

# FOR LEASE • BUILDING 826

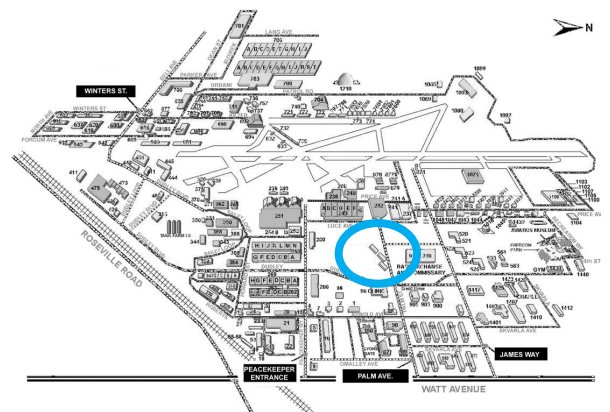
3,200 SF • 3144 Palm Street, McClellan



 Jason Klier • Jennifer Lewis

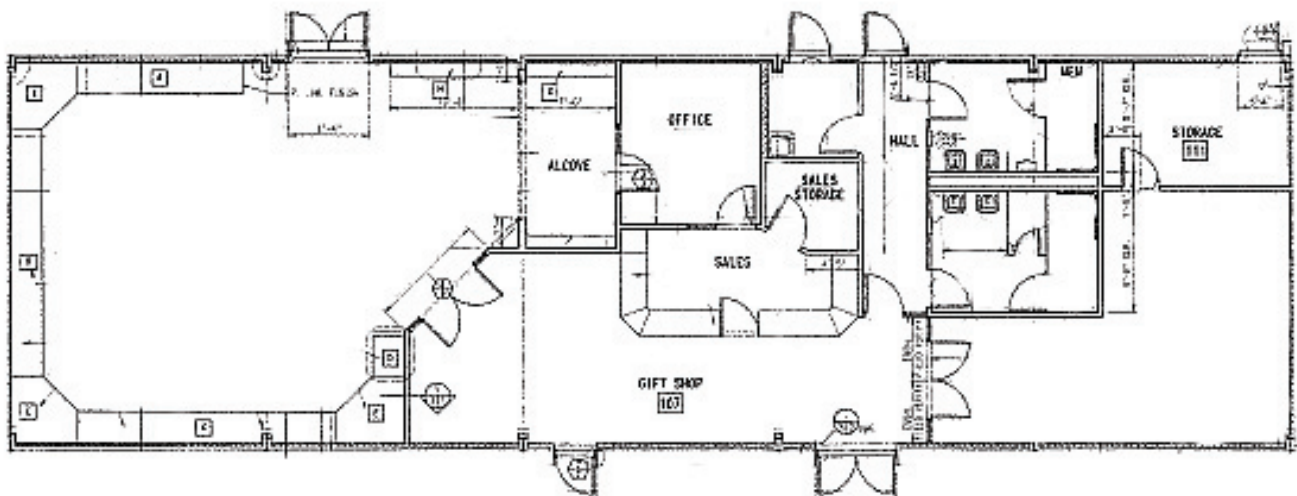
 Office: 916 965-7100

 Email: [Leasing@McClellanPark.com](mailto:Leasing@McClellanPark.com)



# FOR LEASE • BUILDING 826

3,200 SF • 3144 Palm Street, McClellan



## Building Features

- ✓ Tenant improvements to suit
- ✓ Stand alone building
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 4:1,000 SF

## Services & Amenities

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