# Lee & Associates - Central Valley

## **Available Office Listings - November 2019**

## Lee & Associates-Central Valley, Inc.

241 Frank West Circle, #300 Stockton, CA 95206

Ph: 209-983-1111 / Fax 209-982-0167 www.lee-associates.com

Wendy Coddington, SIOR

BRE # 00592566

wcoddington@lee-associates.com
Direct: 209-983-6830



BRE # 01166901



1. Available Office Space (ID: 16307)

Sand Creek Business Center

201 Sand Creek Road, Suite I Brentwood, CA 94513

Available SF: 1,984Status: Existing# Floors:Lease Rate: \$1.65 NNN Per MonthBuilding Class: ABuilding SF: 1,984

Asking NNN to Gross: Year Built: Typical Floor:

Asking CAM: Parking Spaces: Vacancy: Vacant Parking Ratio:

Available Date: Load Factor:

Sale Price:

Sale Price PSF:



Comments: •Class A Office Space •Great Location with easy access to all of the commercial services, restaurants and hotels in Brentwood •High Visibility and Signage •Professional Business Environment •Centrally located at Hwy 4 (Brentwood Blvd.) and Sand Creek Road •Highly functional Floor plan

#### 2. Available Office Space (ID: 12773)

Amador Professional Center

Amador Professiona Center

813-817 Court St., Ste 813-#1 Jackson, CA 95642

Available SF: 1,518 Status: Existing #Floors:

Lease Rate: \$1.55 MG Per Month Building Class: A Building SF: 6,040

Asking NNN to Gross: Year Built: 1986 Typical Floor:

Asking CAM: Parking Spaces:

Vacancy: Parking Ratio:

Vacancy: Parking Ratio:

Available Date: Load Factor:

Sale Price:

Sale Price PSF:

Role Co	ompany	Name	Phone	Email
Listing Broker Le	ee & Associates - Central Valley,	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Situated at intersection of Highway 88 and Court St. Across from Sutter Amador Hospital. Parking adjacent to all suites at both levels.





3. Available Office Space (ID: 11783)

Amador Professional Center Amador Professiona Center

813-817 Court St., Ste 815-#6 Jackson, CA 95642

Available SF: 1,512 Status: Existing #Floors:

Lease Rate: \$1.55 MG Building Class: A Building SF: 6,040

Asking NNN to Gross: Year Built: 1986 Typical Floor:

Asking CAM: Parking Spaces: Vacancy: Vacant Parking Ratio:

Available Date: Load Factor: Sale Price:

Sale Price PSF:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Situated at intersection of Hwy 88 and Court Street, across from Sutter Amador Hospital. Tenant Improvement funds available.

Available Office Space (ID: 13334)

Amador Professional Center Amador Professiona Center

813-817 Court St., Ste 817 #8 Jackson, CA 95642

Available SF: 2,053 Status: Existing #Floors:

Lease Rate: \$1.55 MG Per Month Building Class: A Building SF: 6,040

Asking NNN to Gross: Year Built: 1986 Typical Floor:

Asking CAM: Parking Spaces: Vacancy: Parking Ratio:

Available Date: Load Factor:

Sale Price:

Sale Price PSF:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Situated at intersection of Highway 88 and Court St. Across from Sutter Amador Hospital. Parking adjacent to all suites at both levels. Attractive and well maintained project. Special rates for non-profits.





Available Office Space (ID: 16372)

**Manteca Professional Centert** 

Market: Central Valley / Sub-Market: Stanislaus

1660 W. Yosemite, Suite 4, Ste 4

Manteca, CA

# Floors:

Lease Rate: \$1.40 NNN Per Month

**Building Class:** 

Status:

Building SF: 2,369

**Asking NNN to Gross:** 

Year Built:

**Typical Floor:** 

Asking CAM: Vacancy:

Available SF: 2,369

**Parking Spaces:** 

Parking Ratio:

**Available Date:** 

Load Factor:

Sale Price: \$687,010.00

Sale Price PSF: \$290.00

**Listing Broker** 

Role

Company Name Phone

Lee & Associates - Central Valley, Wendy Coddington

209.983.6830

wcoddington@lee-associates.com

Comments: Approximately 2,369± SF Office Condominium in the Prestigious Manteca Professional Center. Currently improved for medical but can be converted to office. Great central location on Yosemite near abundant retail and Kaiser Campus. High parking ratio - above five spaces per 1,000± SF. Other occupants include Dialysis, Dental, Orthodontist, Urgent Care, Real Estate and Lending Offices. Owner remains in occupancy - Not a Sale Leaseback or Investment Offering. Owner intends to vacate. Call to arrange tour. DO NOT DISTURB OCCUPANT

