

1507

E. MARCH LANE , SUITE B | STOCKTON, CALIFORNIA



MEDICAL / PROFESSIONAL OFFICE FOR LEASE

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



MEDICAL / PROFESSIONAL OFFICE FOR LEASE

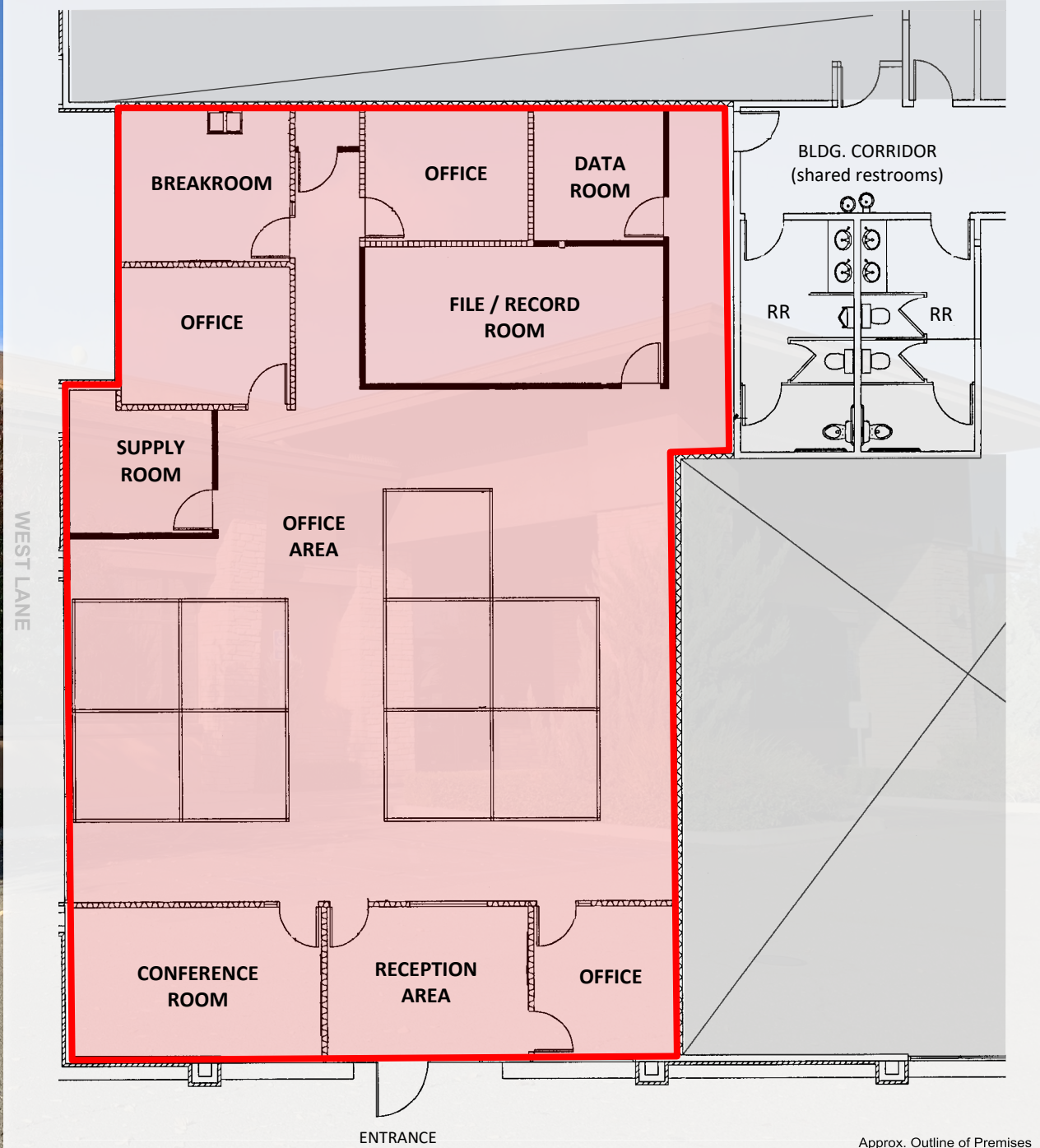
1507 E. March Lane, Suite B • Stockton, California



- Prime location with street frontage
- Contemporary design
- Newer construction & high quality finishes
- Within Master-Planned Office Park
- Generous & convenient parking
- Signalized intersection
- Busy commercial area of Stockton
- Co-tenants include: Advanced Dermatology, Dental Surgery Center, DaVita Dialysis, SJ County Rehabilitation Dept., Focus Health, The Bone Store, AIM Higher & more

