



**FOR LEASE | OFFICE BUILDING**  
**±42,395 RSF AVAILABLE**

## **PROPERTY FEATURES**

Lease Rate: \$1.55 PSF Full Service

- Parking Ratio: 6.0/1,000 SF
- Newly Finished Common Area Lobbies
- New Building Entryways
- Recently Added Building Windows
- Flexible floorplans
- High end built-to-suit with offices, conference rooms, lunch area, computer room, restrooms and other amenities.
- Located within Mather Commerce Center
- Mather Airport nearby – offers a full-service fixed base operator
- Outside the 500-year flood plain
- Redundant power and communication infrastructure including back up generator
- Immediate access to Hwy 50 at Mather Field Road
- Restaurants, hotels and retail support services in close proximity

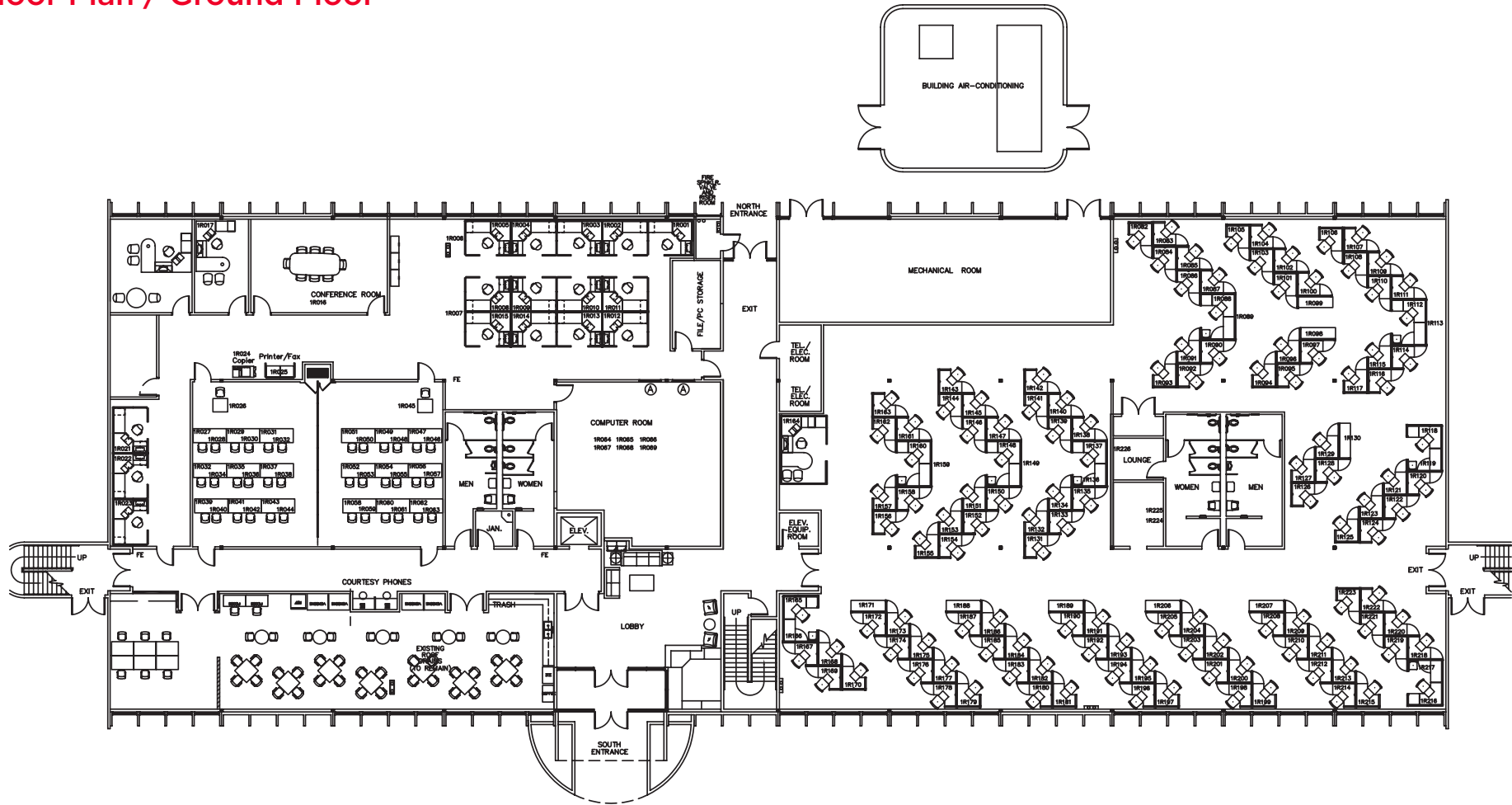
FOR MORE INFO, PLEASE CONTACT:

