

AVAILABLE SPACES FOR LEASE
5222 Pirrone Court | Salida, CA 95368



First Floor: 2,392 SF
Third Floor: 9,892 SF

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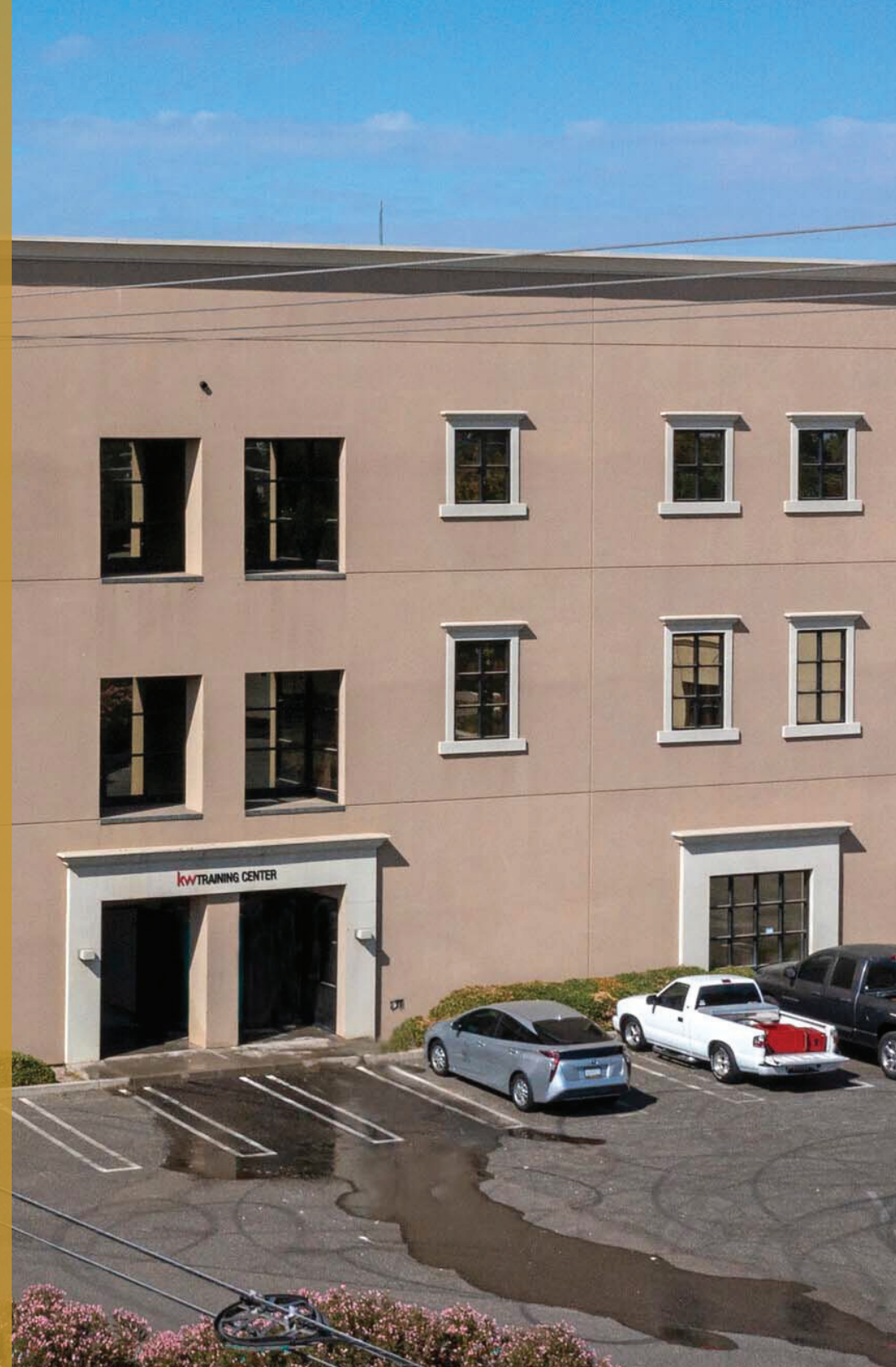
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EXECUTIVE SUMMARY

5222 Pirrone Court
Salida, CA 95368

PROPERTY DESCRIPTION

31,212 SF office building on own parcel located within the Innovative Technology Business Park. Built in 2003. Currently occupied by Brandman University and Lifestance Health . 2 spaces available 2,392sf on first floor and 9,892sf on 3rd floor. 3rd floor space can be demised for right lease terms.