## Available Office Space (ID: 14823)

Lease Rate:

Asking CAM:

**Available Date:** 

Vacancy:

Available SF: 1,740

**Oakwood Office Park Oakwood Office Park** 

Market: Central Valley / Sub-Market: SE Modesto

1317 Oakdale Rd., Ste 410

**Asking NNN to Gross:** 

Modesto, CA 95355

Status: Existing

**Building Class: B** 

Year Built: 1988

Email

**Email** 

# Floors: Building SF: 46,449

**Typical Floor:** 

Parking Spaces:

Parking Ratio: 2.76/1000

Load Factor:

Sale Price: \$275,000.00 Sale Price PSF: \$158.05

Role Company **Listing Broker** 

Lee & Associates - Central Valley, Christopher W. Sill

Name

209.983.6837

Phone

csill@lee-associates.com

Comments: Open floor plan with 4 private office/exam rooms. Suitable for medical or professional users.



# Floors:



Available Office Space (ID: 12596)

**Mountain House Corporate Center Mountain House Corporate Center** 

230 S. Sterling Dr. Mountain House, CA 95391 Market: Central Valley

Available SF: 1,700 Status: Lease Rate: **Building Class:** Building SF: 11,850

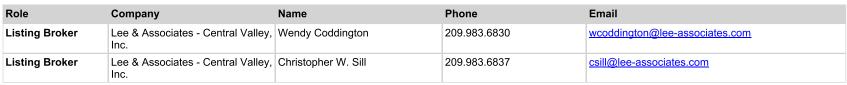
**Asking NNN to Gross:** Year Built: **Typical Floor:** 

Asking CAM: Parking Spaces: Parking Ratio: Vacancy:

Load Factor:

Available Date: Sale Price:

Sale Price PSF:



Comments: Pristine Class "A" professional building in attractive setting- the rapidly growing Mountain House community. Untapped market for many professional services. Opportunity to define your build-out or work with existing space for immediate gratification. Newer construction (2006).

Available Office Space (ID: 12597)

**Mountain House Corporate Center Mountain House Corporate Center** 

230 S. Sterling Dr. Mountain House, CA 95391 Market: Central Valley

# Floors: Available SF: 1,700 Status:

**Building Class:** Lease Rate: Building SF: 11,850

**Asking NNN to Gross:** Year Built: **Typical Floor:** 

Asking CAM: **Parking Spaces:** 

Parking Ratio: Vacancy:

Available Date: Load Factor:

Sale Price:

Sale Price PSF:



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	csill@lee-associates.com

**Comments:** Pristine Class "A" professional building in attractive setting- the rapidly growing Mountain House community. Untapped market for many professional services. Opportunity to define your build-out or work with existing space for immediate gratification. Newer construction (2006).



9. Available Office Space (ID: 16317)

3244 Brookside Road Stockton, CA Market: Central Valley / Sub-Market: Stanislaus

Available SF: 9,700 Status: Existing #Floors:

Lease Rate: Building Class: Building SF: 9,700

Asking NNN to Gross: Year Built: 2007 Typical Floor:

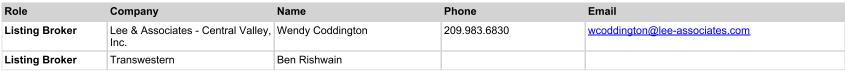
Asking CAM: Parking Spaces:

Vacancy: Vacant

Parking Ratio:

Available Date: Load Factor: Sale Price:

Sale Price PSF:



Comments: 9,700± RSF of Class A office space on the first floor, located in the Brookside neighborhood. Built in 2007. On-site Management Team, Quick Access to Interstate 5. Retail and restaurant amenities nearby.

#### 0. Available Office Space (ID: 16213)

2027 Grand Canal Blvd., Ste 29 Stockton, CA Market: Central Valley / Sub-Market: San Joaquin

Available SF: 1,006 Status: Existing #Floors:

Lease Rate: Building Class: Building SF: 2,012

Asking NNN to Gross: Year Built: Typical Floor:

Asking CAM: Parking Spaces:

Vacancy: Parking Ratio:

Available Date: Load Factor:

**Sale Price:** \$145,000.00 **Sale Price PSF:** \$144.14

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com
	Inc.			

