

MCCLELLAN PARK

OFFICE BUILDING

BUILDING

200

**3237 PEACEKEEPER WAY
MCCLELLAN, CA 95652**

BUILDING FEATURES:

TOTAL BUILDING: 209,068 SF
DIVISIBLE MIN: 3,338 SF MAX: 27,566 SF

- PROMINENT LOCATION NEAR MAIN ENTRANCE
- NEWLY RENOVATED LOBBY/Common AREAS
- TENANT IMPROVEMENTS TO SUIT
- MARBLE/GRANITE FEATURES
- FULL WINDOW LINE
- FIBER READY
- MONUMENT SIGNAGE OPPORTUNITY
- AMPLE PARKING: 4:1,000 SF
- ON-SITE SECURITY
- CLOSE PROXIMITY TO WATT & I-80 FREEWAYS
- FULL BROKER COOPERATION
- RUNWAY TO RICHES INCENTIVE PROGRAM

LOCAL AMENITIES:

- FULL SERVICE HOTEL & CONFERENCE CENTER
- FULL SERVICE AIRPORT AND FBO
- MCCLELLAN FACILITY SERVICES (AVAILABLE FOR CONTRACT)
- ONSITE RESTAURANTS
- REGIONAL TRANSIT SHUTTLE TO LIGHTRAIL



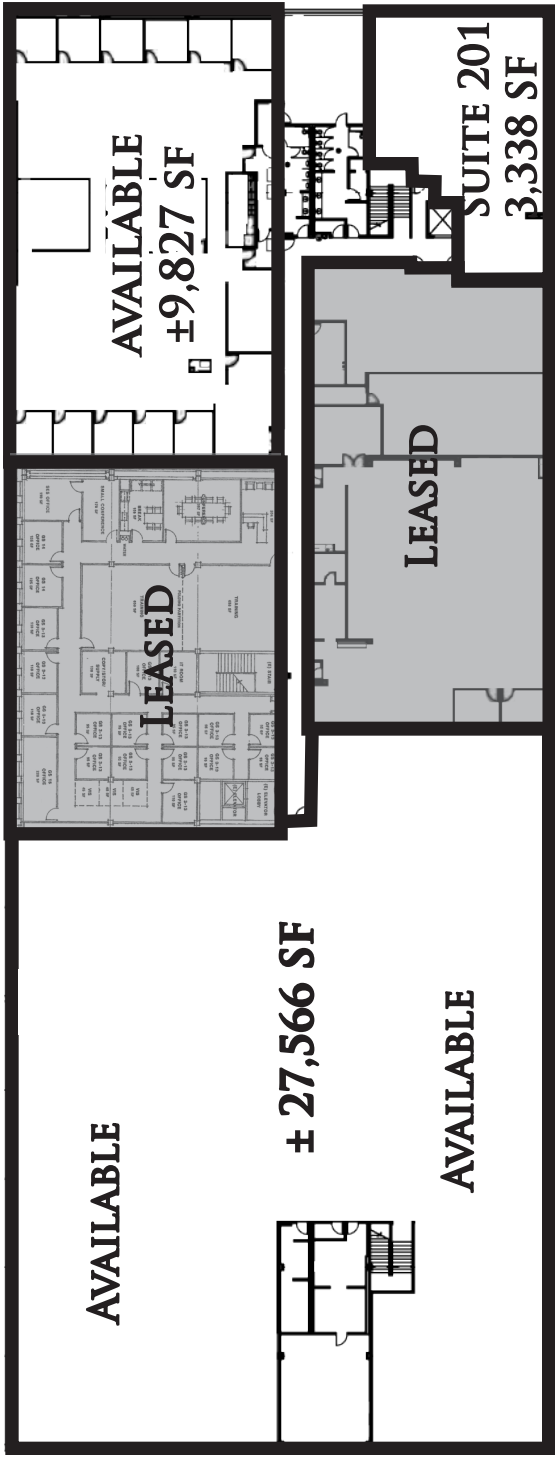
McClellan Park

FOR MORE INFORMATION: 916.965.7100

MCCLELLAN PARK

FLOOR PLAN & LOCATION

BUILDING
200



**3237 PEACEKEEPER WAY
MCCLELLAN, CA 95652**

**FROM WATT AVENUE
NORTH:**

▸ LEFT ON PEACEKEEPER WAY

COME TO
3237 PEACEKEEPER WAY

MCCLELLAN PARK IS LOCATED
WITHIN MINUTES OF LOCAL
FREEWAYS.

RT PROVIDES TRANSIT
THAT LINKS YOU FROM THE
PARK TO THE LOCAL LIGHTRAIL.

CONTACT:

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