


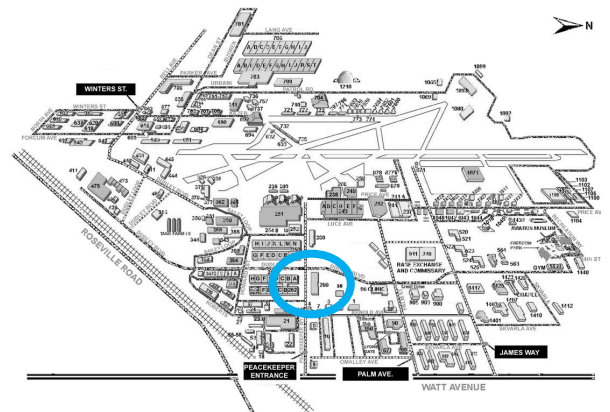


FOR LEASE • BUILDING 200, Suite 202

9,849 SF • 3237 Peacekeeper Way, McClellan



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Building Features

Suite 202: 9,849 SF

- ✓ Prominent location
- ✓ Tenant improvements to suit
- ✓ Marble / granite features
- ✓ Full window line
- ✓ Monument sign opportunity
- ✓ Fiber ready
- ✓ Building signage opportunity
- ✓ Ample parking: 4:1,000 SF

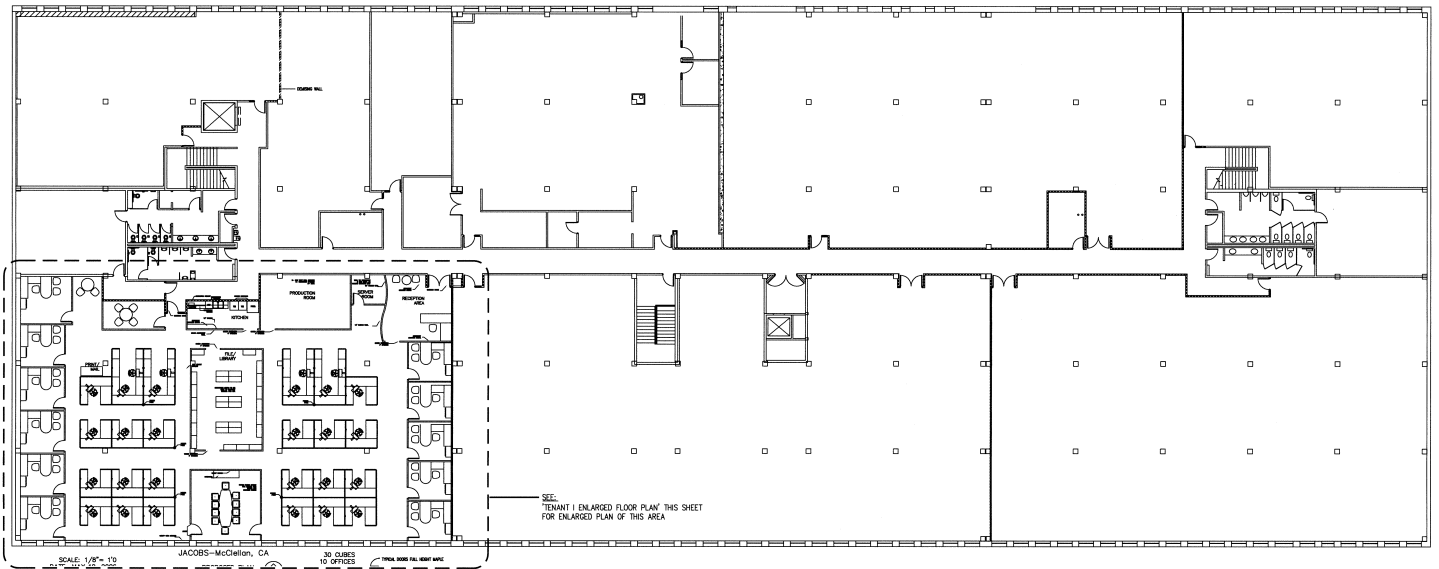
Services & Amenities

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

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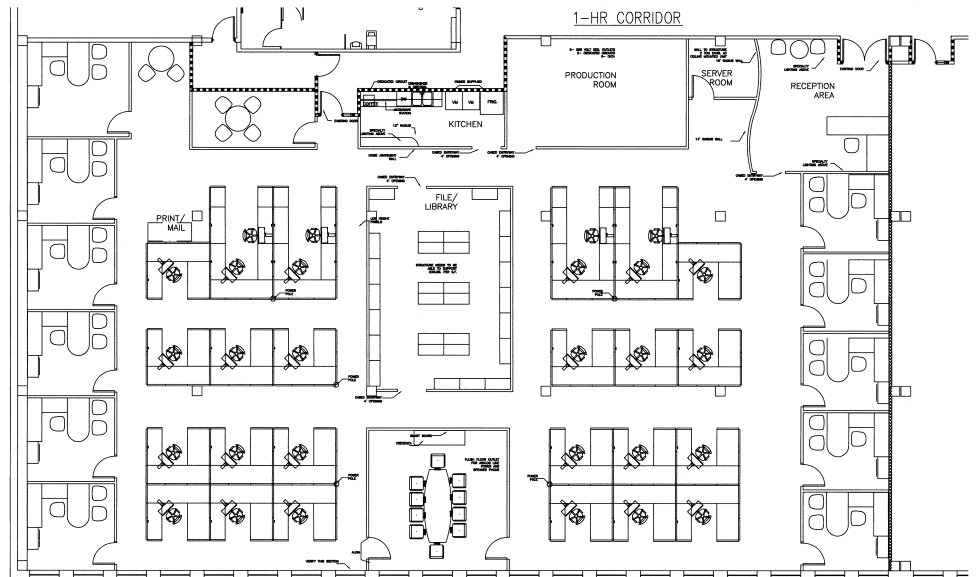
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Suite 202 Floor Plan



BUILDING 200 - SECOND FLOOR PLAN

SCALE: 1/16" = 1'-0"



TENANT I ENLARGED FLOOR PLAN

SCALE: 1/8" = 1'-0"