

THE SPACE YOU NEED. THE LOCATION YOU NEED IT.

NOW LEASING



THE OFFICES AT IPC



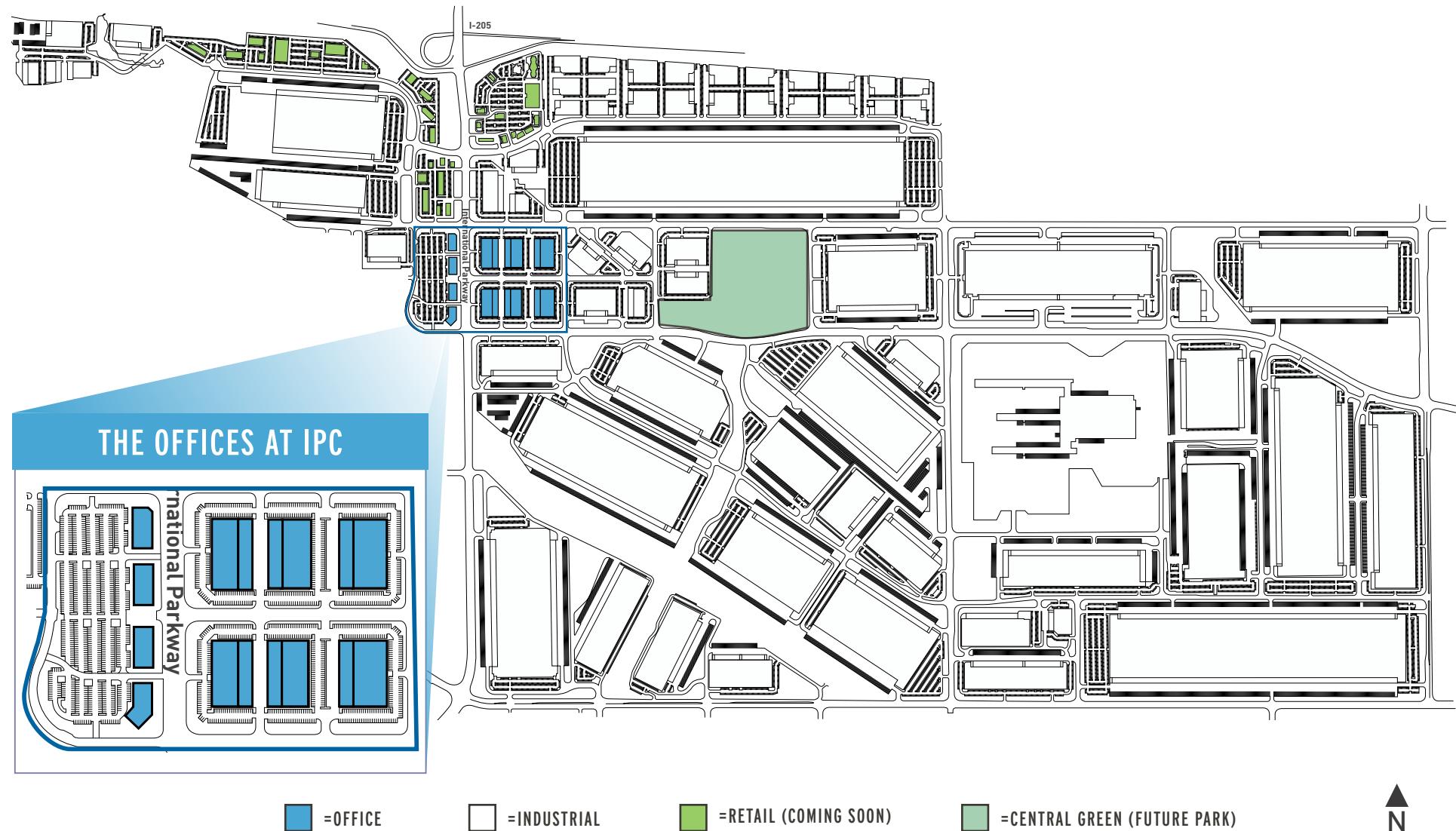
615 INTERNATIONAL PARKWAY | TRACY, CA

CBRE

 **PROLOGIS®**

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INTERNATIONAL PARK OF COMMERCE SITE PLAN



