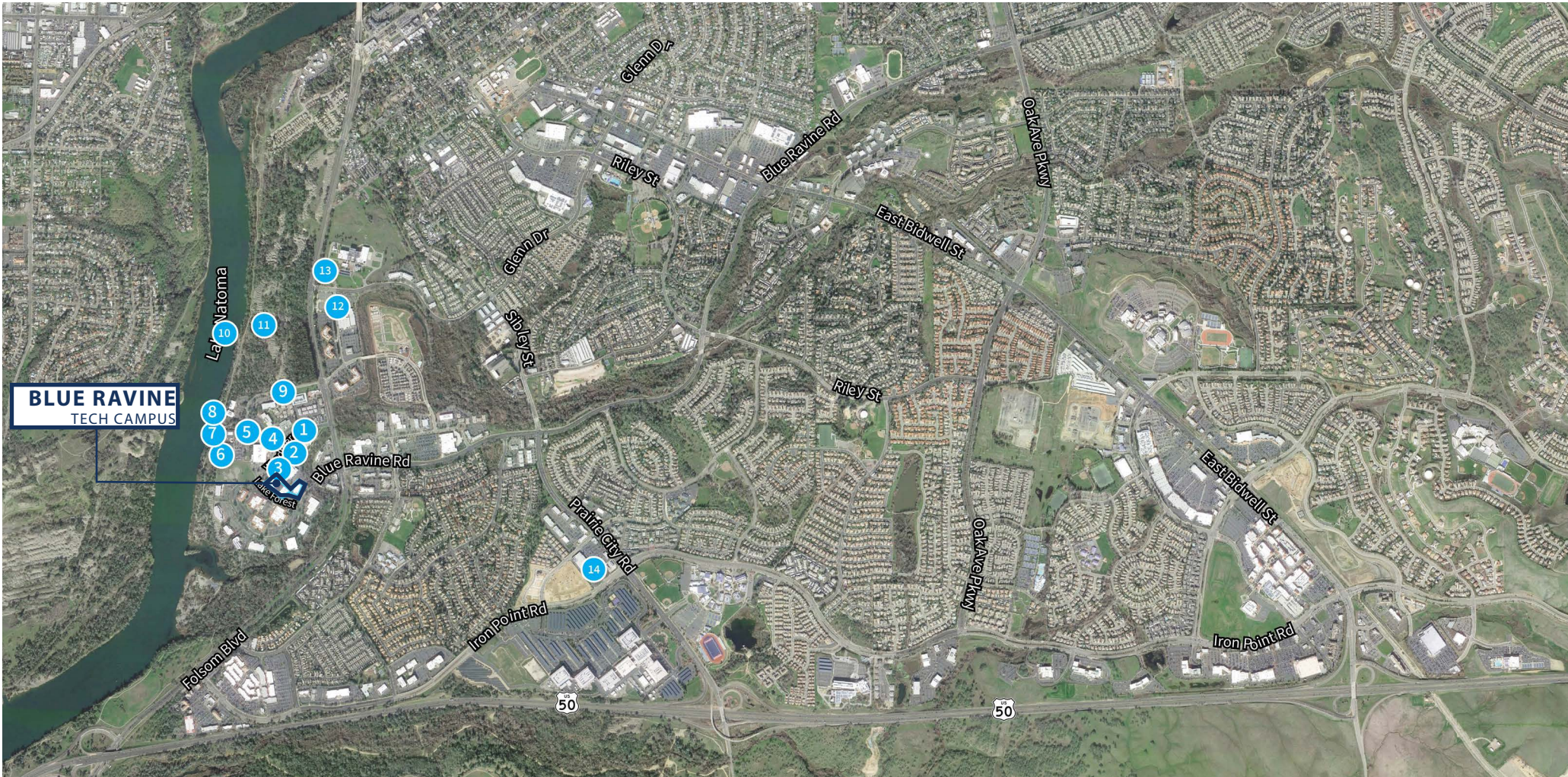
6. Orangetheory

AMERICAN RIVER BIKE
TRAIL

HOTELS

1. Hilton Garden Inn
2. Lakespur Landing
3. Lake Natoma Inn
4. Residence Inn
5. Courtyard by Marriot
6. Hampton Inn & Suites

7. Staybridge Suites
8. Fairfiled Inn & Suites

[WALKABLE AMENITIES](#)[COMMUNITY & TRANSPORTATION](#)[RETAIL](#)[FITNESS](#)[NEARBY TECH COMPANIES](#)

TECH COMPANIES

- | | |
|-------------------------|------------------------|
| 1. Eurofins/Eatin Corp | 8. Pondera |
| 2. VTS Aerospace | 9. L3 Technologies |
| 3. Allergy | 10. PowerSchool |
| 4. VSP | 11. Sierra Nevada Corp |
| 5. Agilent | 12. Voxpro |
| 6. eRepublic | 13. TaxAudit.com |
| 7. Inductive Automation | 14. Intel |



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**105 LAKE FOREST • 181 BLUE RAVINE • 103 WOODMERE
FOLSOM, CA**



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