

LONGLEY PROFESSIONAL CAMPUS



PROPERTY OVERVIEW

- Available Space** Two 3,000 Sq. Ft. or One 6,340 Sq. Ft.
- For Lease:** **\$3.25 NNN - \$150/Sq. Ft TI Allowance**
- Highlights**
- Customize to your exact needs!
 - Excellent location near Sierra Medical Campus
 - Master plan controlled campus
 - Ideal for Medical or Office Users
 - 800 Amp, 3 phase gear - ample power for a Tech/Data/Medical equipment
 - Situated among numerous other professional medical and office businesses



Position your company for long-term success with this exceptional build-to-suit opportunity, one of the last chances in LPC to create a workspace tailored precisely to your operational needs! From layout and square footage to finishes and technology integration, every element of this project can be customized to support productivity, employee experience, and client impressions. There will be a specified 800 Amp, 3 phase gear providing plenty of electrical horsepower for Tech / Data / Medical grade equipment & imagery. Plus, it's located in the highly desirable Longley Professional Campus a prime location adjacent to the Sierra Medical Center and among numerous other professional medical and office businesses.

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