

**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](http://www.lee-associates.com)*

**Wendy Coddington, SIOR**

BRE # 00592566

**[wcoddington@lee-associates.com](mailto: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**
**Market: Contra Costa / Sub-Market: Contra Costa**

**Available SF:** 1,984  
**Lease Rate:** \$1.65 NNN Per Month  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:** Vacant  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Status:** Existing  
**Building Class:** A  
**Year Built:**

**# Floors:**  
**Building SF:** 1,984  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

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

**Available SF:** 1,518  
**Lease Rate:** \$1.55 MG Per Month  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Status:** Existing  
**Building Class:** A  
**Year Built:** 1986

**# Floors:**  
**Building SF:** 6,040  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**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**

<b>Available SF:</b> 1,512	<b>Status:</b> Existing	<b># Floors:</b>
<b>Lease Rate:</b> \$1.55 MG	<b>Building Class:</b> A	<b>Building SF:</b> 6,040
<b>Asking NNN to Gross:</b>	<b>Year Built:</b> 1986	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b>
<b>Vacancy:</b> Vacant		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

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

**4. Available Office Space (ID: 13334)**
**Amador Professional Center  
Amador Professiona Center**
**813-817 Court St., Ste 817 #8 Jackson, CA 95642**

<b>Available SF:</b> 2,053	<b>Status:</b> Existing	<b># Floors:</b>
<b>Lease Rate:</b> \$1.55 MG Per Month	<b>Building Class:</b> A	<b>Building SF:</b> 6,040
<b>Asking NNN to Gross:</b>	<b>Year Built:</b> 1986	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b>
<b>Vacancy:</b>		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**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.

**5. Available Office Space (ID: 16372) Manteca Professional Center**
**1660 W. Yosemite, Suite 4, Ste 4 Manteca , CA**
**Market: Central Valley / Sub-Market: Stanislaus**

**Available SF:** 2,369  
**Lease Rate:** \$1.40 NNN Per Month  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:** \$687,010.00  
**Sale Price PSF:** \$290.00

**Status:**  
**Building Class:**  
**Year Built:**

**# Floors:**  
**Building SF:** 2,369  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**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

**6. Available Office Space (ID: 14823) Oakwood Office Park**
**Oakwood Office Park**
**1317 Oakdale Rd., Ste 410 Modesto, CA 95355**
**Market: Central Valley / Sub-Market: SE Modesto**

**Available SF:** 1,740  
**Lease Rate:**  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:** \$275,000.00  
**Sale Price PSF:** \$158.05

**Status:** Existing  
**Building Class:** B  
**Year Built:** 1988

**# Floors:**  
**Building SF:** 46,449  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:** 2.76/1000  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

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

**7. 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  
**Lease Rate:**  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Status:**  
**Building Class:**  
**Year Built:**

**# Floors:**  
**Building SF:** 11,850  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**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).

**8. Available Office Space (ID: 12597)**
**Mountain House Corporate Center**
**Mountain House Corporate Center**
**230 S. Sterling Dr. Mountain House, CA 95391**
**Market: Central Valley**

**Available SF:** 1,700  
**Lease Rate:**  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Status:**  
**Building Class:**  
**Year Built:**

**# Floors:**  
**Building SF:** 11,850  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**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**

<b>Available SF:</b> 9,700	<b>Status:</b> Existing	<b># Floors:</b>
<b>Lease Rate:</b>	<b>Building Class:</b>	<b>Building SF:</b> 9,700
<b>Asking NNN to Gross:</b>	<b>Year Built:</b> 2007	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b>
<b>Vacancy:</b> Vacant		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>
<b>Listing Broker</b>	Transwestern	Ben Rishwain		

**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.

**10. Available Office Space (ID: 16213)**
**2027 Grand Canal Blvd., Ste 29 Stockton, CA**
**Market: Central Valley / Sub-Market: San Joaquin**


<b>Available SF:</b> 1,006	<b>Status:</b> Existing	<b># Floors:</b>
<b>Lease Rate:</b>	<b>Building Class:</b>	<b>Building SF:</b> 2,012
<b>Asking NNN to Gross:</b>	<b>Year Built:</b>	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b>
<b>Vacancy:</b>		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b> \$145,000.00		
<b>Sale Price PSF:</b> \$144.14		



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**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**

<b>Available SF:</b> 5,200	<b>Status:</b>	<b># Floors:</b> 
<b>Lease Rate:</b> \$1.50 GROSS Per Month	<b>Building Class:</b>	<b>Building SF:</b> 5,200
<b>Asking NNN to Gross:</b>	<b>Year Built:</b>	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b> 3
<b>Vacancy:</b> Vacant		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b> \$1,200,000.00		
<b>Sale Price PSF:</b> \$230.77		

Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	<a href="mailto:jmartin@lee-associates.com">jmartin@lee-associates.com</a>

**12. Available Office Space (ID: 15046)**
**1503 East March Lane Stockton, CA 95207**
**Market: Central Valley / Sub-Market: Stanislaus**

<b>Available SF:</b> 5,600	<b>Status:</b>	<b># Floors:</b>
<b>Lease Rate:</b> \$1.35 NNN Per Month	<b>Building Class:</b>	<b>Building SF:</b> 4,350
<b>Asking NNN to Gross:</b>	<b>Year Built:</b>	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b>
<b>Vacancy:</b> Vacant		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b> \$1,250,000.00		
<b>Sale Price PSF:</b> \$223.21		



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>



**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  
**Lease Rate:** \$1.25 MG Per Month  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Status:** Existing  
**Building Class:** C  
**Year Built:**

**# Floors:**  
**Building SF:** 9,992  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

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

**Available SF:** 1,100  
**Lease Rate:** \$1.25 MG  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:** Vacant  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Status:** Existing  
**Building Class:** C  
**Year Built:**

**# Floors:**  
**Building SF:** 9,992  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**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)**
**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  
**Lease Rate:** \$1.25 NNN Per Month  
**Asking NNN to Gross:**  
**Asking CAM:** \$0.45  
**Vacancy:**  
**Available Date:**  
**Sale Price:** \$590,000.00  
**Sale Price PSF:** \$200.00

**Status:** Existing  
**Building Class:** A  
**Year Built:**

**# Floors:**  
**Building SF:** 2,950  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**Comments:** 2,950± SF Of?ce Condominium in the Prestigious Fountains Project near Brookside. Currently improved for medical but can be converted to of?ce. Convenient location, signage on the building, elevator serving 2nd ?oor. Owner remains in occupancy - Not a Sale leaseback or Investment Offering. Owner intends to vacate. Call to arrange tour. DO NOT DISTURB OCCUPANT

**16. Available Office Space (ID: 16158)**
**Murray Business Park**
**7273-7475 Murray Dr., Ste 7273-17 Stockton, CA 95210**
**Market: Central Valley / Sub-Market: San Joaquin**

**Available SF:** 900  
**Lease Rate:** \$1.00 GROSS Per Month  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:** Vacant  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Status:** Existing  
**Building Class:** B  
**Year Built:**

**# Floors:**  
**Building SF:** 59,778  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	<a href="mailto:ggrace@lee-associates.com">ggrace@lee-associates.com</a>
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	<a href="mailto:jmartin@lee-associates.com">jmartin@lee-associates.com</a>

**17. Available Office Space (ID: 16159)**
**Murray Business Park**
**7273-7475 Murray Dr., Ste 7273-18 Stockton, CA 95210**
**Market: Central Valley / Sub-Market: San Joaquin**

<b>Available SF:</b> 900	<b>Status:</b> Existing	<b># Floors:</b>
<b>Lease Rate:</b> \$1.00 GROSS Per Month	<b>Building Class:</b> B	<b>Building SF:</b> 59,778
<b>Asking NNN to Gross:</b>	<b>Year Built:</b>	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b>
<b>Vacancy:</b> Vacant		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	<a href="mailto:ggrace@lee-associates.com">ggrace@lee-associates.com</a>
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	<a href="mailto:jmartin@lee-associates.com">jmartin@lee-associates.com</a>

**Comments:** Available 7/1/2019

**18. Available Office Space (ID: 15118)**
**7488 Shoreline Drive, Ste A2 Stockton, CA**
**Market: Central Valley / Sub-Market: San Joaquin**

<b>Available SF:</b> 1,233	<b>Status:</b>	<b># Floors:</b>
<b>Lease Rate:</b> \$1.20 GROSS Per Month	<b>Building Class:</b>	<b>Building SF:</b> 1,169
<b>Asking NNN to Gross:</b>	<b>Year Built:</b>	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b> 4
<b>Vacancy:</b>		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**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**
**Market: Central Valley / Sub-Market: San Joaquin**

**Available SF:** 1,169  
**Lease Rate:** \$1.35 GROSS Per Month  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:**  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Status:**  
**Building Class:**  
**Year Built:**

**# Floors:**  
**Building SF:** 1,169  
**Typical Floor:**  
**Parking Spaces:** 4  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**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**
**Market: Central Valley / Sub-Market: Stanislaus**

