

# MCCLELLAN PARK

## OFFICE BUILDING

BUILDING

338



**3318 HOWARD AVENUE  
MCCLELLAN, CA 95652**

### BUILDING FEATURES:

TOTAL BUILDING: 9,232 SF  
DIVISIBLE MIN: 540 SF MAX: 3,010 SF

- ° COMMON AREA RESTROOMS
- ° COMMON AREA CONFERENCE ROOM
- ° 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

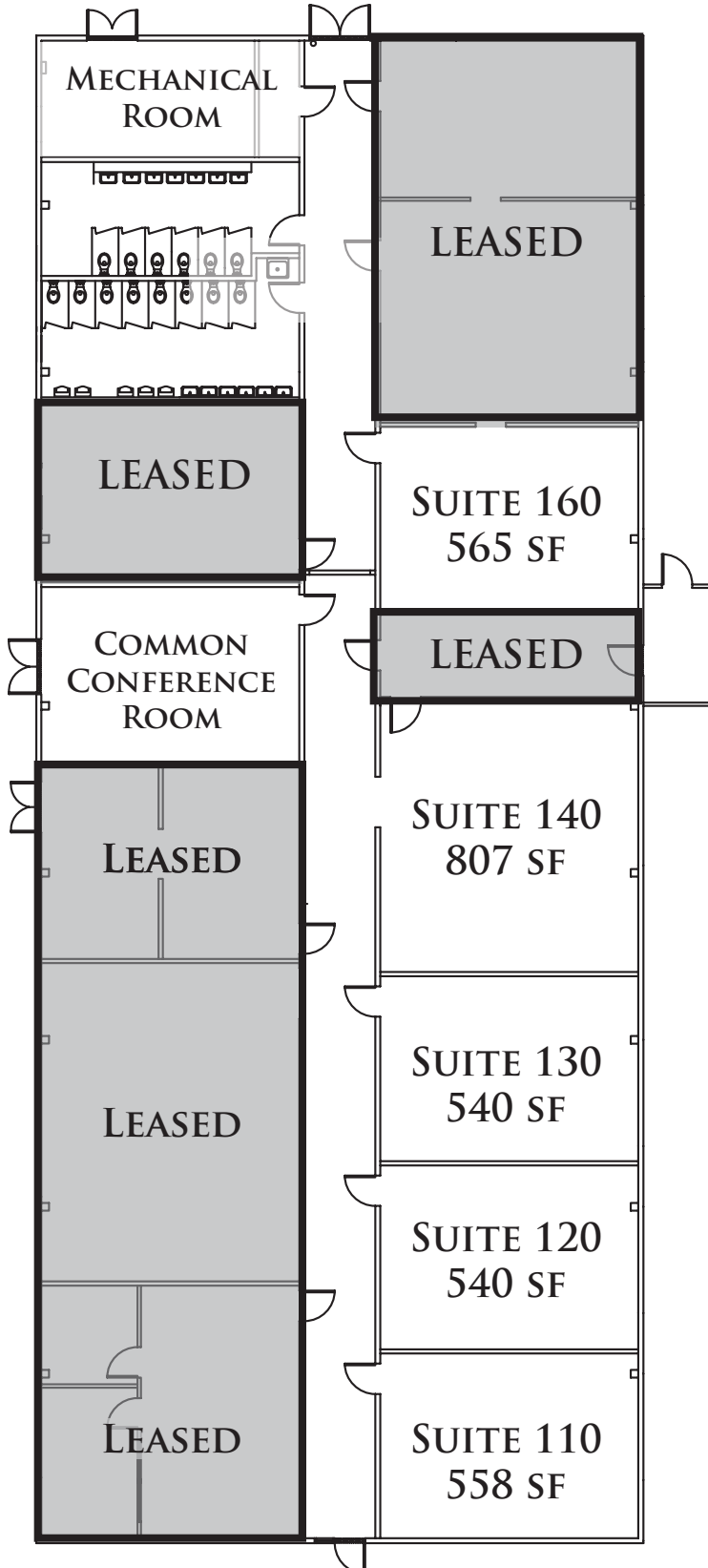
# MCCLELLAN PARK

## FLOOR PLAN & LOCATION

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ARNOLD AVENUE



**3318 HOWARD AVENUE  
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**FROM WATT AVENUE  
NORTH:**

- › LEFT ON PEACEKEEPER WAY
- › LEFT ON ARNOLD AVENUE
- › RIGHT ON HOWARD AVENUE

**COME TO  
3318 HOWARD 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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