



CROSSROAD
VENTURES GROUP

400 Plaza Dr

Folsom, CA 95630



FOR SALE ~~\$295.00 / SF~~ \$245 PSF

FOR LEASE \$1.95 SF/MONTH (FULL SERVICE)

For Sale & Lease

Office/Medical Condos

916.788.9731

crossroadventures.net

Highlights

- STE 220 Available: +/- 1,853 SF
- STE 210 Available +/- 3,031 SF
- Suites 210/220 are adjacent and can be sold together
- Total Building SQ.FT: +/- 43,606SF
- Utilities Included in Lease Rate (Approximate Savings of \$100-250 per month)

JIM ESWAY

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Property Summary



Location Description

Introducing Suites 210 & 220 at the Plaza Dr Professional Centre, an excellent location off Blue Ravine Rd near Folsom Blvd, offering easy accessibility with strong traffic counts. Blue Ravine Rd sees 17,000 Average Daily Traffic (ADT), and Folsom Blvd has 32,000 ADT. The suites are part of a well-maintained office park with abundant parking. The location is surrounded by amenities that meet daily needs, including retail outlets, dining options, banks, and health clubs, adding to the convenience for both employees and visitors. The purchase price is \$295 per square foot and the lease is full-service with a monthly cost of \$1.95 per square foot, meaning that all expenses are included in the monthly cost, providing you with financial predictability.

Offering Summary

Sale Price:	\$295.00 / SF \$245 PSF
Lease Rate	\$1.95 SF/month (Full Service)
Number of Units	80
Available SF	1,853 - 3,031 SF
Lot Size	3.6 Acres
Building Size	3,402 SF

Spaces	Lease Rate	Space Size
400 Plaza Drive #220 Folsom, CA 95630	\$1.95 SF/month	1,853 SF
400 Plaza Drive #210 Folsom, CA 95630	\$1.95 SF/month	3,031 SF

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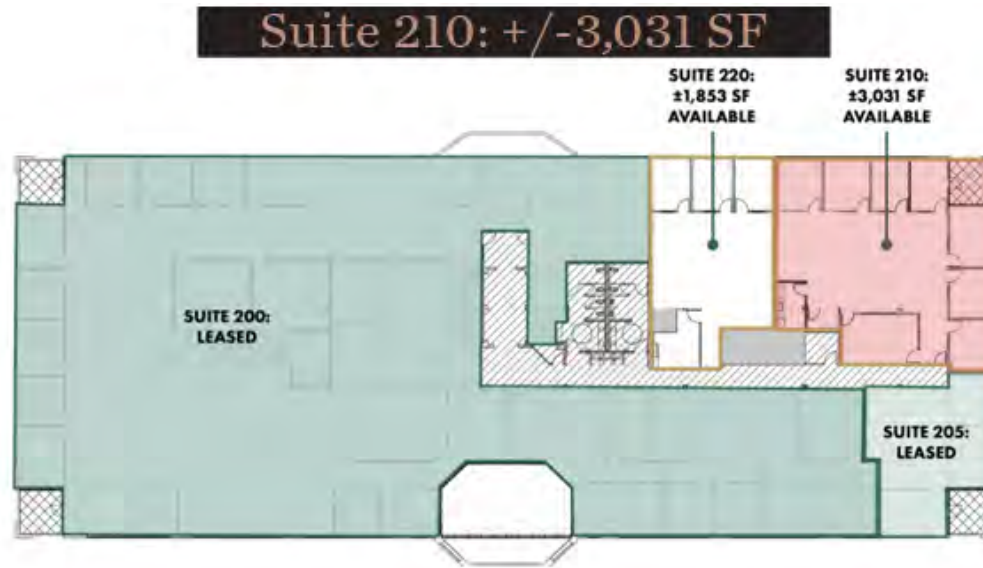
400 Plaza Dr

