

McCLELLAN PARK

OFFICE BUILDING

BUILDING

250
N



**5016 LUCE AVENUE
McCLELLAN, CA 95652**

BUILDING FEATURES:

TOTAL BAY N: 21,507 SF
TOTAL AVAILABLE: 13,367 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



FOR MORE INFORMATION: 916.965.7100

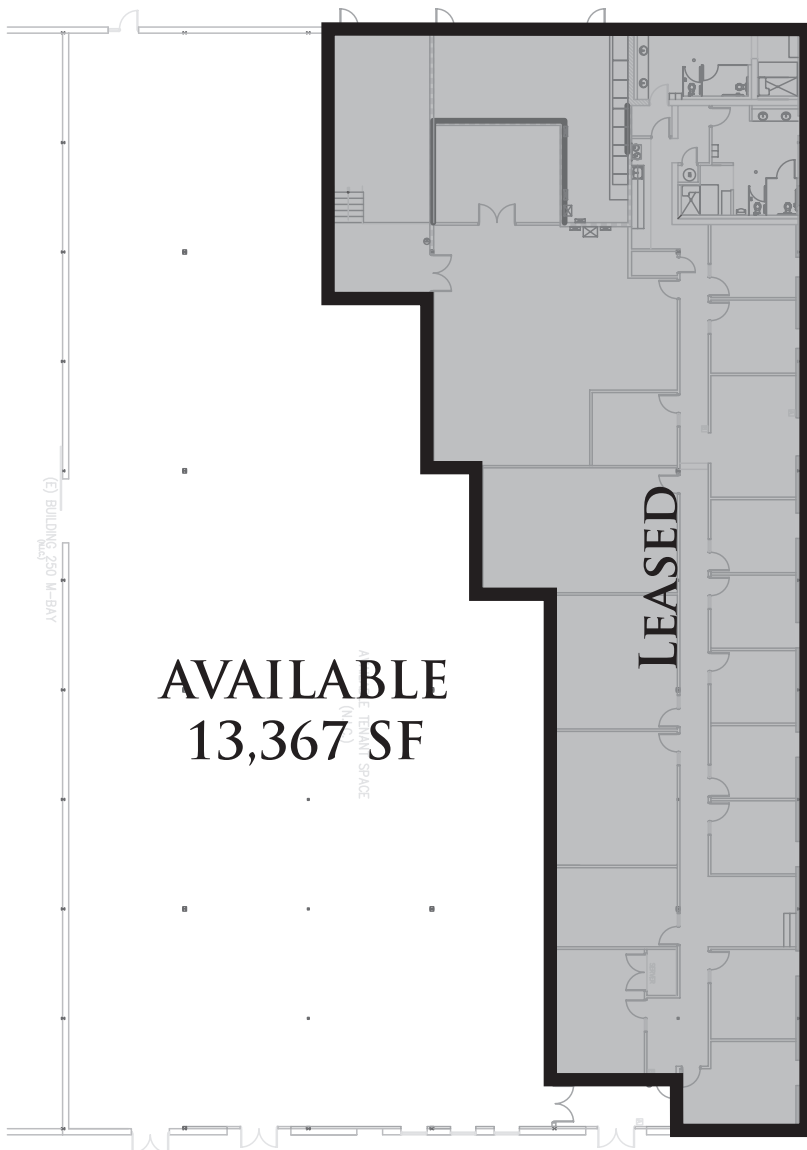
MCCLELLAN PARK

FLOOR PLAN & LOCATION

BUILDING

250
N

LUCE AVENUE



**5016 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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