

REMODEL UNDERWAY!

1,321± - 4,981± SF Office, Medical & Retail Suites



COMING SOON!



Logan Tingey
BRE #02152043
ltingey@lee-associates.com
D 209.983.6837

Connor Finch
BRE #02083873
connor@atria-cre.com
D 209.395.1118

2291 W. MARCH LANE | STOCKTON, CA
Office, Medical and Retail Suites
AVAILABLE FOR LEASE

AVAILABLE SUITES

Quail Lakes Office Park is a professional campus along Stockton's premier commercial corridor on West March Lane. Originally developed by Grupe, one of the region's most respected builders, the property is now under new ownership and undergoing a comprehensive remodel aimed at modernizing the buildings, refreshing common areas, and elevating the overall tenant experience.

With excellent visibility, ample parking, and convenient access to I-5, Quail Lakes Office Park provides an exceptional setting for professional tenants seeking a refreshed, high-quality office environment in Stockton.



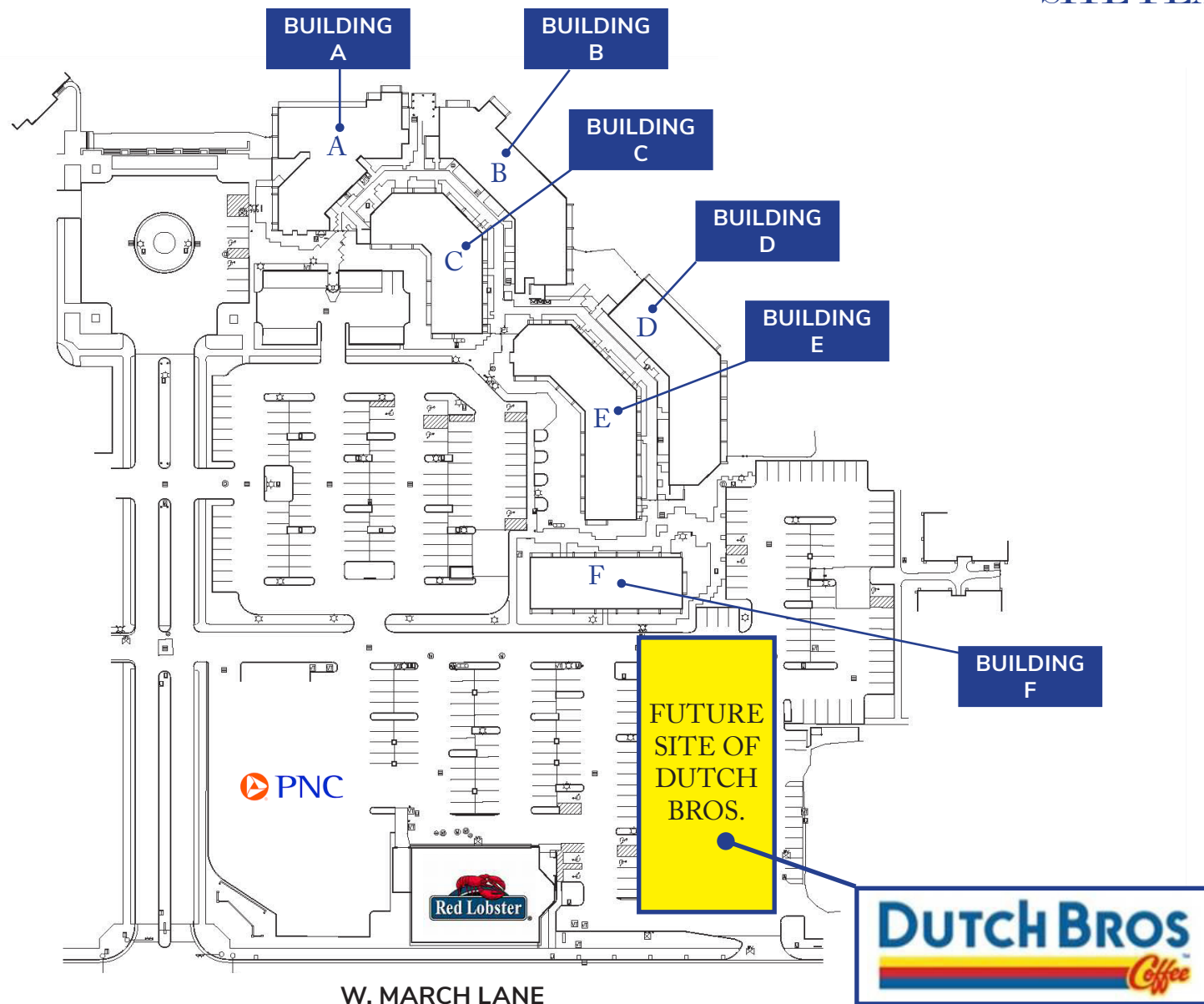
AVAILABLE SPACES	RATES
BUILDING B SUITE B215 = 2,095± SF	RATE: \$2.05
BUILDING C SUITE C95 = 1,828± SF	RATE: \$2.09
BUILDING D *SUITE D105 = 3,865± SF *SUITE D199 = 1,116 *COMBINED *D105 & D199 = ,4,981± SF SUITE D205 = 2,879± SF	RATE: \$2.05 RATE: \$2.15 *RATE: \$2.05 RATE: \$2.05
BUILDING F SUITE F140 = 1,974	RATE: \$2.09