Comments: Space is 1,006± square feet office condominium unit within well-established office corridor. Beautiful three office suite with open space for reception and waiting area and private bathroom. All recently upgraded. Well maintained Planned Unit Development with new roof, gutters, landscaping and security fencing. Building signage available, Quiet location with easy access to the prestigious March Lane business corridor. Close proximity to numerous restaurants, professional offices and other services





## 11. Available Office Space (ID: 15042)

27 N. Hunter Square Plaza Stockton, CA Market: Central Valley / Sub-Market: Stockton

Available SF: 5,200 Status: #Floors:

Lease Rate: \$1.50 GROSS Per Month Building Class: Building SF: 5,200

Asking NNN to Gross: Year Built: Typical Floor:

Asking CAM: Parking Spaces: 3

Vacancy: Vacant Parking Ratio:

Available Date: Load Factor:

**Sale Price:** \$1,200,000.00 **Sale Price PSF:** \$230.77

 Role
 Company
 Name
 Phone
 Email

 Listing Broker
 Lee & Associates - Central Valley, Inc.
 Wendy Coddington
 209.983.6830
 wcoddington@lee-associates.com

 Listing Broker
 Lee & Associates - Central Valley, Inc.
 Jim Martin, SIOR
 209.983.4088
 imartin@lee-associates.com

### 12. Available Office Space (ID: 15046)

1503 East March Lane Stockton, CA 95207 Market: Stanislaus

Available SF: 5,600 Status: #Floors:

Lease Rate:\$1.35 NNN Per MonthBuilding Class:Building SF: 4,350

Asking NNN to Gross: Year Built: Typical Floor:

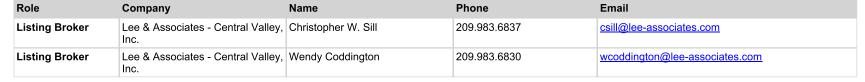
Asking CAM: Parking Spaces:

Vacancy: Vacant Parking Ratio:

Available Date: Load Factor:

**Sale Price:** \$1,250,000.00

Sale Price PSF: \$223.21





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13.

Available Office Space (ID: 13427)

87 W. March Ln., Ste 3 Stockton, CA 95207

Market: Central Valley / Sub-Market: Brookside/March Lane

Available SF: 2,593 Status: Existing #Floors:

Lease Rate: \$1.25 MG Per Month Building Class: C Building SF: 9,992

Asking NNN to Gross: Year Built: Typical Floor:

Asking CAM: Parking Spaces:

Vacancy: Parking Ratio:
Available Date: Load Factor:

Sale Price:

 Role
 Company
 Name
 Phone
 Email

 Listing Broker
 Lee & Associates - Central Valley, Inc.
 Wendy Coddington
 209.983.6830
 wcoddington@lee-associates.com

Comments: Approximate 10,000±SF Medical/Professional office building along the busy March Lane corridor. Abundant parking ratio. Convenient location near

March Lane retail amenities.

#### 14. Available Office Space (ID: 12028)

Sale Price PSF:

87 W. March Ln. Stockton, CA 95207 Market: Central Valley / Sub-Market:

Brookside/March Lane

Available SF: 1,100 Status: Existing #Floors:

Lease Rate: \$1.25 MG Building Class: C Building SF: 9,992

Asking NNN to Gross: Year Built: Typical Floor:

Asking CAM: Parking Spaces:

Vacancy: Vacant Parking Ratio:

Available Date: Load Factor:

Sale Price:

Sale Price PSF:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley,	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com
	Inc.			

Comments: Approximate 10,000±SF Medical/Professional office building along the busy March Lane corridor. Abundant parking ratio. Convenient location near March Lane retail amenities.





15. Available Office Space (ID: 16374)

**Asking NNN to Gross:** 

The Fountains
The Fountains

3031 W. March Ln., Ste 336E Stockton, CA 95219

Market: Central Valley / Sub-Market: Brookside/March Lane

Available SF: 2,950

Asking CAM: \$0.45

Vacancy:

**Available Date:** 

Lease Rate: \$1.25 NNN Per Month

Status: Existing
Building Class: A

Year Built:

Building SF: 2,950
Typical Floor:

# Floors:

. . . .

Parking Spaces:

Parking Ratio:

Load Factor:

**Sale Price:** \$590,000.00 **Sale Price PSF:** \$200.00

Email		

 Role
 Company
 Name

 Listing Broker
 Lee & Associates - Central Valley, Wendy Coddington

dy Coddington 209.983.6830 <u>wcoddington@lee-associates.com</u>

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**Comments:** 2,950± SF Offce Condominium in the Prestigious Fountains Project near Brookside. Currently improved for medical but can be converted to offce. Convenient location, signage on the building, elevator serving 2nd ?oor. Owner remains in occupancy - Not a Sale leaseback or Investment Offering.

