

FOR LEASE • BUILDING 335

9,185 SF • 4931 Arnold Avenue, McClellan

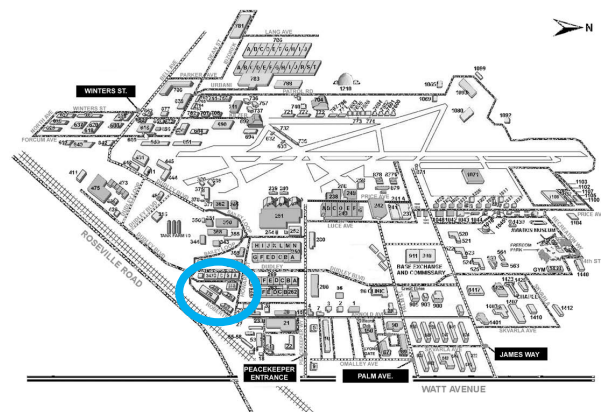


**McCLELLAN
PARK**

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10: 203 SF 15: 356 SF 20: 545 SF 30: 575 SF 100: 1,162 SF 120: 450 SF 130: 463 SF 140: 900 SF 150: 3,557 SF

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
- ✓ Residential apartments & homes for rent
- ✓ Full broker cooperation