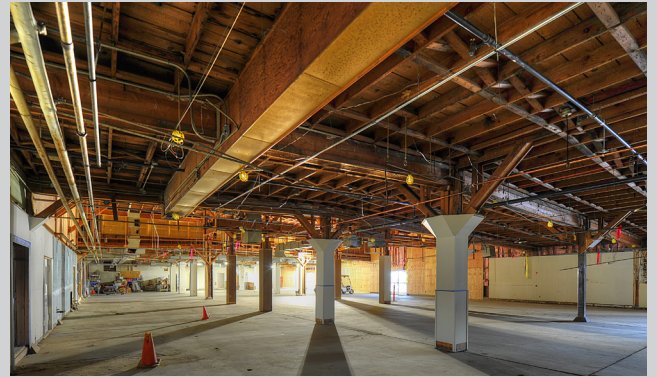


# FOR LEASE BUILDING 280

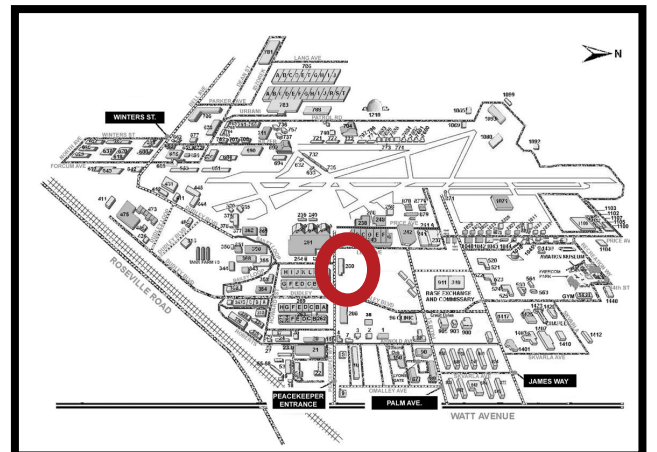
23,872 SF | 3131 PEACEKEEPER WAY, MCCLELLAN



KEN GIANNOTTI | JOHN KNAUER

OFFICE: 916 965-7100

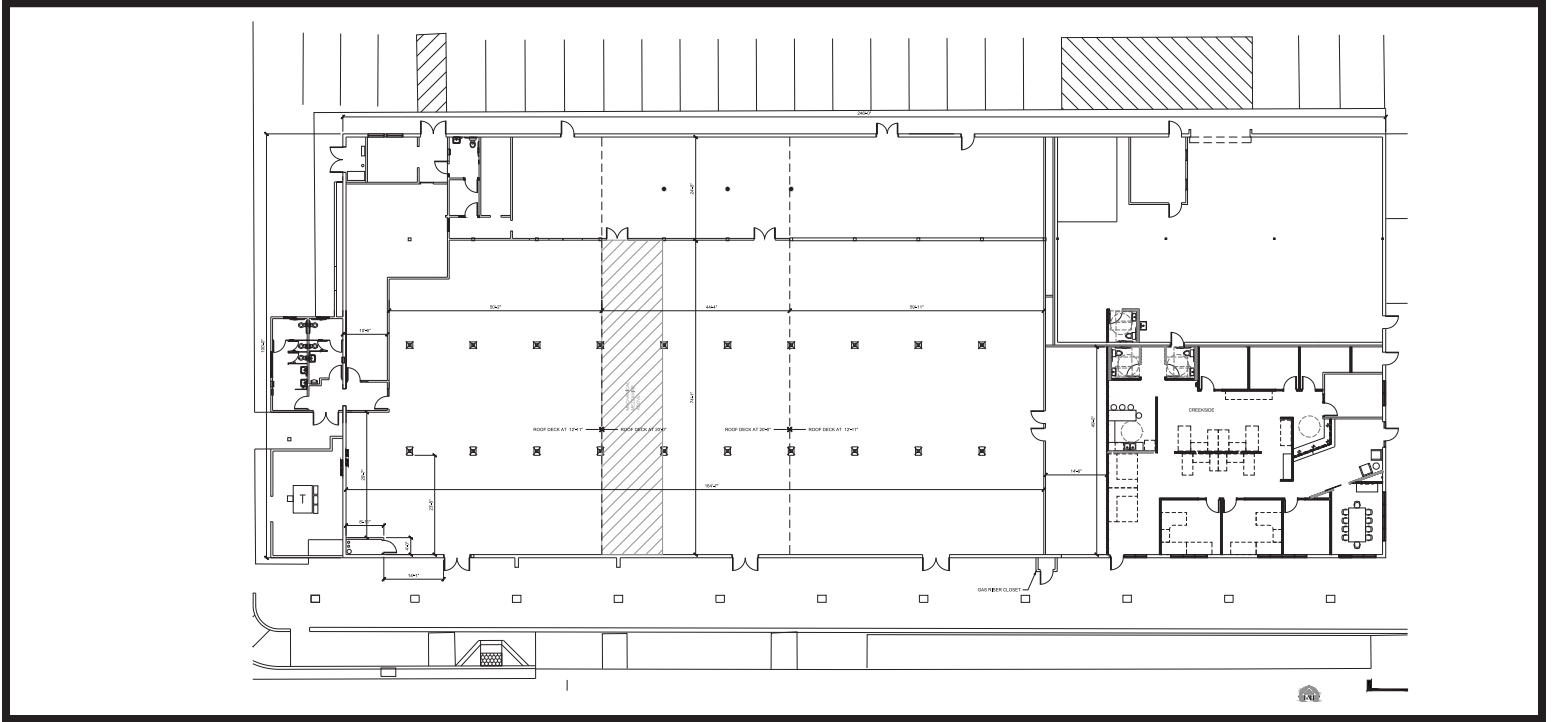
EMAIL: LEASING@MCCLELLANPARK.COM



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# FOR LEASE BUILDING 280

23,872 SF | 3131 PEACEKEEPER WAY, MCCLELLAN



## BUILDING FEATURES

- KITCHEN/CAFETERIA SPACE
- EXECUTIVE OFFICE SPACE
- RETAIL SPACE WITH GLASS LINE
- WALKING DISTANCE TO OFFICE COURTYARD
- EASY ACCESS TO WATT AVE.
- FIBER READY
- BUILDING SIGNAGE OPPORTUNITY
- AMPLE PARKING: 1:1,000 SF

## SERVICES & AMENITIES

- ONSITE FULL SERVICE HOTEL & CONFERENCE CENTER
- ONSITE FULL SERVICE AIRPORT AND FBO
- ONSITE MCCLELLAN FACILITY SERVICES (AVAILABLE FOR CONTRACT)
- ONSITE RESTAURANTS
- REGIONAL TRANSIT SHUTTLE TO LIGHTRAIL
- CLOSE PROXIMITY TO WATT & I-80 FREEWAYS
- 24/7/365 ONSITE SECURITY PATROL
- CALIFORNIA FAMILY FITNESS ONSITE
- RESIDENTIAL APARTMENTS AND HOMES FOR RENT
- FULL BROKER COOPERATION

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