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**Floor Plan / Ground Floor**



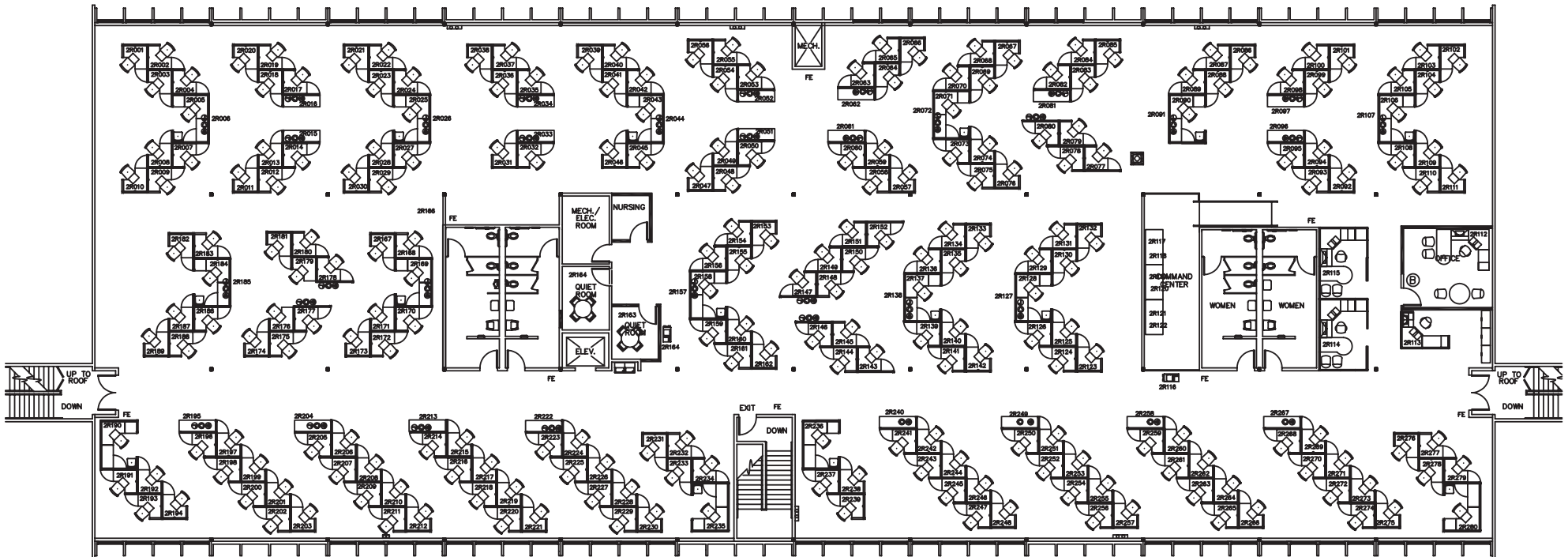
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**Floor Plan / Second Floor**



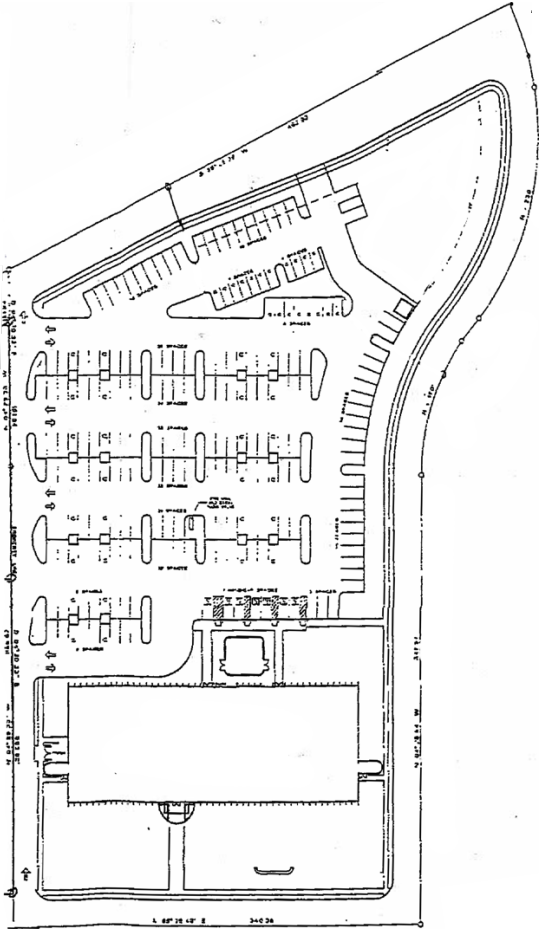
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**PROPERTY SITE PLAN**



**PROPERTY AERIAL**



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