**Phone** 

Owner intends to vacate. Call to arrange tour. DO NOT DISTURB OCCUPANT

6. Available Office Space (ID: 16158)

Murray Business Park

7273-7475 Murray Dr., Ste 7273-17

Available SF: 900

Stockton, CA 95210

Status: Existing

# Floors:

Lease Rate: \$1.00 GROSS Per Month

Building Class: B

Building SF: 59,778

Asking NNN to Gross:

Year Built:

Typical Floor:

Asking CAM:

Parking Spaces:

Vacancy: Vacant

Parking Ratio:

Available Date:

Load Factor:

Sale Price:

Sale File

Sale Price PSF:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com





Available Office Space (ID: 16159)

**Murray Business Park** 

Market: Central Valley / Sub-Market: San Joaquin

7273-7475 Murray Dr., Ste 7273-18 Stockton, CA 95210

Lease Rate: \$1.00 GROSS Per Month

Status: Existing

Available SF: 900

# Floors: Building SF: 59,778

Asking NNN to Gross:

Building Class: B Year Built:

**Typical Floor:** 

Asking CAM:

Parking Spaces:

Vacancy: Vacant

Parking Ratio:

Available Date:

Load Factor:

Sale Price:

Sale Price PSF:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com

Comments: Available 7/1/2019

Available Office Space (ID: 15118)

7488 Shoreline Drive, Ste A2 Stockton, CA

# Floors:

Available SF: 1,233

Lease Rate: \$1.20 GROSS Per Month

Status: **Building Class:** 

Building SF: 1,169

**Asking NNN to Gross:** 

Year Built:

**Typical Floor:** 

Asking CAM:

Parking Spaces: 4

Vacancy:

Parking Ratio:

**Available Date:** 

Load Factor:

Sale Price:

Sale Price PSF:

**Email** 

Role **Listing Broker** 

Name Company Lee & Associates - Central Valley, Wendy Coddington

209.983.6830

Phone

wcoddington@lee-associates.com

Comments: Well maintained office building situated in a professional complex in North Stockton. One (1) ground floor suite of approximately 1,233±SF. Common area restrooms. Quality brick exterior with extensive glass line. Ample parking (4 spaces per 1,000± SF). Nice, quiet location in North Stockton Exposure to Interstate 5. Nicely, improved, ready for occupancy. Motivated Landlord!





19.

Available Office Space (ID: 16329)

7488 Shoreline Drive, Ste B3 Stockton, CA

Available SF: 1,169 Status: #Floors:

Lease Rate: \$1.35 GROSS Per Month Building Class: Building SF: 1,169

Asking NNN to Gross: Year Built: Typical Floor:

Asking CAM: Parking Spaces: 4

Vacancy: Parking Ratio:
Available Date: Load Factor:

Sale Price:

Sale Price PSF:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley,	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com
	Inc.			

Comments: Suite A2- Office suite with reception, three offices and small bullpen. Suite B3 - former dental office with reception/waiting area, two open dental and one enclosed exam, small lab and closet. Well maintained office building situated in a professional complex in North Stockton. Common area restrooms. Quality brick exterior with extensive glass line. Ample parking (4 spaces per 1,000± SF). Nice, quiet location in North Stockton. Exposure to Interstate 5. Nicely improved, ready for occupancy. MOTIVATED LANDLORD!!

20. Available Office Space (ID: 16356)

1503 St Marks Plaza, Ste D3 Stockton, CA

Available SF: 1.286 Status: #Floors:

Lease Rate: \$1.15 NNN Per Month Building Class: Building SF: 1,286

Asking NNN to Gross: Year Built: Typical Floor:

Asking CAM: Parking Spaces:

Vacancy: Vacant Parking Ratio:

Available Date: Load Factor:

Sale Price:

Sale Price PSF:

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@lee-associates.com
Listing Broker	Lee & Associates - Central Valley, Inc.	Scott Sherman	209.983.6832	ssherman@lee-associates.com

Comments: Attractive well-maintained single-story garden complex. Central court yard area with beautiful garden setting and seating. High parking ratio with 2 driveways for access. Close proximity to retail services with easy freeway access. Signage availability on March Lane, Zoned CG (Commercial, General- City of Stockton). Entire Complex also For Sale.



Market: Central Valley / Sub-Market: Stanislaus



21.