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



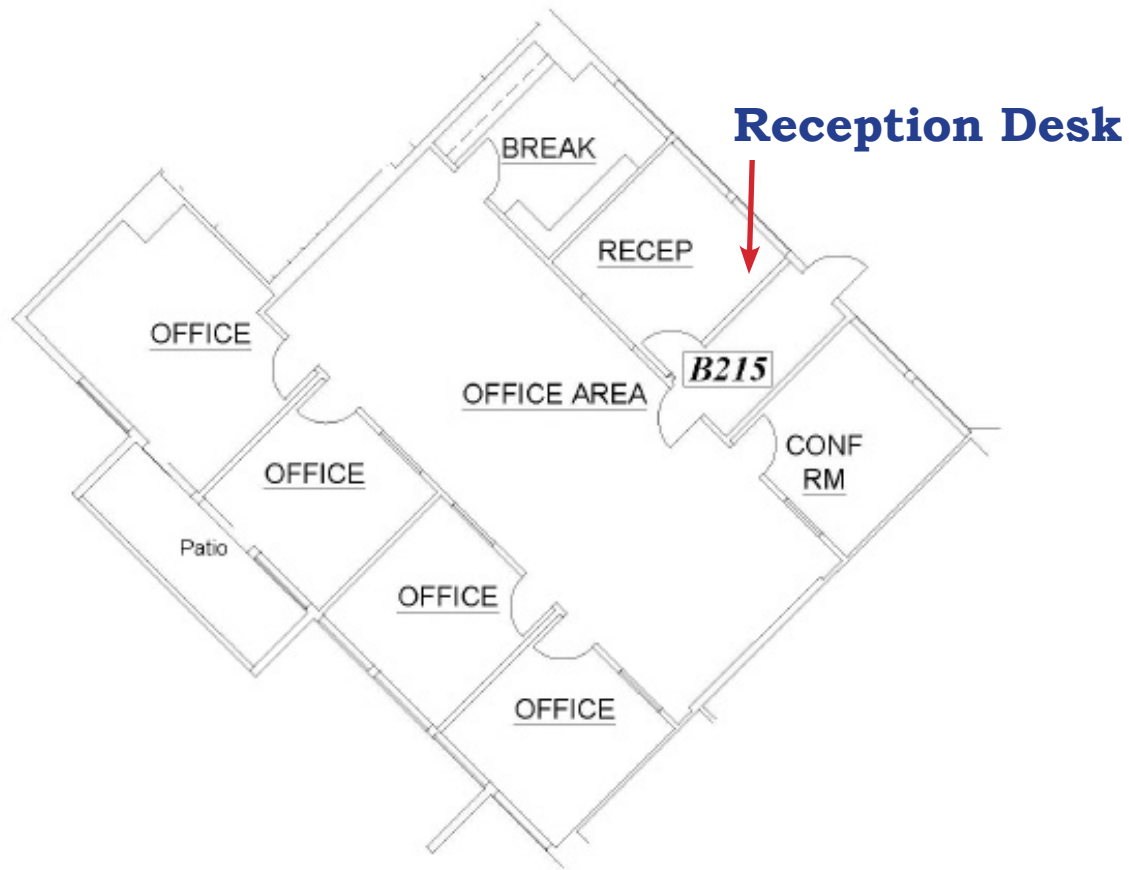
- Great location in Quail Lakes surrounded by beautiful, mature trees with stunning lake views!
- Quail Lakes is centrally located surrounded by nearby restaurants, retail, public transit, freeway access, and much more!
- Six (6) buildings
- 67,634± SF on 7.7± acres
- Zoning: Commercial Office which allows office, medical and retail uses
- Flexible floorplans!
- Full Service Gross Leases with utilities included (janitorial is separate)
- Brand new on site property management office!
- 24 Hour Security
- Elevator serves all 2nd floor suites
- 4.5 parking stalls per 1,000 SF
- Covered/reserved stalls available