ALSO AVAILABLE FOR SALE. CALL OR E-MAIL FOR PRICING.

HIGHLIGHTS

- Professional office spaces available with Hwy 99 visibility

PROPERTY DETAILS

BUILDING TYPE	Office
YEAR BUILT	2001
BUILDING HEIGHT	3 Stories
PARKING	(50) Surface Parking Spaces

FIRST FLOOR

AVAILABLE SPACE SIZE	2,392 SF
CONDITION	Full Build-Out

HIGHLIGHTS

- Listed rate may not include certain utilities, building services and property expenses
- 10' Finished Ceilings
- Fits 6-20 People

THIRD FLOOR

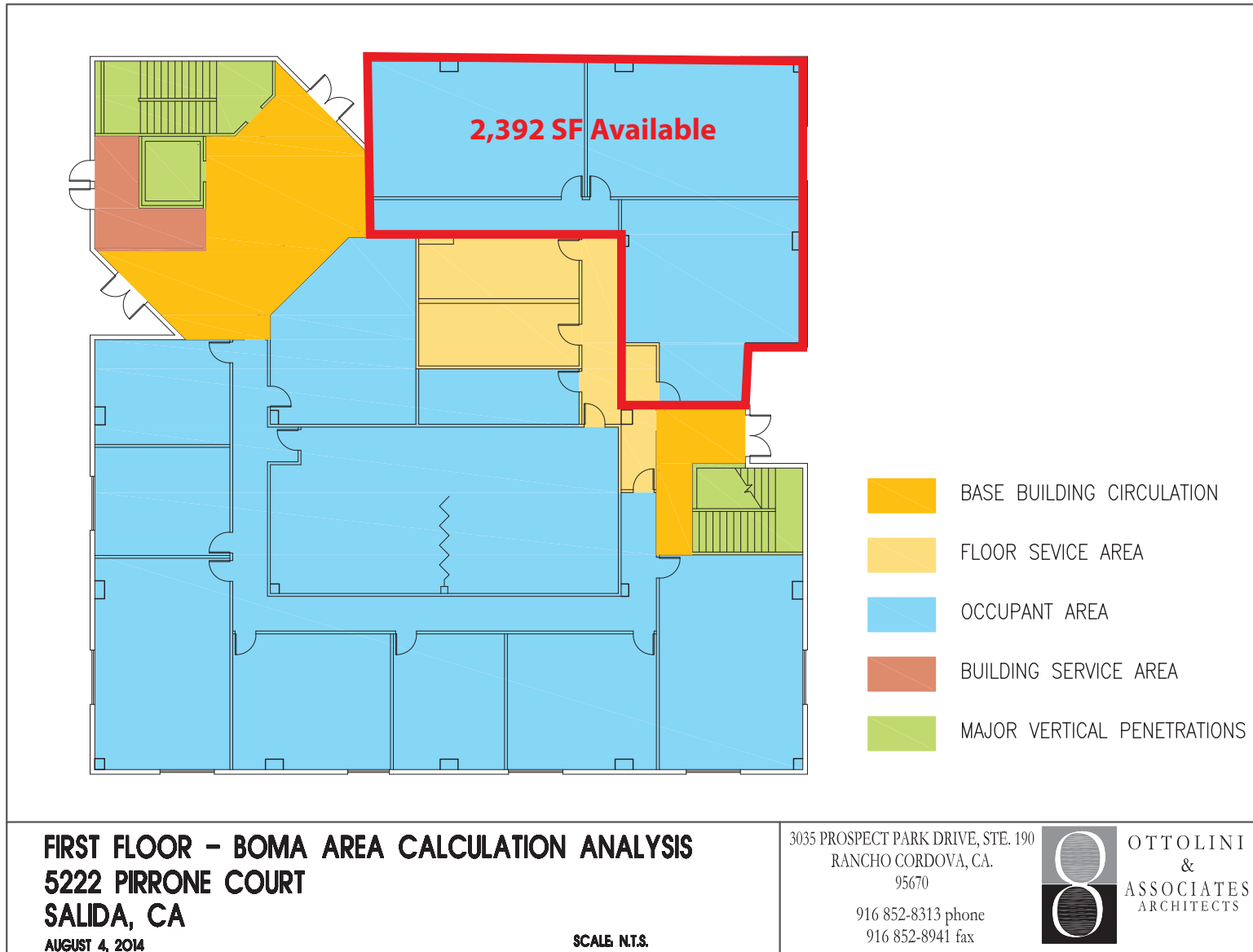
AVAILABLE SPACE SIZE	9,892 SF
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HIGHLIGHTS