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PROJECT HIGHLIGHTS

- BAY AREA CONNECTION TO THE CENTRAL VALLEY
- CENTRALLY LOCATED IN THE REGION'S MOST PROMINENT MIXED USE BUSINESS AND LOGISTICS PARK
- UP TO 160,000 SF OF BEST IN CLASS OFFICE SPACE AT BUILD OUT OF OFFICE PARK
- ZONED: COMMERCIAL OFFICE
- TENANT APPRECIATION SERVICES (FOOD TRUCKS, TENANT EVENTS)
- GROWING RETAIL AMENITIES
- ANTICIPATED DIRECT CONNECTION TO VALLEY LINK MASS TRANSIT
- OUTDOOR COMMUNITY PARK WITH BIKE AND PEDESTRIAN CONNECTIONS AND RECREATION FACILITY COMING SOON
- IMMEDIATE ACCESS TO I-205 AND I-580 FREEWAYS
- OUTDOOR BOCCE BALL COURT
- EXTERIOR BALCONY
- FLEXIBLE UNIT DEMISING
- INDOOR/OUTDOOR CAFÉ

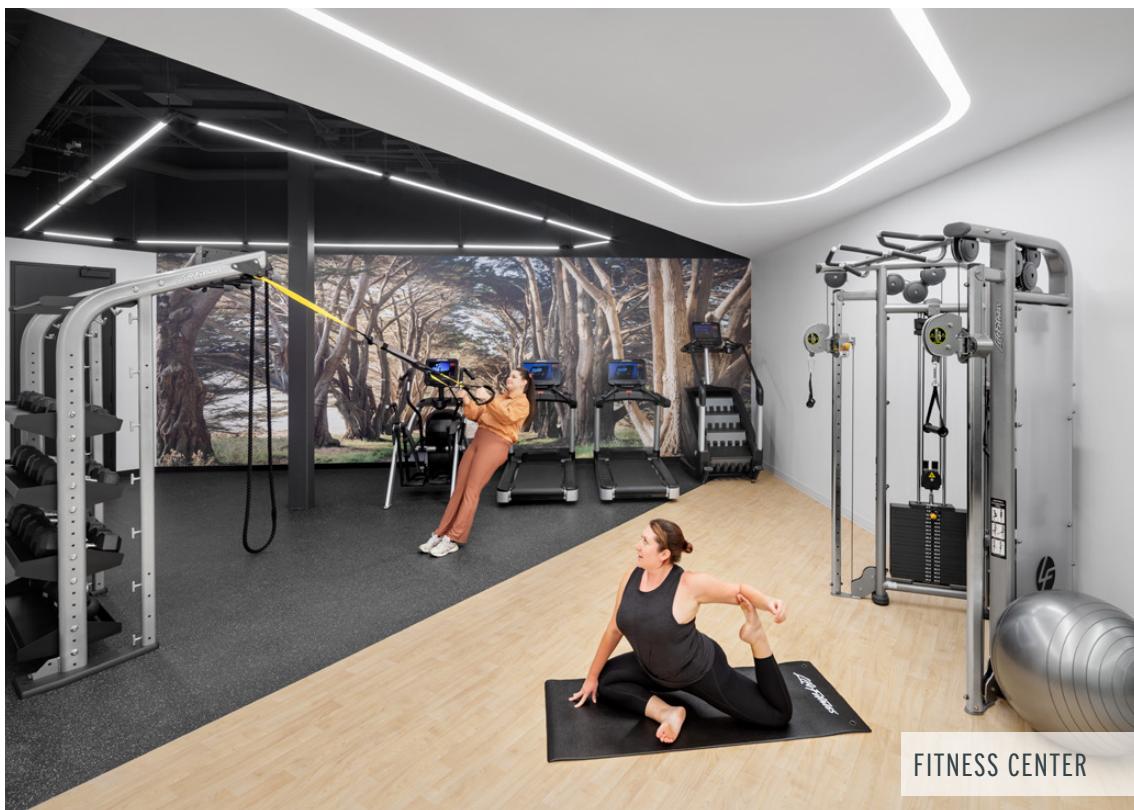


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BUILDING HIGHLIGHTS

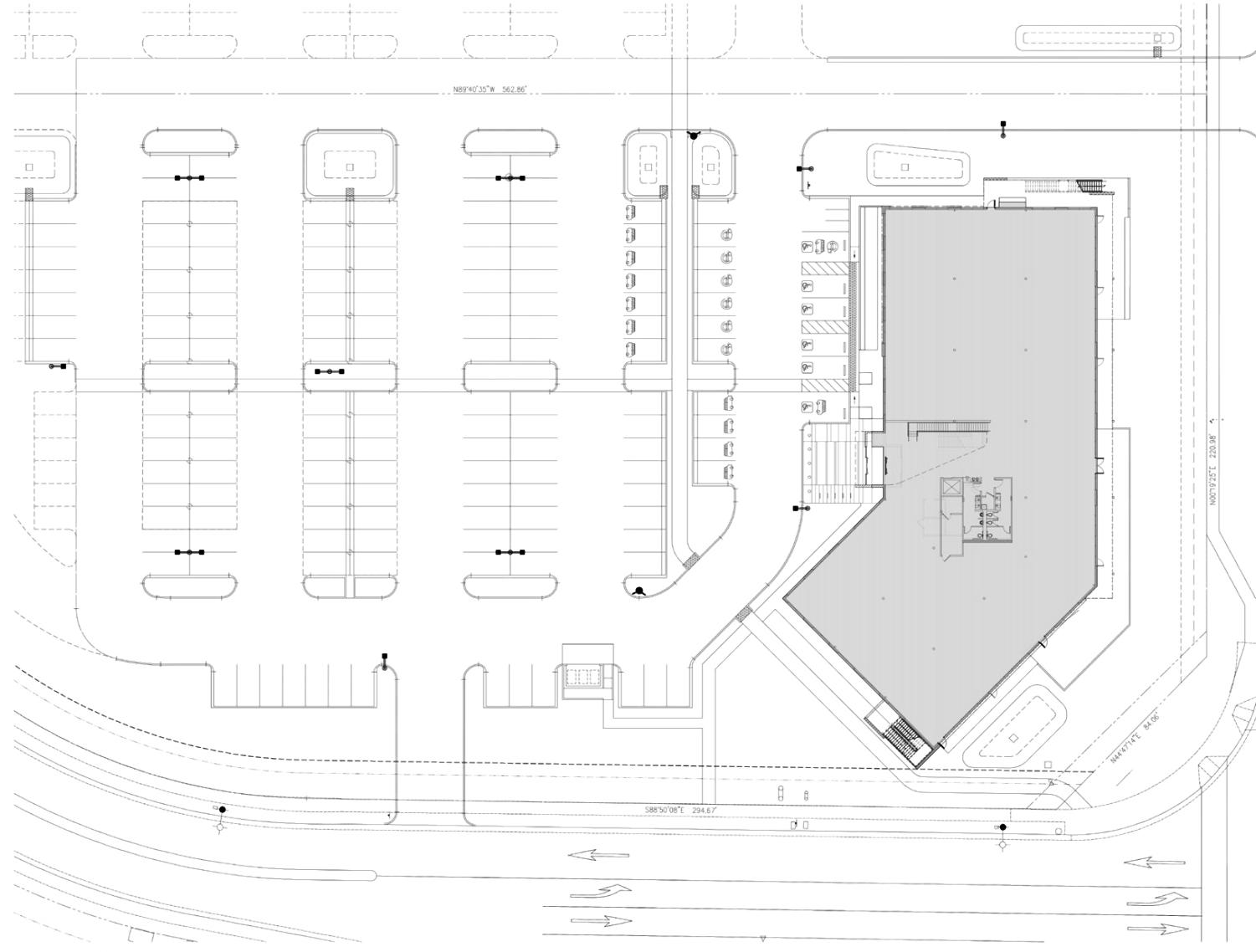
- HIGH SPEED FIBER LINE DATA AND COMMUNICATION SYSTEMS
- ON-SITE FITNESS CENTER
- ABOVE MARKET AVERAGE PARKING OF 5 STALLS PER 1,000 S/F, EXPANDABLE UP TO 8 STALLS PER 1,000 S/F
- EV CHARGING STATIONS