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Suite 210



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Suite 220



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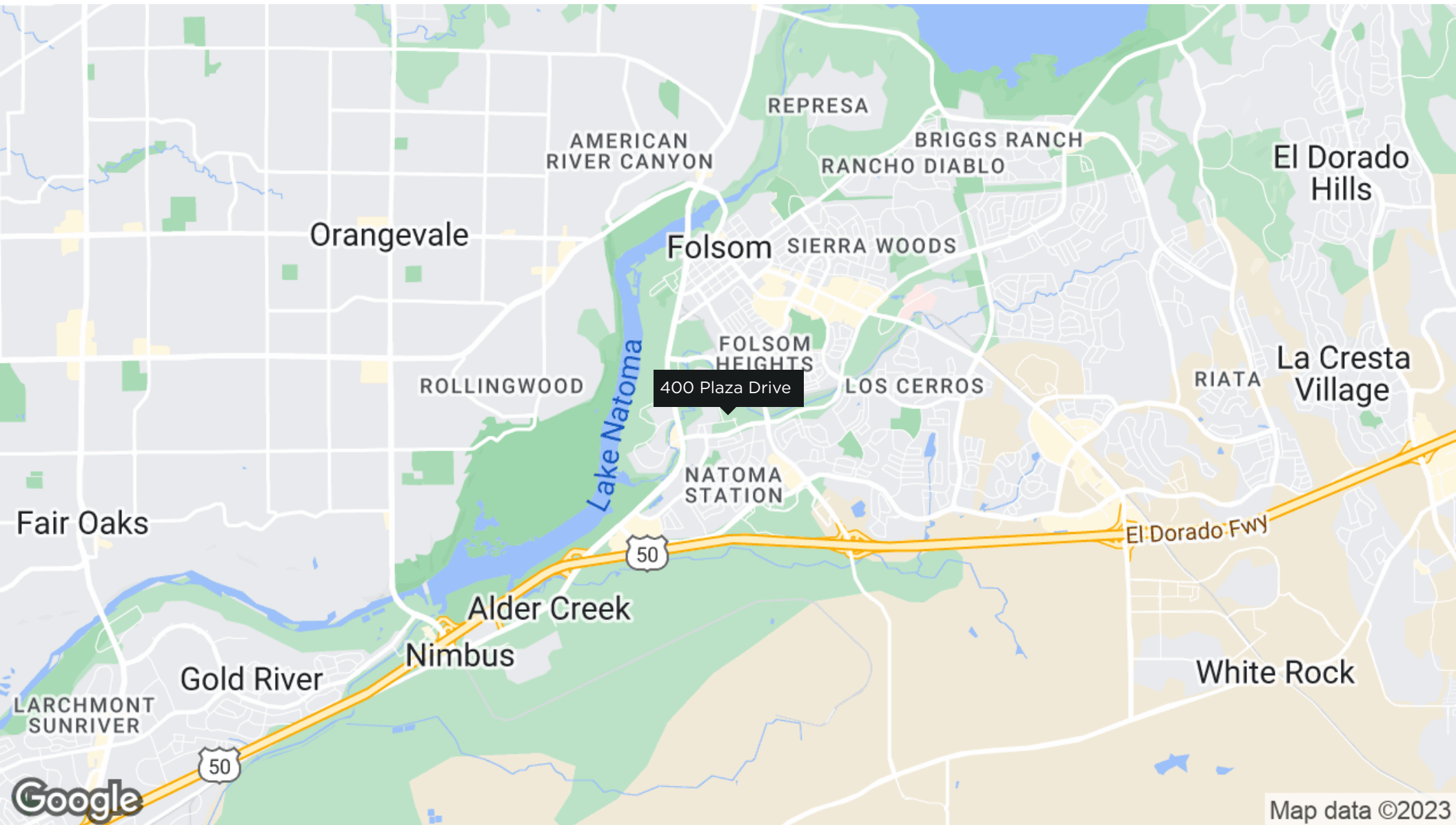
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Regional Map