- Listed rate may not include certain utilities, building services and property expenses
- 10' Finished Ceilings
- Fits 25-80 People

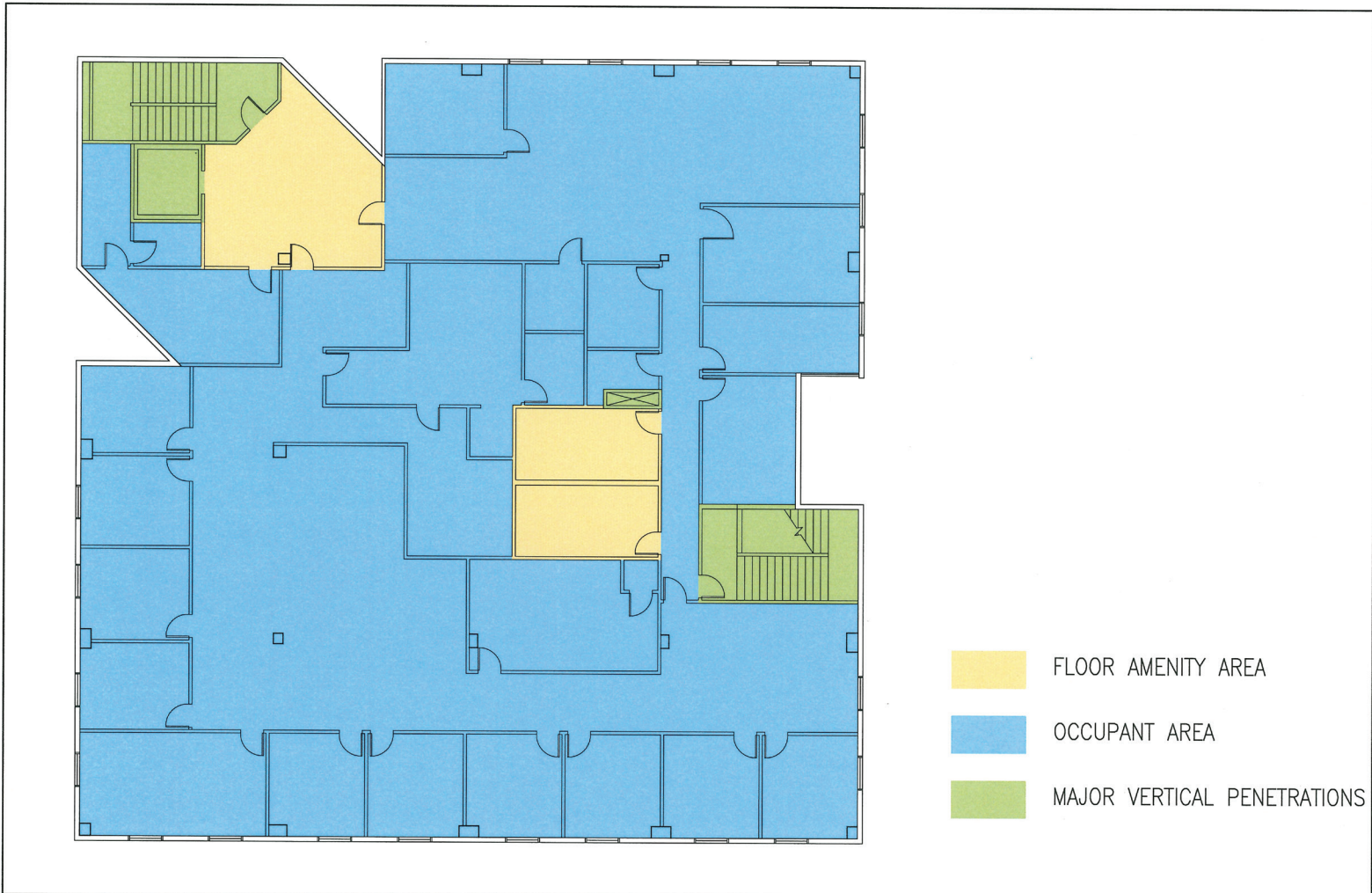


FLOOR PLAN - FIRST FLOOR



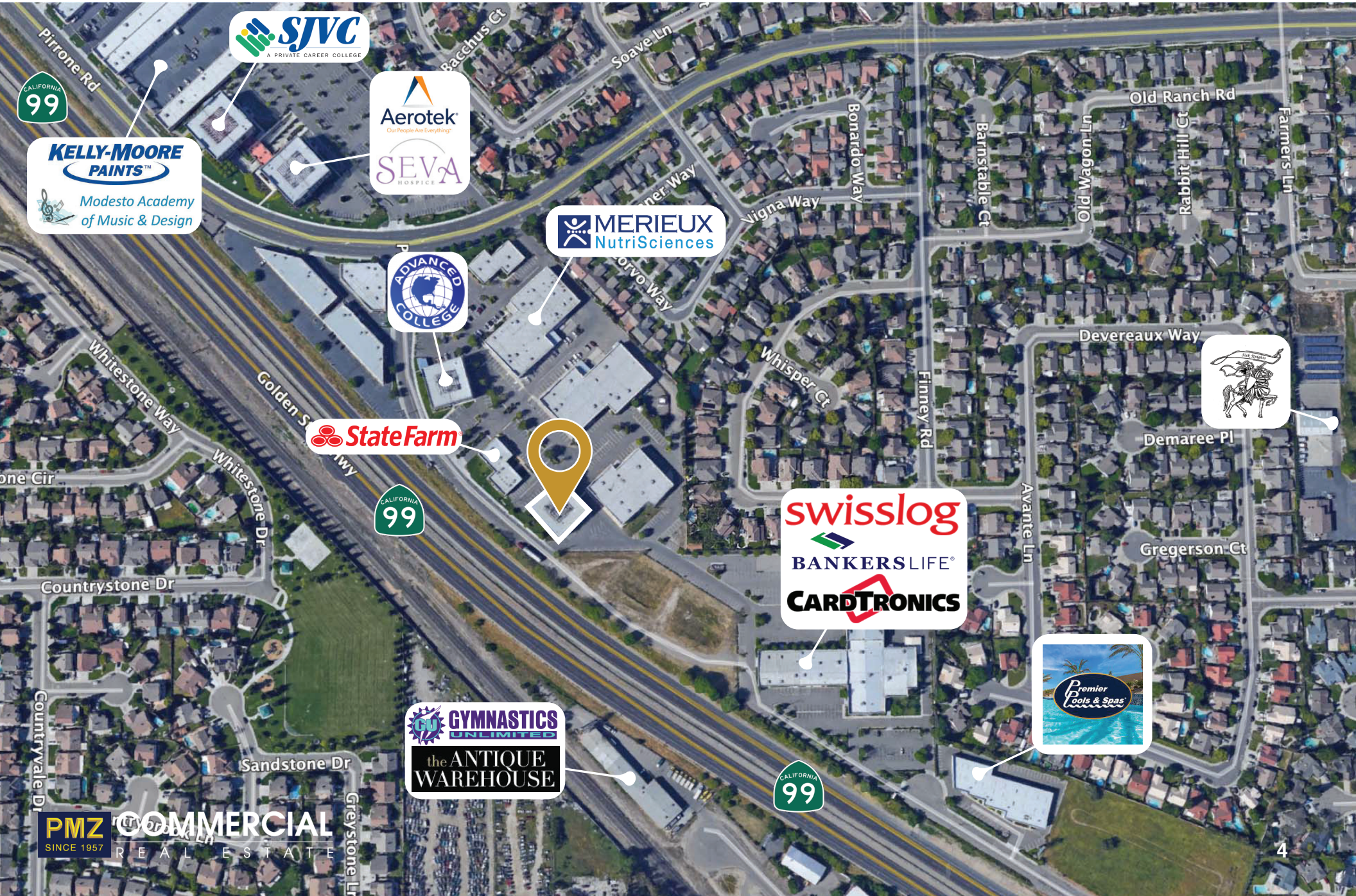


FLOOR PLAN -THIRD FLOOR



- FLOOR AMENITY AREA
- OCCUPANT AREA
- MAJOR VERTICAL PENETRATIONS

<p>THIRD FLOOR – BOMA AREA CALCULATION ANALYSIS 5222 PIRRONE COURT SALIDA, CA AUGUST 4 2014</p>	<p>3035 PROSPECT PARK DRIVE, STE. 190 RANCHO CORDOVA, CA. 95670 916 852-8313 phone 916 852-8941 fax</p>
SCALE: NTS	<p>OTTOLINI & ASSOCIATES ARCHITECTS</p>



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