

# FOR LEASE • BUILDING 21

24,012 SF • 5112 Arnold Avenue, McClellan

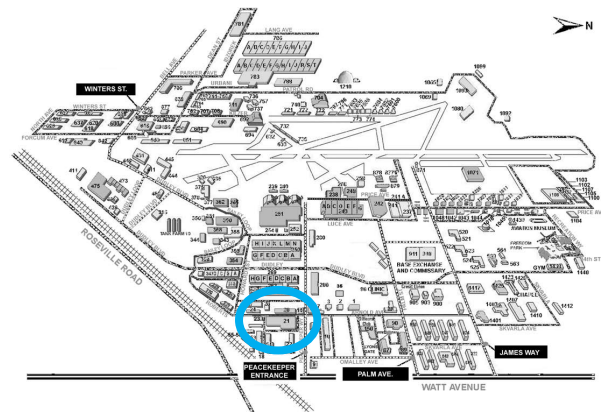


**McCLELLAN  
PARK**

 Ken Giannotti • John Knauer

 Office: 916 965-7100

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



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## Building Features

- ✓ Remodeled lobby & restrooms
- ✓ Tenant improvements to suit
- ✓ Private offices
- ✓ Large conference areas
- ✓ Natural lighting
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 4:1,000 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
- ✓ California Family Fitness onsite
- ✓ Residential apartments & homes for rent
- ✓ Full broker cooperation