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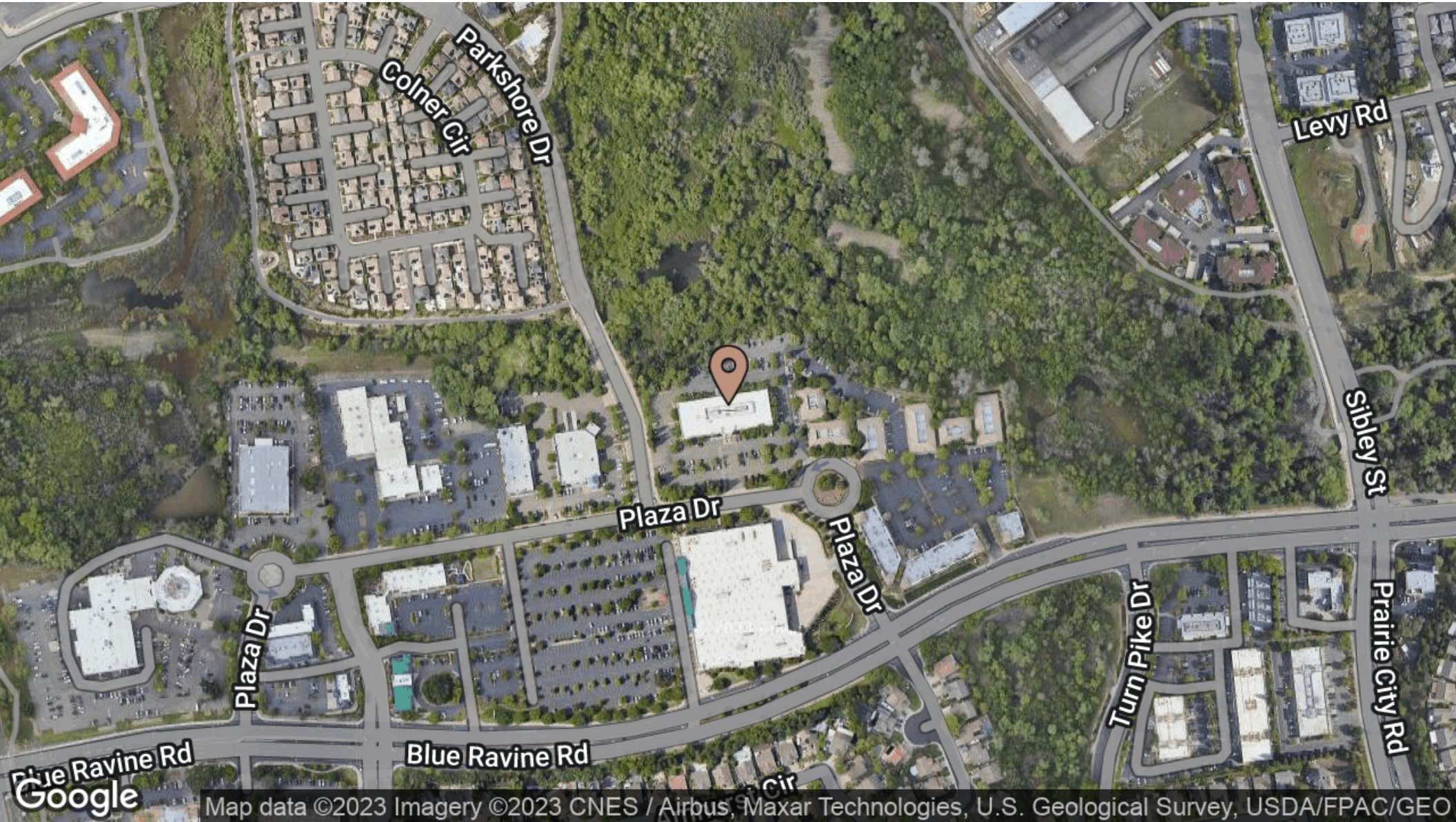
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Location Map



Map data ©2023 Imagery ©2023 CNES / Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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Advisor Bio 1



Jim Esway

Managing Partner

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Professional Background

Prior to forming Crossroad Ventures Group, Jim was the regional vice president for the Trammell Crow Company for three years where he initiated the development of Granite Pointe in Roseville. Prior to joining TCC, Jim implemented the Sacramento growth strategy for Spieker Properties for 6 years as a Project Director. His leadership role included growing the portfolio through development, acquisition, management, leasing and construction management. Jim was successful in completing the turnkey developments of 200,000 square feet of class A office buildings and 380,000 square feet of industrial product.

During his tenure, he helped grow the portfolio through acquisition and development efforts valued at over \$130 million and managing an annual net operating revenue budget of over \$10 million. Prior to joining Spieker Properties, Jim was a top performing commercial real estate broker for 13 years in the Bay Area and Sacramento involved in over 300 transactions including sales and leasing of office, R&D, and industrial properties.

Crossroad Ventures Group

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