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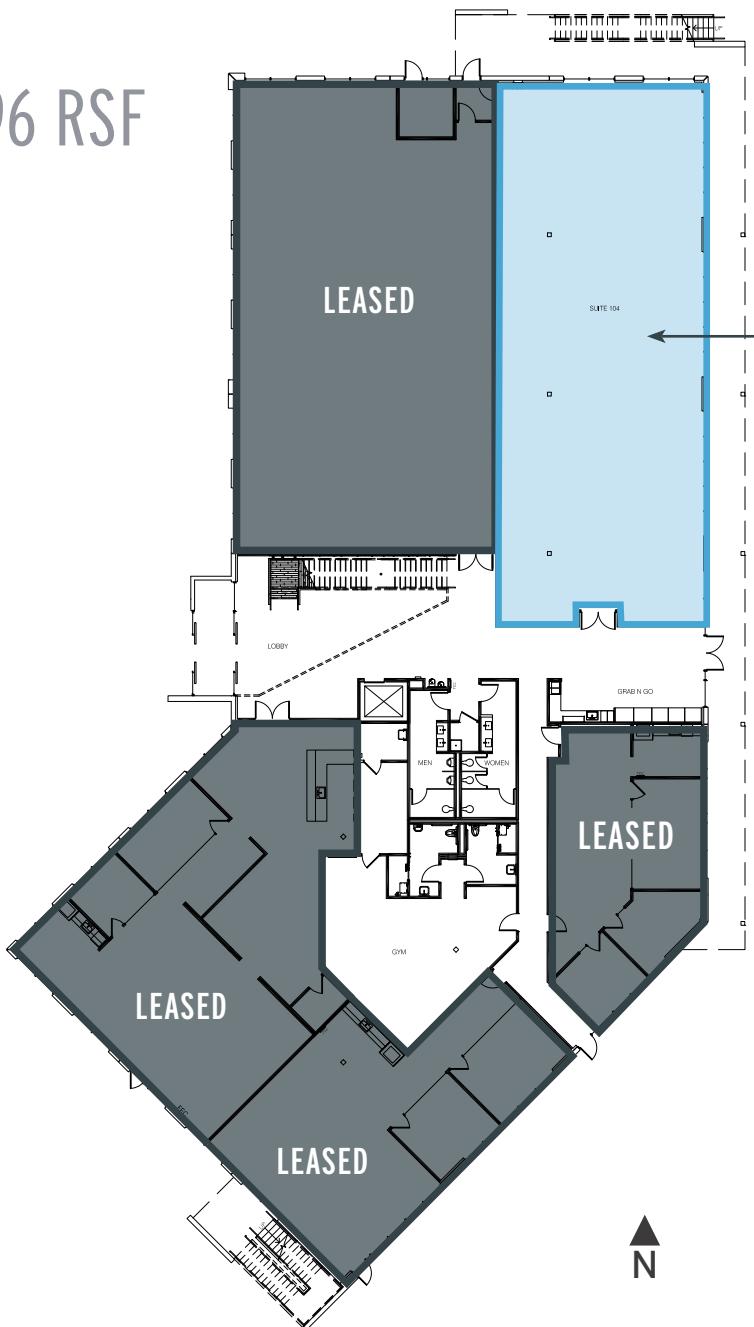
SITE PLAN



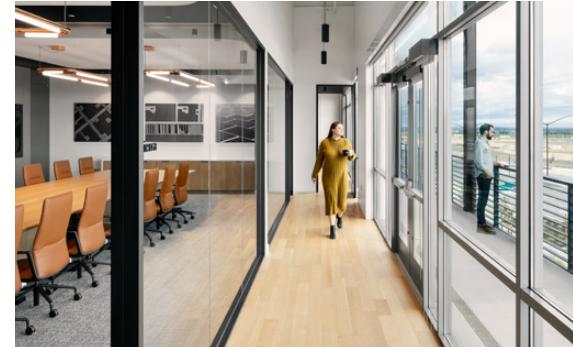
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FIRST FLOOR

