

FOR LEASE • BUILDING 271, Bay A

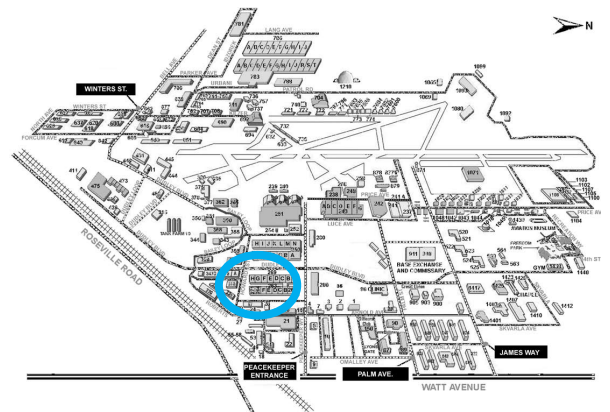
7,011 SF • 5013 Roberts Ave, McClellan



 Jason Klier • Jennifer Lewis

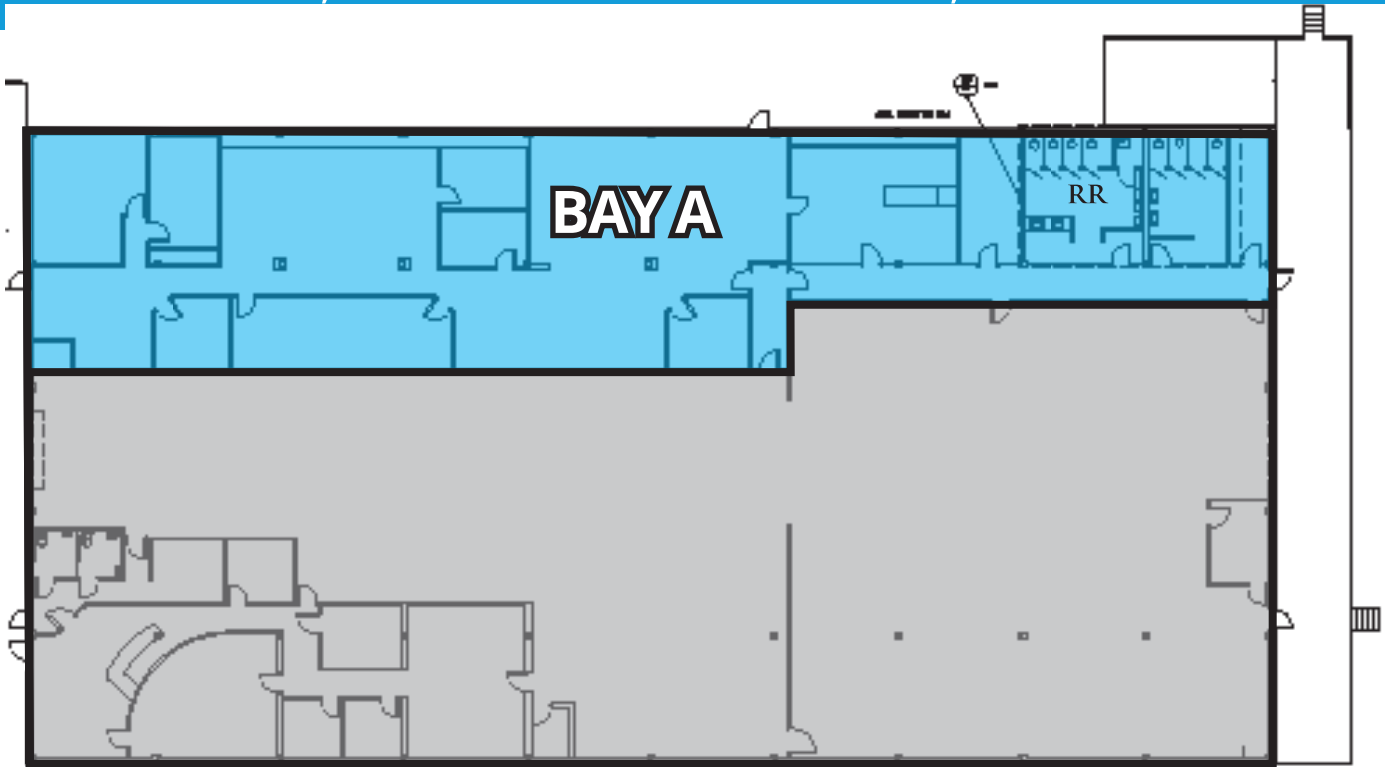
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7,011 SF • 5013 Roberts Ave, McClellan



Building Features

Bay A: 7,011 SF
Building: 20,793

- ✓ Private offices
- ✓ Open work areas
- ✓ Large kitchen and breakroom
- ✓ Tenant improvements to suit
- ✓ Building sign opportunity
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 4:1,000 SF

Services & Amenities

- ✓ Onsite full service hotel
- ✓ Onsite full service airport and FBO
- ✓ Onsite restaurants
- ✓ Regional transit shuttle to lightrail
- ✓ Close proximity to Watt & I-80 Freeways
- ✓ 24/7/365 onsite security patrol
- ✓ Residential apartments & homes for rent
- ✓ Full broker cooperation