SITE PLAN



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

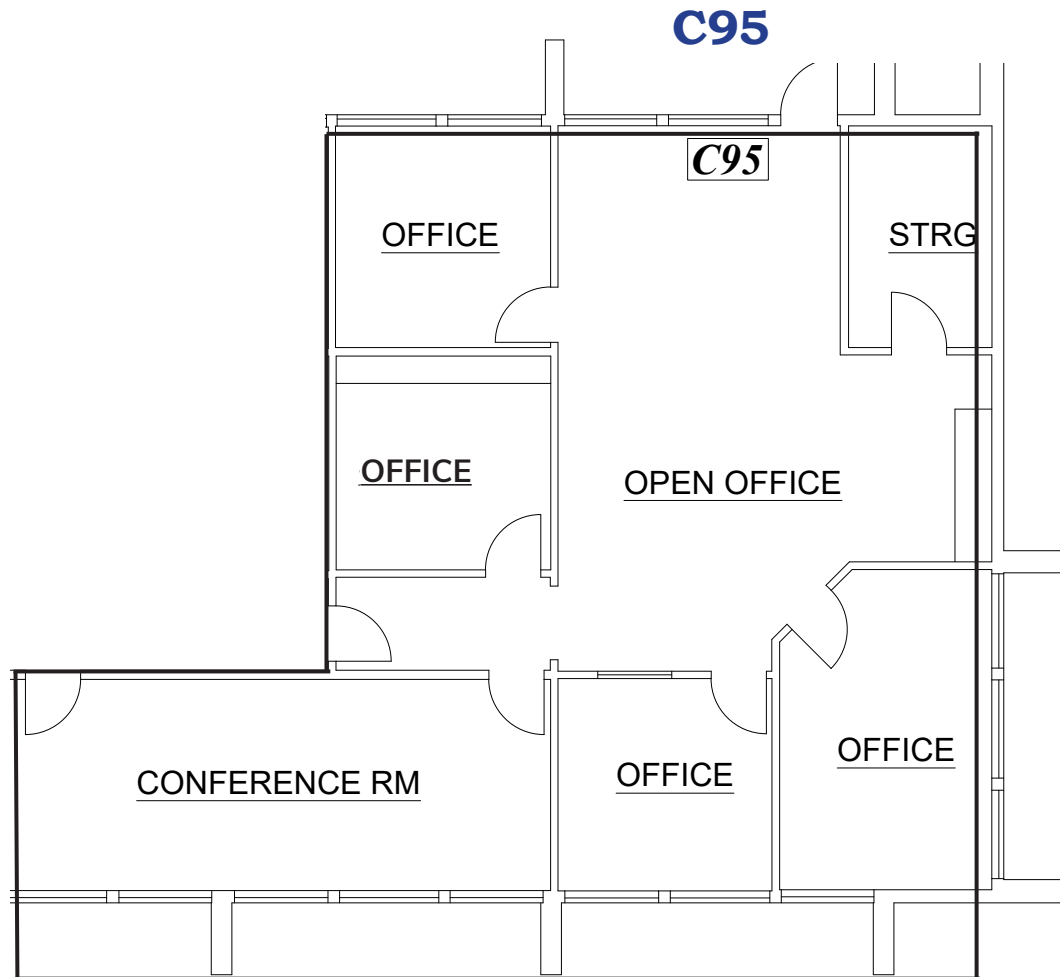
BUILDING B B215



SUITE HIGHLIGHTS B215

- 2,095± SF
- 4 private offices
- 2nd floor lake views
- Private balcony
- Dedicated reception area and builtin desk
- Breakroom
- 1 conference room

