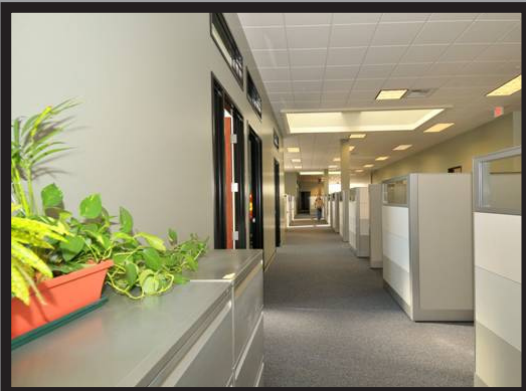


McCLELLAN PARK

OFFICE BUILDING

BUILDING

250
H



**5012 LUCE AVENUE
McCLELLAN, CA 95652**

BUILDING FEATURES:

TOTAL BAY H: 21,507 SF
DIVISIBLE MIN: 1,905 SF MAX: 4,387 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
 - 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

250
H

5012 LUCE AVENUE
MCCLELLAN, CA 95652

FROM WATT AVENUE NORTH:

- ▶ LEFT ON PEACEKEEPER WAY
- ▶ LEFT ON LUCE AVENUE

COME TO
5012 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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GREG CUTLER
916.570.5391

LEASING@MCCLELLANPARK.COM

WWW.MCCLELLANPARK.COM

HOWARD STREET

