

# MCCLELLAN PARK

## OFFICE BUILDING

BUILDING

250



**5008-5050 LUCE AVENUE  
5011-5029 DUDLEY BLVD.  
MCCLELLAN, CA 95652**

### BUILDING FEATURES:

TOTAL BUILDING: 301,098 SF  
TOTAL AVAILABLE SPACE: 201,990 SF  
DIVISIBLE MIN: 2,500 SF MAX: 117,295 SF

- ADJACENT TO CORPORATE COURTYARD
- IDEAL CALL-CENTER/OFFICE
- TENANT IMPROVEMENTS TO SUIT
- NATURAL LIGHTING
- FIBER READY
- BUILDING SIGNAGE OPPORTUNITY
- AMPLE PARKING: 4:1,000 SF
- ON-SITE SECURITY
- CLOSE PROXIMITY TO WATT & I-80 FREEWAYS
- FULL BROKER COOPERATION



### 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

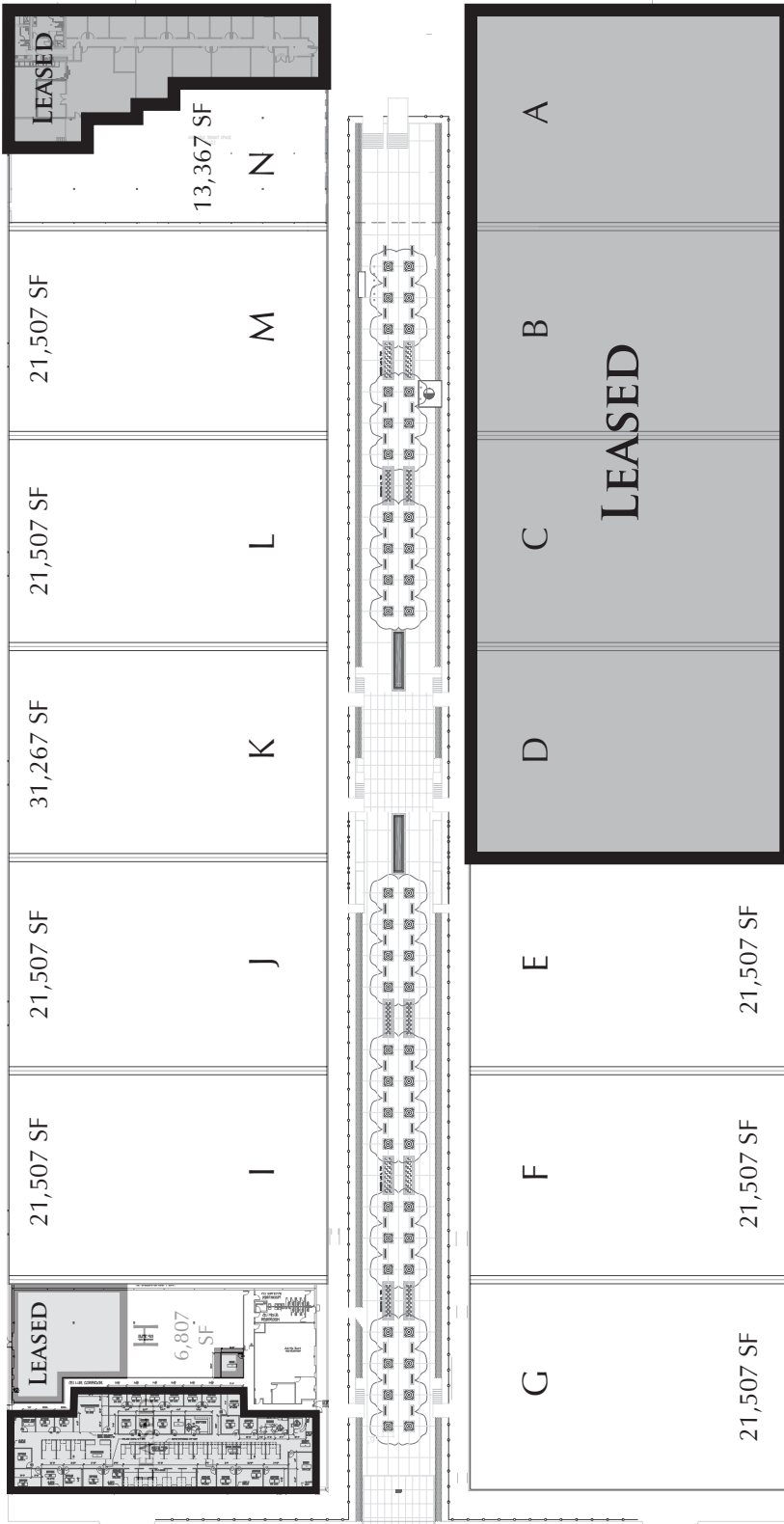
## FLOOR PLAN & LOCATION

BUILDING

250

PEACEKEEPER WAY

LUCE AVENUE



DUDLEY BLVD

### FROM WATT AVENUE NORTH:

- › LEFT ON PEACEKEEPER WAY
- › LEFT ON DUDLEY BLVD

COME TO

5011-5029 DUDLEY BLVD.

### FROM WATT AVENUE NORTH:

- › LEFT ON PEACEKEEPER WAY
- › LEFT ON LUCE AVENUE

COME TO

5008-5050 LUCE AVENUE

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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