AVAILABLE: $\pm 4,496$ RSF



AVAILABLE
SUITE 104
 $\pm 4,496$ RSF

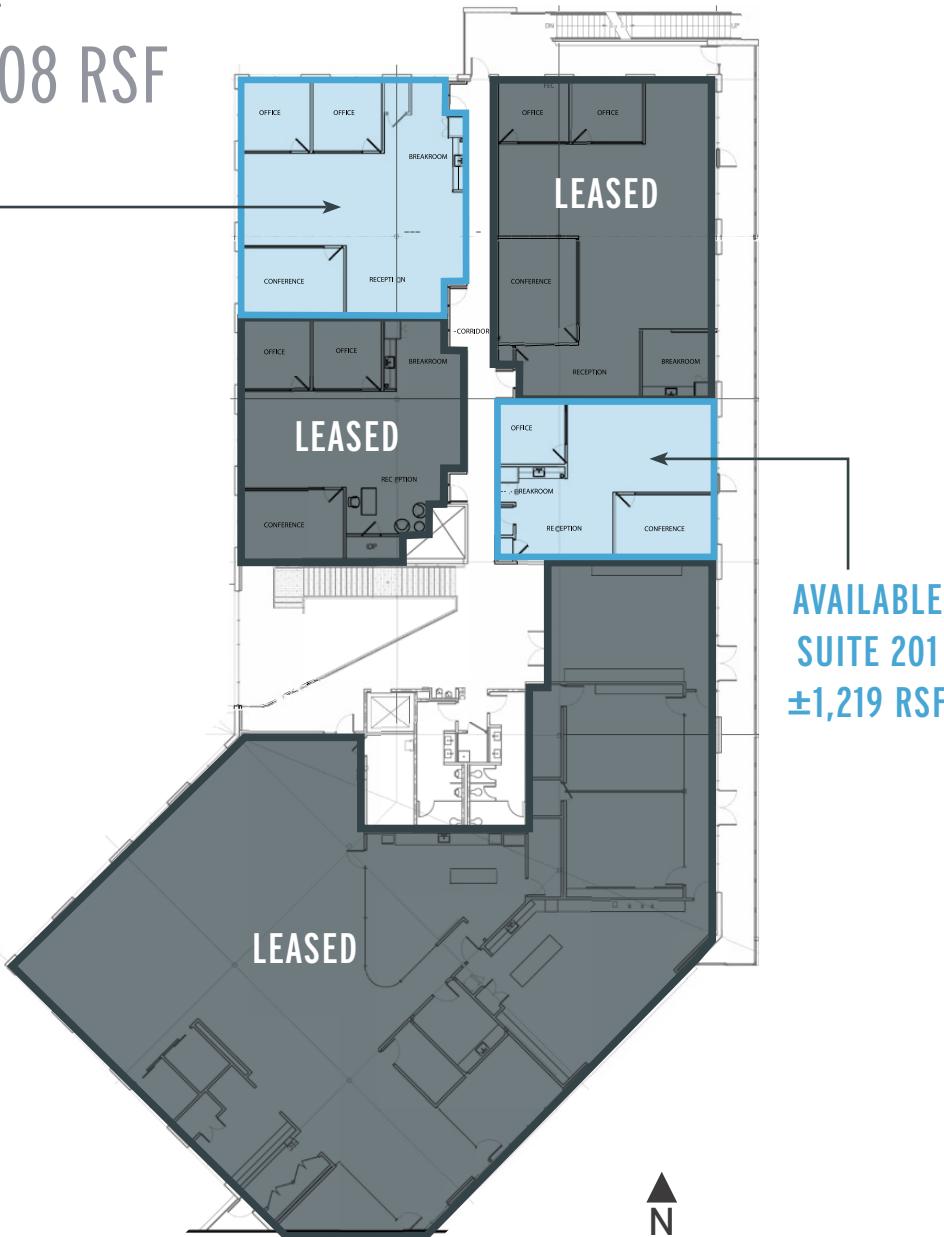


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SECOND FLOOR

AVAILABLE: $\pm 3,008$ RSF

AVAILABLE
SUITE 203
 $\pm 1,789$ RSF

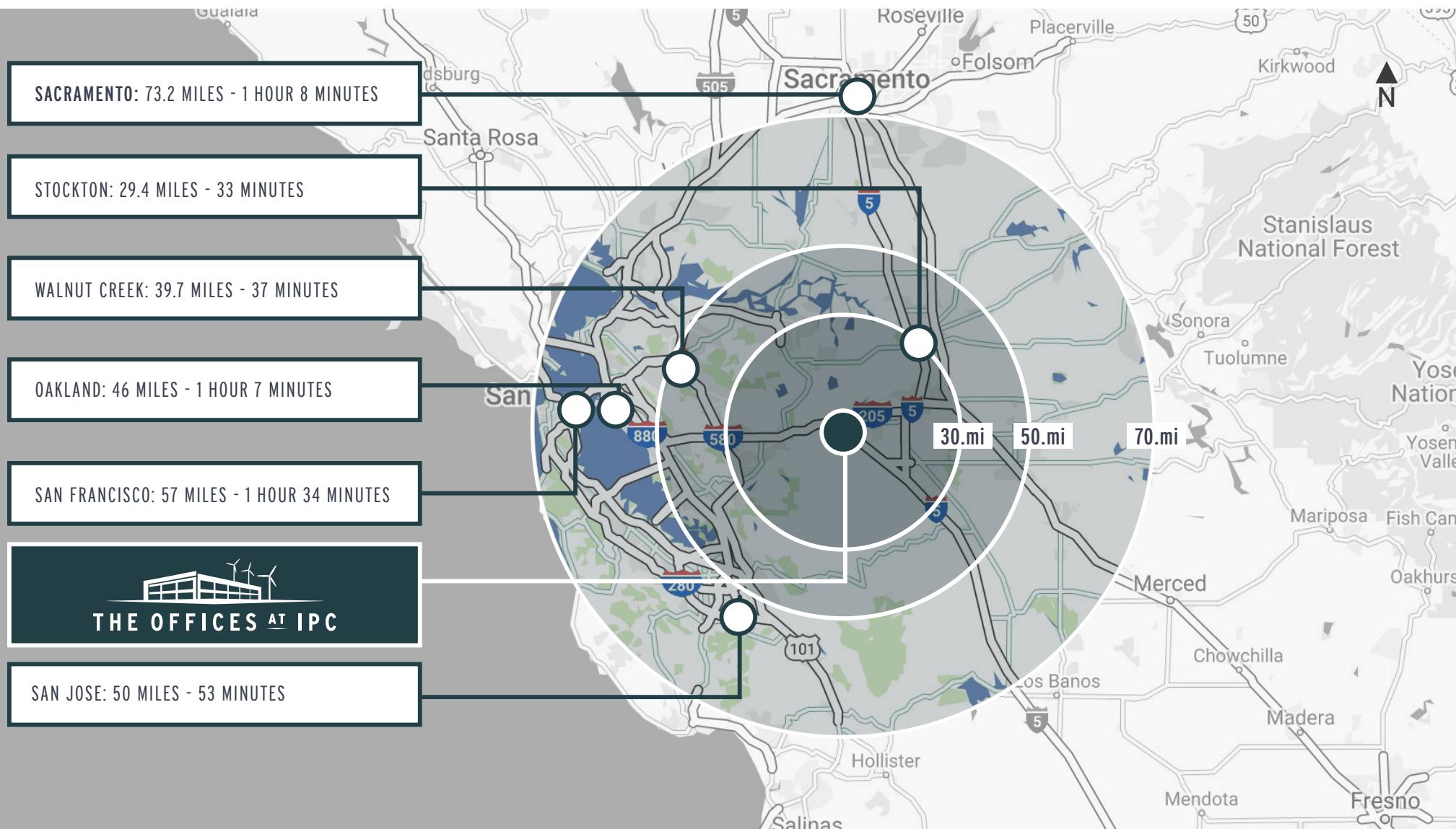


AVAILABLE
SUITE 201
 $\pm 1,219$ RSF



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DRIVE TIMES



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CONTACT

BRIAN PETERSON
Senior Vice President
+1 209 476 2907
Lic. 01718738
Brian.peterson@cbre.com

STEVE WHITE
First Vice President
+1 209 476 2906
Lic. 01781200
Steve.white@cbre.com



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