BUILDING C

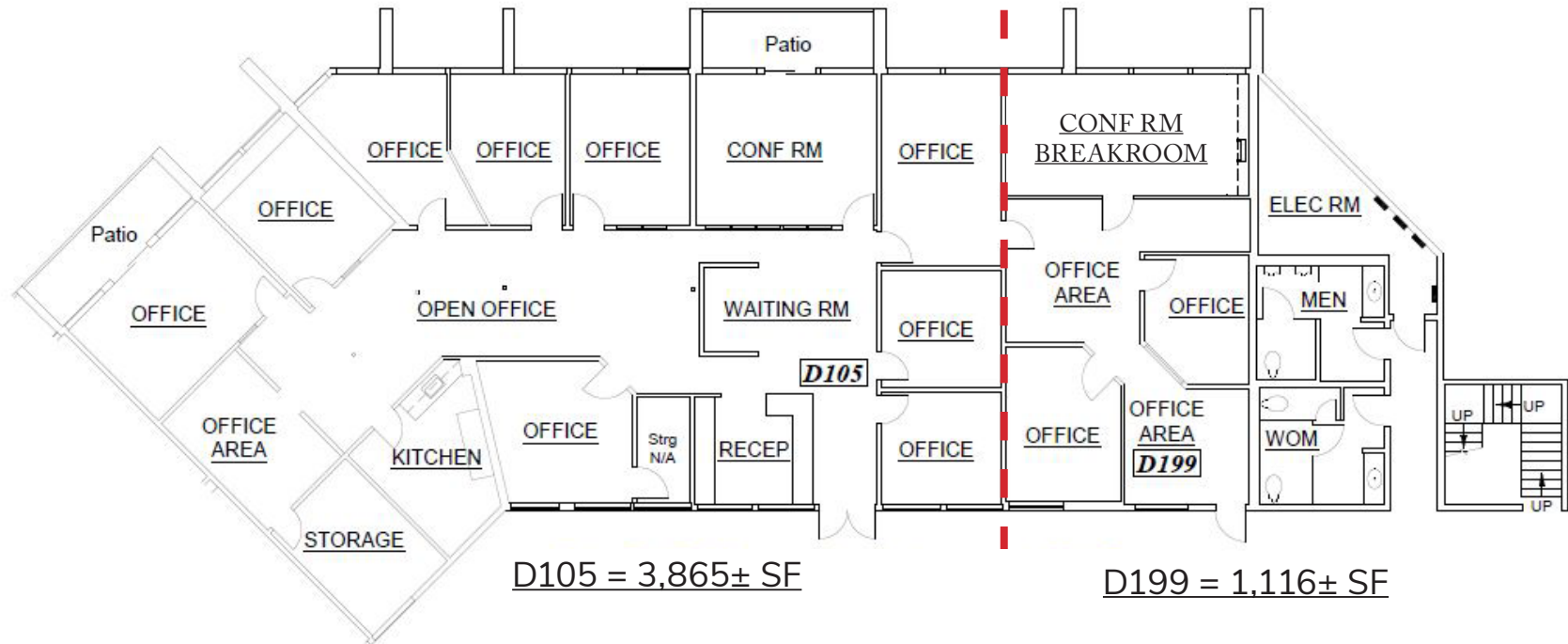


SUITE HIGHLIGHTS C95

- 1828± SF
- 4 private offices
- 2 sinks
- 1 conference room
- Adjacent to parking

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

BUILDING D



SUITE HIGHLIGHTS D105

- Double door entry
- Dedicated reception area
- 1 conference room
- 9 private offices
- 1 breakroom
- 2 storage rooms
- 2 private patios
- Ground floor
- Lake views

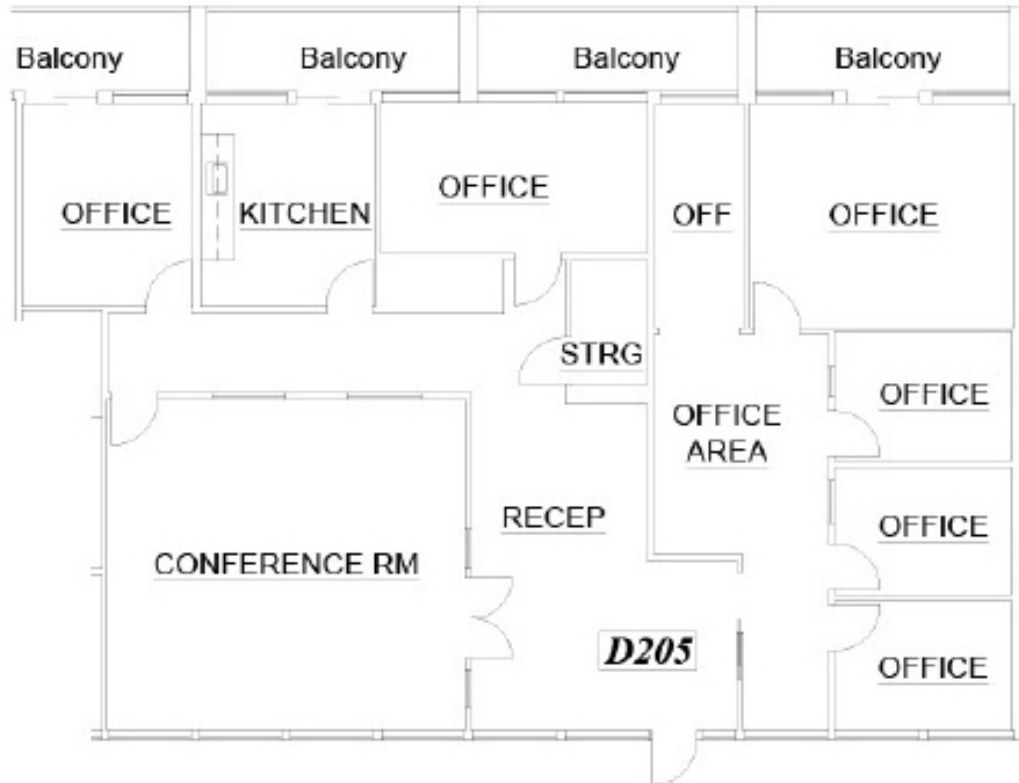
SUITE HIGHLIGHTS D199

- Dedicated reception area
- 2 private offices
- 1 conference/breakroom

COMBINED - 4,981± SF

BUILDING D

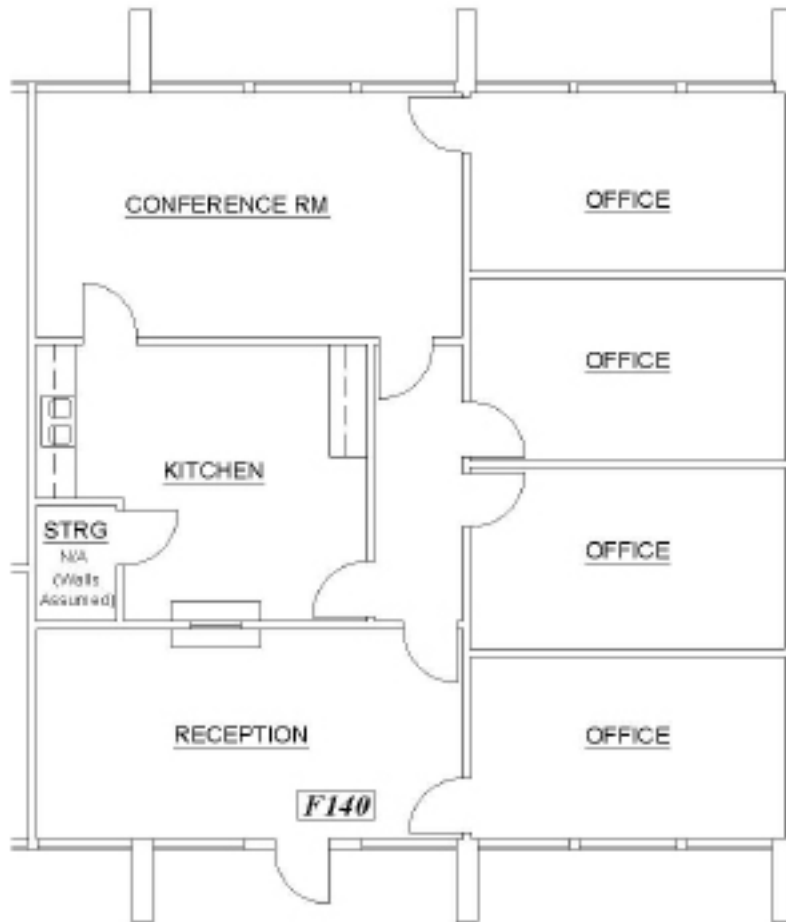
SUITE D205



SUITE HIGHLIGHTS

- 2,879± SF
- Large conference room
- Dedicated reception area
- 6 private offices
- Breakroom
- 4 private lakefront balconies

BUILDING F F140



SUITE HIGHLIGHTS

- 1,974± SF
- Dedicated reception area/waiting area
- 4 oversized offices
- 1 conference room
- Large kitchen
- Adjacent to parking

MARKET AERIAL



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.