


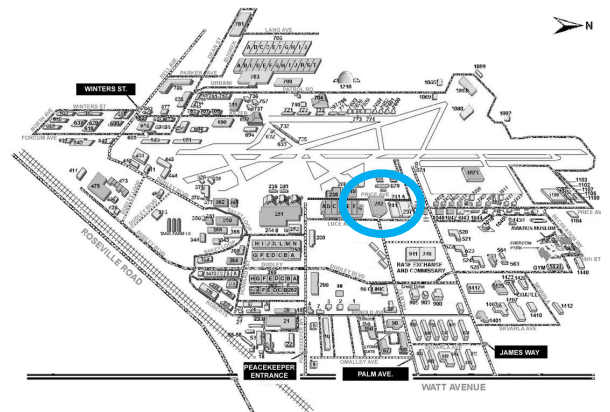


# FOR LEASE • BUILDING 242 • 2nd FLOOR

54,608 SF • 5411 Luce Avenue, McClellan

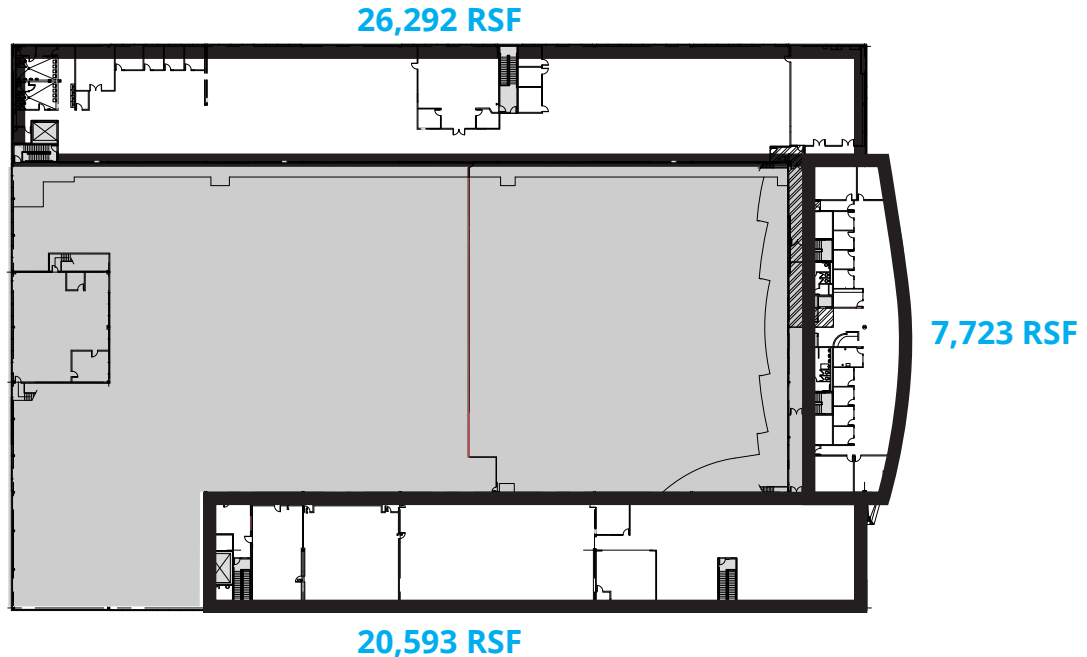


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## Building Features

### Suites from 2,000 SF

- ✓ Prominent location inside the McClellan Conference Center
- ✓ Tenant improvements to suit
- ✓ Monument signage opportunity
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 4:1,000 SF
- ✓ Beach Hut Deli on premises

## 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 & homes for rent
- ✓ Full broker cooperation