

# WATERFRONT WAREHOUSE FOR LEASE

445 W. Weber Avenue, Stockton, CA



**BURNS GROUP**  
HISTORIC STOCKTON



## WATERFRONT WAREHOUSE Available Now!

- This busy mixed-use complex is the ideal downtown location for professional offices, retail stores, and restaurants
- Stockton's new City Hall & Permit Center currently under construction next door—set to open soon!
- Office and retail tenants in this 68,000 SF complex include the Chamber of Commerce, Inspire Beauty Academy, numerous small businesses, and three successful restaurants
- Center is open 365 days a year
- Water views, outdoor dining
- Free parking in gated parking lot

**High Visibility Location!**



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## AVAILABLE SPACES:

### Suite 137 ±972 SF

Ground floor office or retail space; storefront windows, sink/cabinetry, great visibility!

### Suite 139 ±972 SF

Ground floor office space, high ceilings, good layout with 2 offices, upstairs loft for storage, available 09/01/24.

### Suite 225A ±582 SF

Second floor office space, spacious interior.

### Suite 226 ±1,560 SF

Second floor office space, multiple private offices, high ceilings, balcony with water views.

### Suite 220 ±7,170 SF

Open airy space overlooking the waterfront, several private offices, large private conference room with kitchen facilities, private restrooms. Available 5/1/25.



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