

# FOR LEASE BUILDING 250

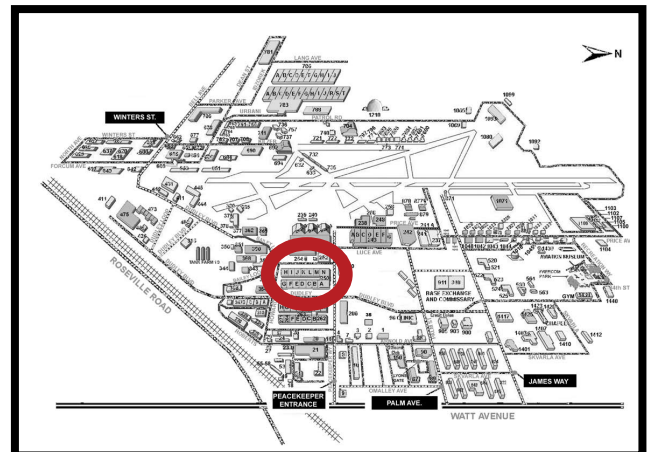
301,098 SF | 5008-5050 LUCE AVE & 5011-5029 DUDLEY BLVD, MCCLELLAN



KEN GIANNOTTI | JOHN KNAUER

OFFICE: 916 965-7100

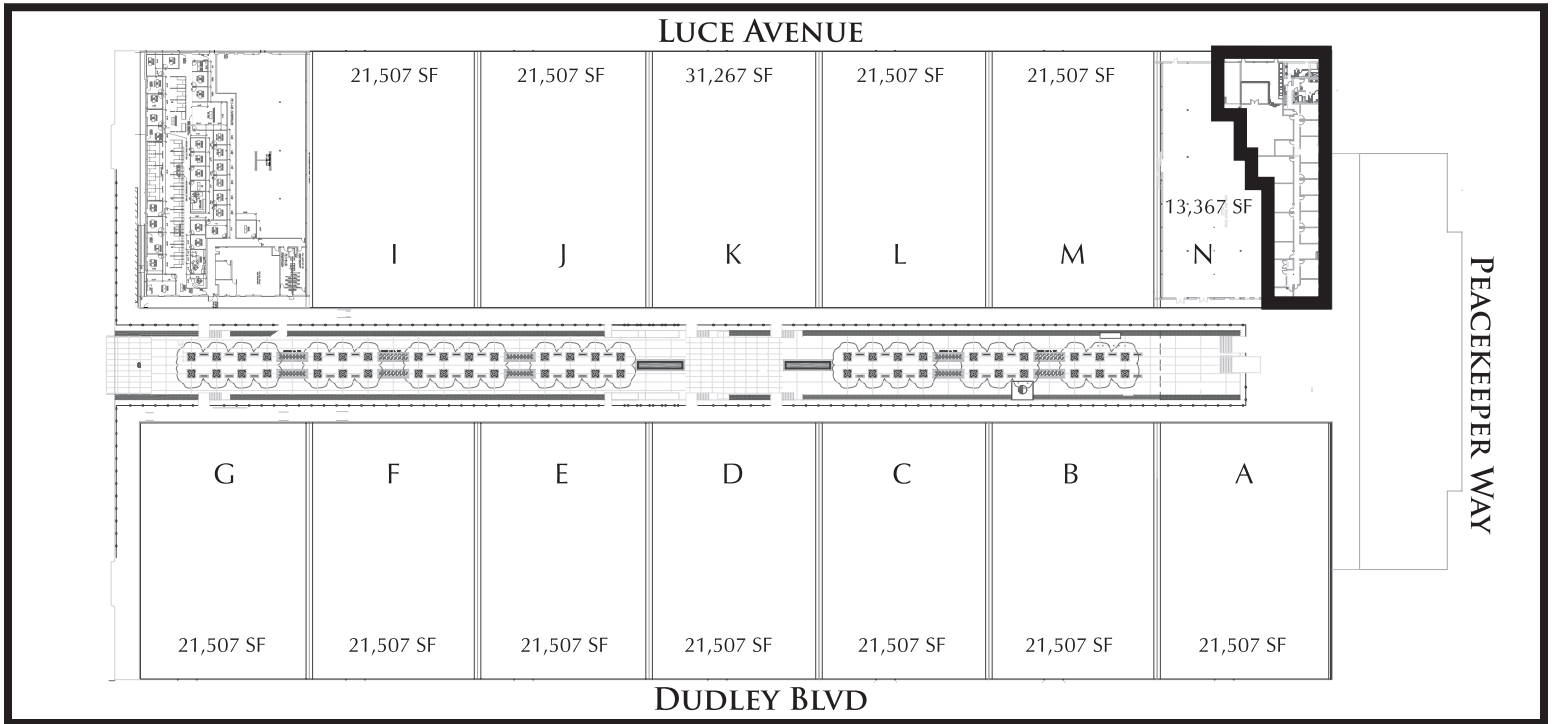
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[WWW.MCCLELLANPARKREALESTATE.COM](http://WWW.MCCLELLANPARKREALESTATE.COM)

# FOR LEASE BUILDING 250

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## BUILDING FEATURES

- 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

## 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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