

### LONGLEY PROFESSIONAL CAMPUS



#### PROPERTY OVERVIEW

- Available Space** Two 3,000+/- or One 6,340 Sq. Ft. Space(s)
- Lease Rate** **\$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
  - Situated among numerous other professional medical and office businesses



Position your company for long-term success with this exceptional build-to-suit office 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. Located in the highly desirable Longley Professional Campus, the site provides a prime location adjacent to the Sierra Medical Center and among numerous other professional medical and office businesses. Whether your vision includes modern collaborative environments, executive offices, medical or professional suites, or specialized infrastructure, this development delivers flexibility without compromise.

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