

Available Office Listings - June 2021

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



COMMERCIAL REAL ESTATE SERVICES

BRE # 01166901

1. 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
Lease Rate: \$1.55 MG Per Month
Vacancy:
On Market: 11/21/2016
Possession 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
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.

2. 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
Lease Rate: \$1.55 MG Per Month
Vacancy: Vacant
On Market: 4/1/2015
Possession 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
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.

3. 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 Lease Rate: \$1.55 MG Per Month Vacancy: On Market: 10/23/2017 Possession 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
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.

4. Available Office Space (ID: 16894)
Market: Central Valley / Sub-Market: Manteca

165 Saint Dominics Drive, Ste 202 Manteca, CA

Available SF: 3,404 Lease Rate: \$1.75 MG Per Month Vacancy: On Market: 12/18/2020 Possession Date: Sale Price: Sale Price PSF:	Status: Existing Building Class: Year Built:	# Floors: Building SF: 3,404 Typical Floor: Parking Spaces: Parking Ratio: Load Factor:
--	---	--



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

Comments: Luxurious (former law) Office in Manteca, CA Highly functional floorplan Well situated building off Yosemite corridor within the Kaiser Medical Complex Professionally managed property in great condition Suite has AT&T Hi-Speed Fiber Hi-end wood built-in cabinetry and work areas remain. Some of the existing furniture can remain. Separately metered for convenience on utility payments Co-tenancies include Sutter Health and Dermatology Office

5. 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:	# Floors:
Lease Rate:	Building Class:	Building SF: 11,850
Vacancy:	Year Built:	Typical Floor:
On Market: 8/3/2016		Parking Spaces:
Possession Date:		Parking Ratio:
Sale Price:		Load Factor:
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).

6. 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	Status:	# Floors:
Lease Rate:	Building Class:	Building SF: 11,850
Vacancy:	Year Built:	Typical Floor:
On Market: 8/3/2016		Parking Spaces:
Possession Date:		Parking Ratio:
Sale Price:		Load Factor:
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).

7. Available Office Space (ID: 16317)

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

Available SF: 9,700 Lease Rate: Vacancy: Vacant On Market: 10/1/2019 Possession Date: Sale Price: Sale Price PSF:	Status: Existing Building Class: Year Built: 2007	# Floors: Building SF: 9,700 Typical Floor: Parking Spaces: Parking Ratio: Load Factor:
--	--	--



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

8. Available Office Space (ID: 16726)

6529 Inglewood Avenue Stockton, CA 95207 **Market: Central Valley / Sub-Market: San Joaquin**

Available SF: 10,700 Lease Rate: Vacancy: On Market: 8/5/2020 Possession Date: Sale Price: \$1,825,000.00 Sale Price PSF: \$170.56	Status: Building Class: Year Built:	# Floors: Building SF: 10,700 Typical Floor: Parking Spaces: Parking Ratio: Load Factor:
---	--	---



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

Comments: Exceptionally well-built, highly functional and architecturally timeless. Two Story building of Approximately 10,700± Square Feet. Elevator in beautifully landscaped central courtyard and stairwells on either end. Wood frame construction w/brick veneer and concrete tile shingle roof. Six separate medical suites of various sizes, four on ground floor, two on 2nd story. Property is currently vested w/ a Partnership of the occupants. Three out of six of the occupants would remain on lease (rates/terms to be determined). Unique opportunity for Owner/User to secure existing medical space and, investment opportunity as well.

9. Available Office Space (ID: 17104)
7488 Shoreline Drive, Ste A1 Stockton, CA
Market: Central Valley / Sub-Market: San Joaquin

Available SF: 1,675
Lease Rate: \$1.35 MGR Per Month
Vacancy:
On Market: 5/11/2021
Possession 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
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: 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!!**

10. Available Office Space (ID: 17105)
7488 Shoreline Drive, Ste A5 Stockton, CA
Market: Central Valley / Sub-Market: San Joaquin

Available SF: 1,319
Lease Rate: \$1.35 MGR Per Month
Vacancy:
On Market: 5/11/2021
Possession 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
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: 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!!**

11. 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
Vacancy:
On Market: 10/1/2019
Possession 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
Listing Broker	Lee & Associates - Central Valley, Inc.	Wendy Coddington	209.983.6830	wcoddington@lee-associates.com

Comments: Suite B3 - 1,169± SF 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!!**

12. 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
Vacancy: Vacant
On Market: 10/21/2019
Possession 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
Listing Broker	Lee & Associates - Central Valley, Inc.	Jim Martin, SIOR	209.983.4088	jmartin@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.

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

Available SF: 22,556
Lease Rate:
Vacancy:
On Market: 10/21/2019
Possession Date:
Sale Price: \$1,800,000.00
Sale Price PSF: \$79.80

Status: Existing
Building Class:
Year Built:

Floors:
Building SF: 22,556
Typical Floor:
Parking Spaces: 75
Parking Ratio:
Load Factor:



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

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.

14. Available Office Space (ID: 17042)
6135 Tam O'Shanter Stockton, CA
Market: Central Valley / Sub-Market: Stockton

Available SF: 2,030
Lease Rate: \$1.00 MG Per Month
Vacancy:
On Market:
Possession Date:
Sale Price:
Sale Price PSF:

Status: Existing
Building Class:
Year Built:

Floors:
Building SF: 2,030
Typical Floor:
Parking Spaces: 17
Parking Ratio:
Load Factor:



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

Comments: Two Office suites available combined: 2,030± SF Suite 1: 1,152± SF Suite 3: 878± SF Seventeen (17) parking spaces on-site Located just South of Hammer Lane – near West Lane Near Kaiser Permanente Near multiple retail stores and restaurants Fully fenced/secured parking area with two (2) gated entrances

15. Available Office Space (ID: 13290)
110 E. Weber Ave. Stockton, CA 95202
**Market: Central Valley / Sub-Market: Downtown
Stockton**

Available SF: 35,067
Lease Rate:
Vacancy:
On Market: 9/24/2018
Possession Date:
Sale Price: \$4,950,000.00
Sale Price PSF: \$141.16

Status: Existing
Building Class: B
Year Built:

Floors: 3
Building SF: 35,067
Typical Floor:
Parking Spaces:
Parking Ratio: 2
Load Factor:



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

Comments: Unique opportunity situated at the prominent intersection of Weber Avenue and El Dorado Street in the heart of downtown Stockton. Immediately adjacent to the new (\$300 Million) San Joaquin County Courthouse. Two elevators accessing all upper floors. On-Site parking for 43+ vehicles. Initially built and occupied by a major financial institution.