

MCCLELLAN PARK

OFFICE BUILDING

BUILDING

826



**3144 PALM STREET
MCCLELLAN, CA 95652**

BUILDING FEATURES:

TOTAL BUILDING: 3,200 SF

- ° TENANT IMPROVEMENTS TO SUIT
- ° STAND ALONE BUILDING
- ° 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



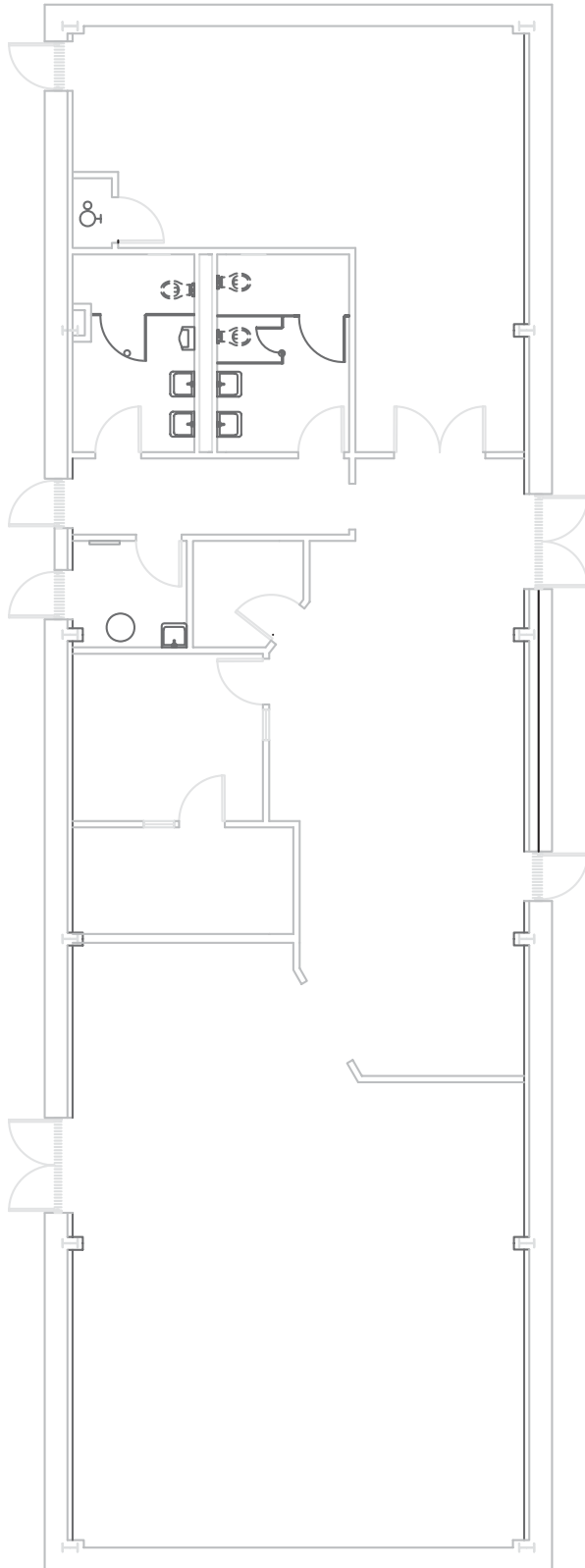
FOR MORE INFORMATION: 916.965.7100

MCCLELLAN PARK

FLOOR PLAN & LOCATION

BUILDING

826



**3144 PALM STREET
MCCLELLAN, CA 95652**

**FROM WATT AVENUE
NORTH:**

- › LEFT ON PALM STREET
- › CROSS DUDLEY BLVD.

**COME TO
3144 PALM STREET**

**MCCLELLAN PARK IS LOCATED
WITHIN MINUTES OF LOCAL
FREEWAYS.**

**RT PROVIDES TRANSIT
THAT LINKS YOU FROM THE
PARK TO THE LOCAL LIGHTRAIL.**

CONTACT:

**KEN GIANNOTTI
916.570.5374**

**GREG CUTLER
916.570.5391**

LEASING@MCCLELLANPARK.COM

WWW.MCCLELLANPARK.COM