

OFFICE

BUILDING
250

FACILITY

BUILDING FEATURES

- Ideal call-center/office
- Affordable Rental Rates
- Training Rooms
- Large Conference Areas
- Oversized Restrooms
- Fire Detection System
- Natural Lighting
- Fiber in Street
- Parking Ratio: 6/1000 - Possible
- All Bays Adjacent to Corporate Courtyard
- Easy Access to I-80 and I-5
- Minutes from Sacramento Int'l Airport

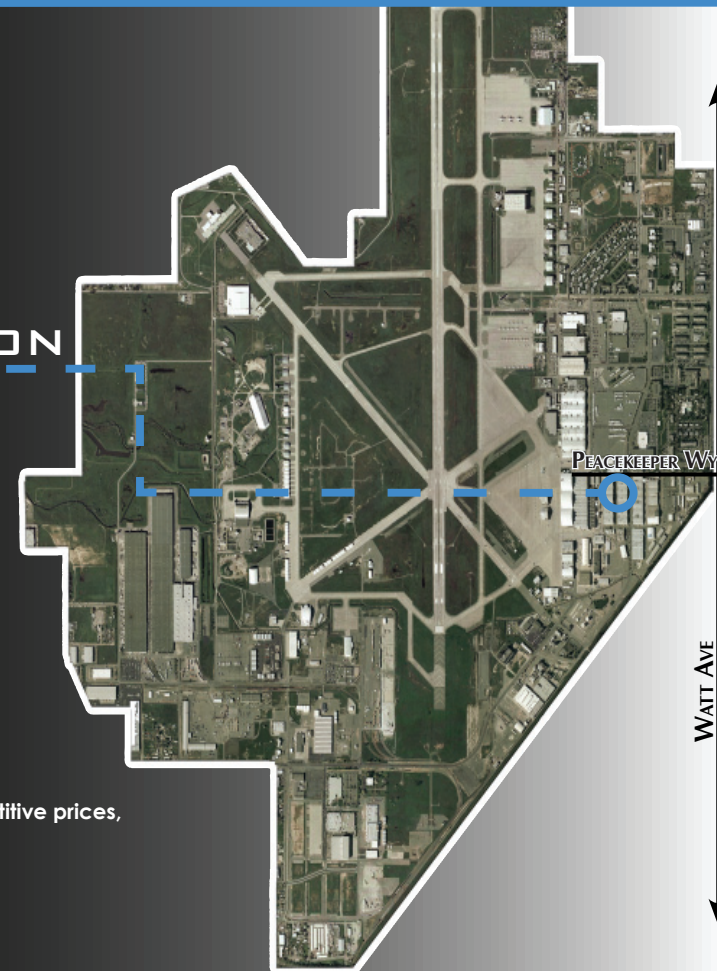
250 LOCATION

FROM WATT AVE. NORTH:

- Left on Peacekeeper Wy.
- Left on Dudley Blvd.
- Come to 5115 Dudley Blvd.

McClellan Park is located within minutes of local freeways.
RT also provides transit directly to the park that links you
to the local lightrail.

Whether you're looking for a convenient location or competitive prices,
we've got you covered.



MODERN CUBICLE



MEETING/TRAINING RM



AMPLE FILE STORAGE



UNIQUE ENTRY



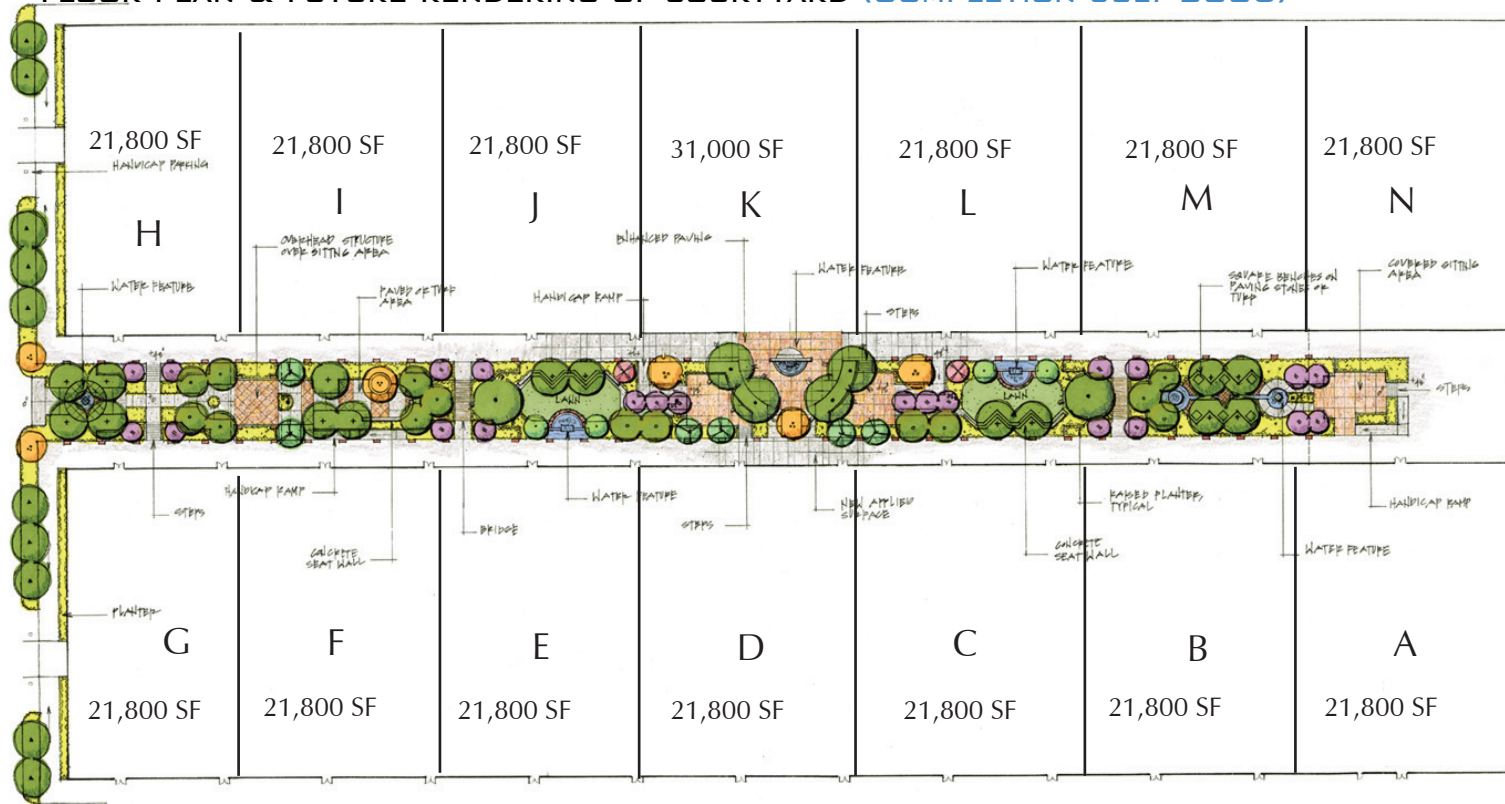
PRIVATE OFFICES

BUILDING 250

OFFICE FACILITY | 5115 DUDLEY BLVD.

CONTACT:
916.965.7100
3140 PEACEKEEPER WAY
MCCELLELLAN, CA 95652

FLOOR PLAN & FUTURE RENDERING OF COURTYARD (COMPLETION JULY 2006)



NOTE: NOT TRUE TO SCALE



The information contained herein is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your experts should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability