

# FOR SALE or LEASE

PROFESSIONAL OFFICE CONDO  
2160 W. GRANT LINE ROAD • SUITE 215  
TRACY, CA



## SPACE AVAILABLE:

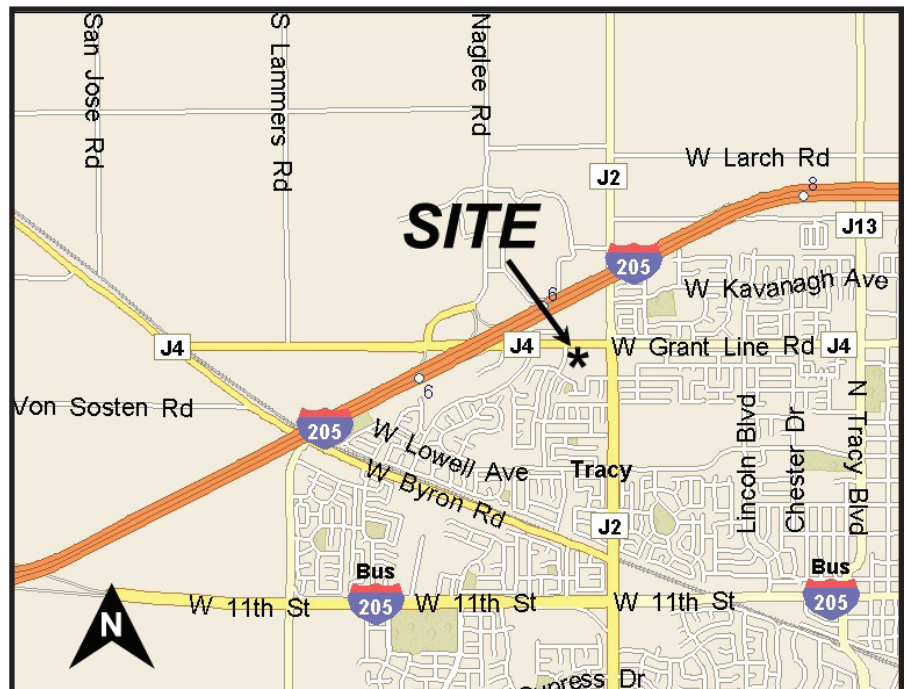
±1,813 SF office condo includes four private offices, conference room, waiting room and the remainder is open floor.

**LEASE RATE:** \$4,500 per month - Gross

**SALE PRICE:** \$745,000

## FEATURES:

- Attractive two story office building built in 2006
- 24/7/365 building access
- Ample on-site parking
- Close proximity to I-205 and numerous retail amenities in the immediate vicinity
- HOA dues: \$1,061.32 per month
- Zoned GHC (General Hwy Commercial-City of Tracy)



**SOUZA**  
**REALTY &**  
**DEVELOPMENT**

For further information, please contact:

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# FLOOR PLAN