**Available SF:** 1,286  
**Lease Rate:** \$1.15 NNN Per Month  
**Asking NNN to Gross:**  
**Asking CAM:**  
**Vacancy:** Vacant  
**Available Date:**  
**Sale Price:**  
**Sale Price PSF:**

**Status:**  
**Building Class:**  
**Year Built:**

**# Floors:**  
**Building SF:** 1,286  
**Typical Floor:**  
**Parking Spaces:**  
**Parking Ratio:**  
**Load Factor:**



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	<a href="mailto:jmartin@lee-associates.com">jmartin@lee-associates.com</a>
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Scott Sherman	209.983.6832	<a href="mailto:ssherman@lee-associates.com">ssherman@lee-associates.com</a>

**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.

**21. Available Office Space (ID: 16354)**
**1503 St. Marks Plaza Stockton, CA 95207**
**Market: Central Valley / Sub-Market: San Joaquin**

<b>Available SF:</b> 22,556	<b>Status:</b> Existing	<b># Floors:</b>
<b>Lease Rate:</b>	<b>Building Class:</b>	<b>Building SF:</b> 22,556
<b>Asking NNN to Gross:</b>	<b>Year Built:</b>	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b> 75
<b>Vacancy:</b>		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b> \$1,800,000.00		
<b>Sale Price PSF:</b> \$79.80		



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	<a href="mailto:jmartin@lee-associates.com">jmartin@lee-associates.com</a>
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Scott Sherman	209.983.6832	<a href="mailto:ssherman@lee-associates.com">ssherman@lee-associates.com</a>

**Comments:** 22,556± SF on 2.28± acres, 9% Proforma CAP Rate. Currently operates at 6.4% CAP with 7,694± SF vacant and 14,486± SF occupied. 75 parking spaces. Close proximity to UOP, Delta College, Retail, with easy freeway access. CG (General Commercial) 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**

<b>Available SF:</b> 17,088	<b>Status:</b> Existing	<b># Floors:</b> 2
<b>Lease Rate:</b> \$1.10 MG Per Month	<b>Building Class:</b> B	<b>Building SF:</b> 17,088
<b>Asking NNN to Gross:</b>	<b>Year Built:</b> 1990	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b> 75
<b>Vacancy:</b>		<b>Parking Ratio:</b> 4.4
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b> \$2,200,000.00		
<b>Sale Price PSF:</b> \$128.75		



Role	Company	Name	Phone	Email
<b>Listing Broker</b>	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>

**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.

**23. Available Office Space (ID: 16334)**
**140 E. Grant Line Rd Tracy, CA 95376**
**Market: Central Valley / Sub-Market: Tracy**

<b>Available SF:</b> 2,600	<b>Status:</b> Existing	<b># Floors:</b>
<b>Lease Rate:</b>	<b>Building Class:</b>	<b>Building SF:</b> 2,600
<b>Asking NNN to Gross:</b>	<b>Year Built:</b>	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b> 15
<b>Vacancy:</b>		<b>Parking Ratio:</b>
<b>Available Date:</b> 9/1/2019		<b>Load Factor:</b>
<b>Sale Price:</b> \$795,000.00		
<b>Sale Price PSF:</b> \$305.77		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Guy Grace	209.982.4444	<a href="mailto:ggrace@lee-associates.com">ggrace@lee-associates.com</a>

**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**

<b>Available SF:</b> 7,411	<b>Status:</b> Existing	<b># Floors:</b>
<b>Lease Rate:</b> \$1.50 NNN Per Month	<b>Building Class:</b>	<b>Building SF:</b> 7,411
<b>Asking NNN to Gross:</b>	<b>Year Built:</b>	<b>Typical Floor:</b>
<b>Asking CAM:</b>		<b>Parking Spaces:</b>
<b>Vacancy:</b>		<b>Parking Ratio:</b>
<b>Available Date:</b>		<b>Load Factor:</b>
<b>Sale Price:</b>		
<b>Sale Price PSF:</b>		



Role	Company	Name	Phone	Email
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	<a href="mailto:wcoddington@lee-associates.com">wcoddington@lee-associates.com</a>
Listing Broker	Lee & Associates - Central Valley, Inc.	Christopher W. Sill	209.983.6837	<a href="mailto:csill@lee-associates.com">csill@lee-associates.com</a>

**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, financial institutions and medical facilities Easy access to Interstate 205- presenting a "commuter-friendly" property Master lease expires May 31, 2027