

MCCLELLAN PARK

OFFICE BUILDING

BUILDING

250

HH



**3140 PEACEKEEPER WAY
MCCLELLAN, CA 95652**

BUILDING FEATURES:

TOTAL BUILDING: 301,098 SF
DIVISIBLE MIN: 1,247 SF MAX: 10,200 SF

- ADJACENT TO CORPORATE COURTYARD
- IDEAL CALL-CENTER/OFFICE
- OPEN FLOOR PLAN WITH PRIVATE OFFICES
- CONFERENCE ROOM
- 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



FOR MORE INFORMATION: 916.965.7100

MCCLELLAN PARK

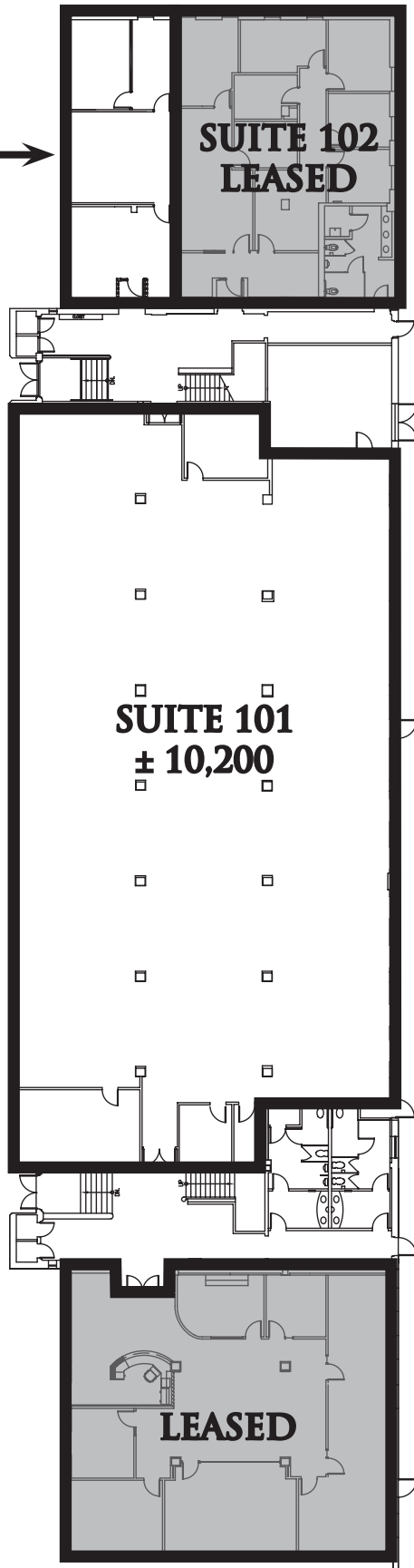
FLOOR PLAN & LOCATION

BUILDING

250

HH

SUITE 100
± 1,247



FROM WATT AVENUE NORTH:

- › LEFT ON PEACEKEEPER WAY
COME TO
3140 PEACEKEEPER WAY

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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