Available Office Space (ID: 16354)

1503 St. Marks Plaza Stockton, CA 95207 Market: Central Valley / Sub-Market: San Joaquin

Available SF: 22,556 Status: Existing # Floors:

Lease Rate: Building Class: Building SF: 22,556

Asking NNN to Gross: Year Built: Typical Floor:

Asking CAM:

Parking Spaces: 75

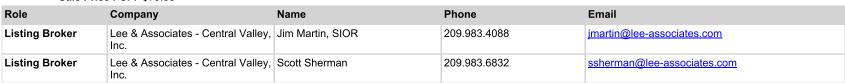
Vacancy:

Parking Ratio:

Available Date: Load Factor:

Sale Price: \$1,800,000.00

Sale Price PSF: \$79.80



Comments: 22,556± SF on 2.28± acres, 9% Proforma CAP Rate. Currently operates at 6.4% CAP with 7,694± SF vacant and 14,4862± SF occupied. 75 parking spaces. Close proximity to UOP, Delta College, Retail, with easy freeway access. CG (General Commmercial) zoning allows multiple types of uses.

Vacancy offers upside income potential or owner/user to occupy.

22. Available Office Space (ID: 16286)

Two-Level Garden Office Building

7407 Tam O'Shanter Dr. Stockton, CA 95210 Market: Central Valley / Sub-Market: Stockton

Available SF: 17,088 Status: Existing #Floors: 2

Lease Rate:\$1.10 MG Per MonthBuilding Class:BBuilding SF:17,088Asking NNN to Gross:Year Built:1990Typical Floor:

Asking CAM: Parking Spaces: 75

Vacancy: Parking Ratio: 4.4

Available Date: Load Factor:

Sale Price: \$2,200,000.00

Sale Price PSF: \$128.75

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Available for sale or lease - 17,088±sf stand-alone, two-level office building situated on its own parcel of 39,065± SF. A site area that can be completely secured. Divisible to ±7,902 SF (1st floor) 9,186± SF and (2nd floor) 7,902± SF. Efficient floor plan with large open areas, breakroom, multiple restrooms and private offices throughout (many with sound proofing). Parking Ratio: 4.4 spaces per 1,000± SF. Zoned C-G (Commercial General - City of Stockton) Building signage available - on building and with monument. In close proximity to a San Joaquin Regional Transit District bus stop. Adjacent to Kaiser Permanente Medical Center's campus of over 27 acres.



image



23.

Available Office Space (ID: 16334)

140 E. Grant Line Rd Tracy , CA 95376 Market: Central Valley / Sub-Market: Tracy

Available SF: 2,600 Status: Existing # Floors:

Lease Rate: Building Class: Building SF: 2,600

Asking NNN to Gross: Year Built: Typical Floor:

Asking CAM: Parking Spaces: 15

Vacancy:

Available Date: 9/1/2019

Load Factor:

Sale Price: \$795,000.00

Sale Price PSF: \$305.77

Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	ggrace@lee-associates.com

Comments: Flexible floorplan ideal for a variety of medical/office users. Newly renovated interior includes brand new HVAC, upgraded LED lighting, and marble flooring throughout. Exclusive parking lot includes 15 stalls secured by automated gate. Located on one of Tracy's busiest thoroughfares with easy

access to I-205 via E. Grant Line Road. Excellent signage opportunity with direct visibility on E. Grant Line Road

24. Available Office Space (ID: 16302)

2140 W. Grant Line Road Tracy, CA Market: Central Valley / Sub-Market: San Joaquin

Available SF: 7,411 Status: Existing # Floors:

Lease Rate: \$1.50 NNN Per Month Building Class: Building SF: 7,411

Asking NNN to Gross: Year Built: Typical Floor:

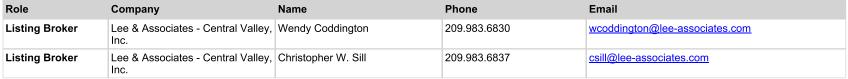
Asking CAM: Parking Spaces:

Vacancy: Parking Ratio:

Available Date: Load Factor:

Sale Price:

Sale Price PSF:



Comments: 7,411± SF building with mezzanine and drive thru lane Free Standing - Single Occupancy Building Convenient and Plentiful parking surrounding the building Excellent Opportunity for Signage/Identity Part of one of the newer and most prestigious Commercial Developments in Tracy Close to retail amenities including restaurants, ?nancial institutions and medical facilities Easy access to Interstate 205- presenting a "commuter-friendly" property Master lease expires May 31, 2027