SUITE DETAILS & FEATURES

- Suite B: 3,375[±] sf
- \$1.70 per sf / mo. (NNN)
- Main lobby & entrance door signage
- Visible from West Lane
- Ample parking (5/1,000 sf)
- Shared restrooms w/ other tenants
- Former DMV office
- Suite Layout Includes:
 - 3 Private offices
 - Large open office area
 - Supply Room
 - Data Room
 - File / Record Room
 - Conference Room
 - Reception Area
 - Employee breakroom



RANDY BREKKE DRE# 00856863

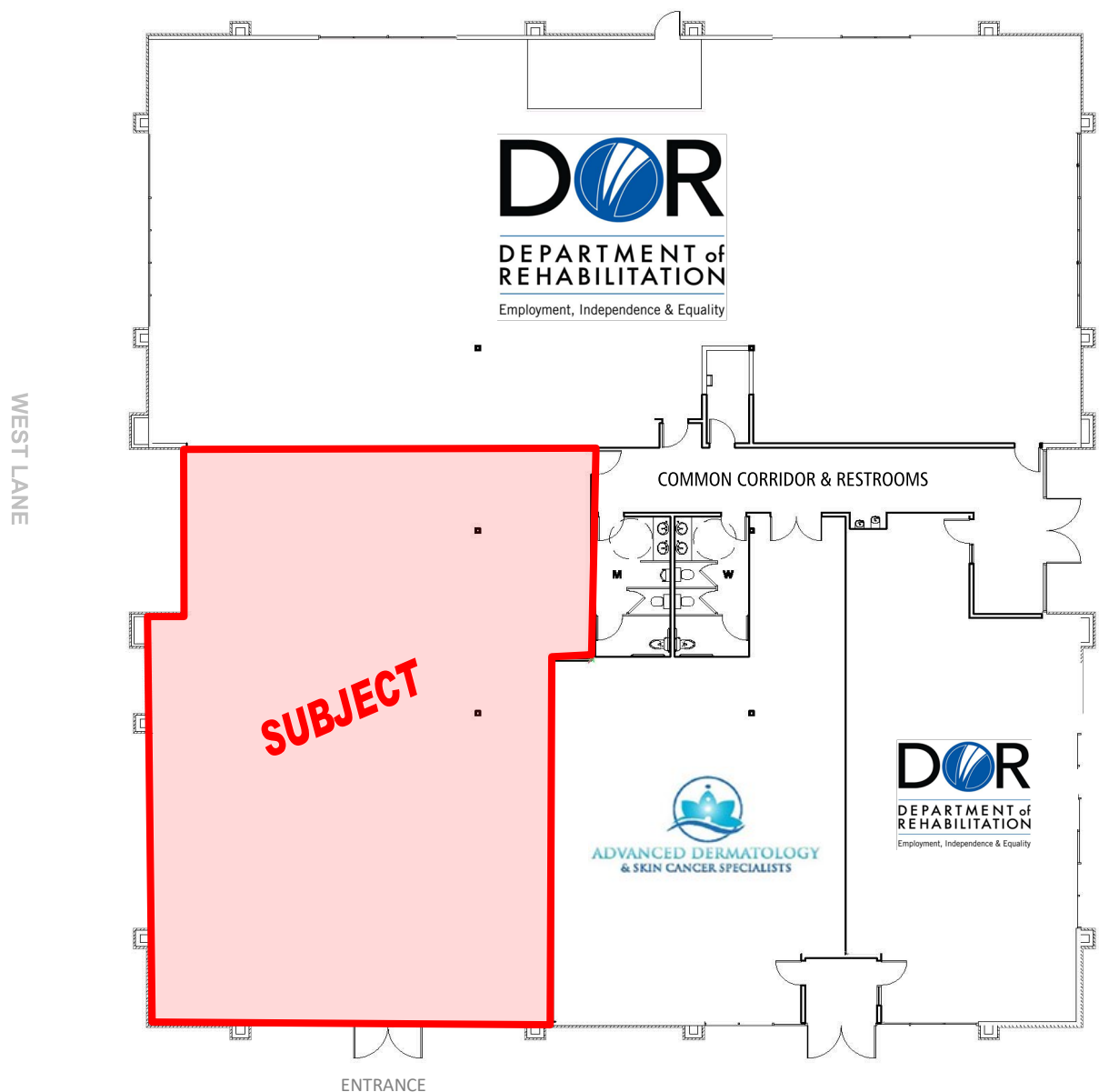
Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.





Approx. Outline of Premises

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



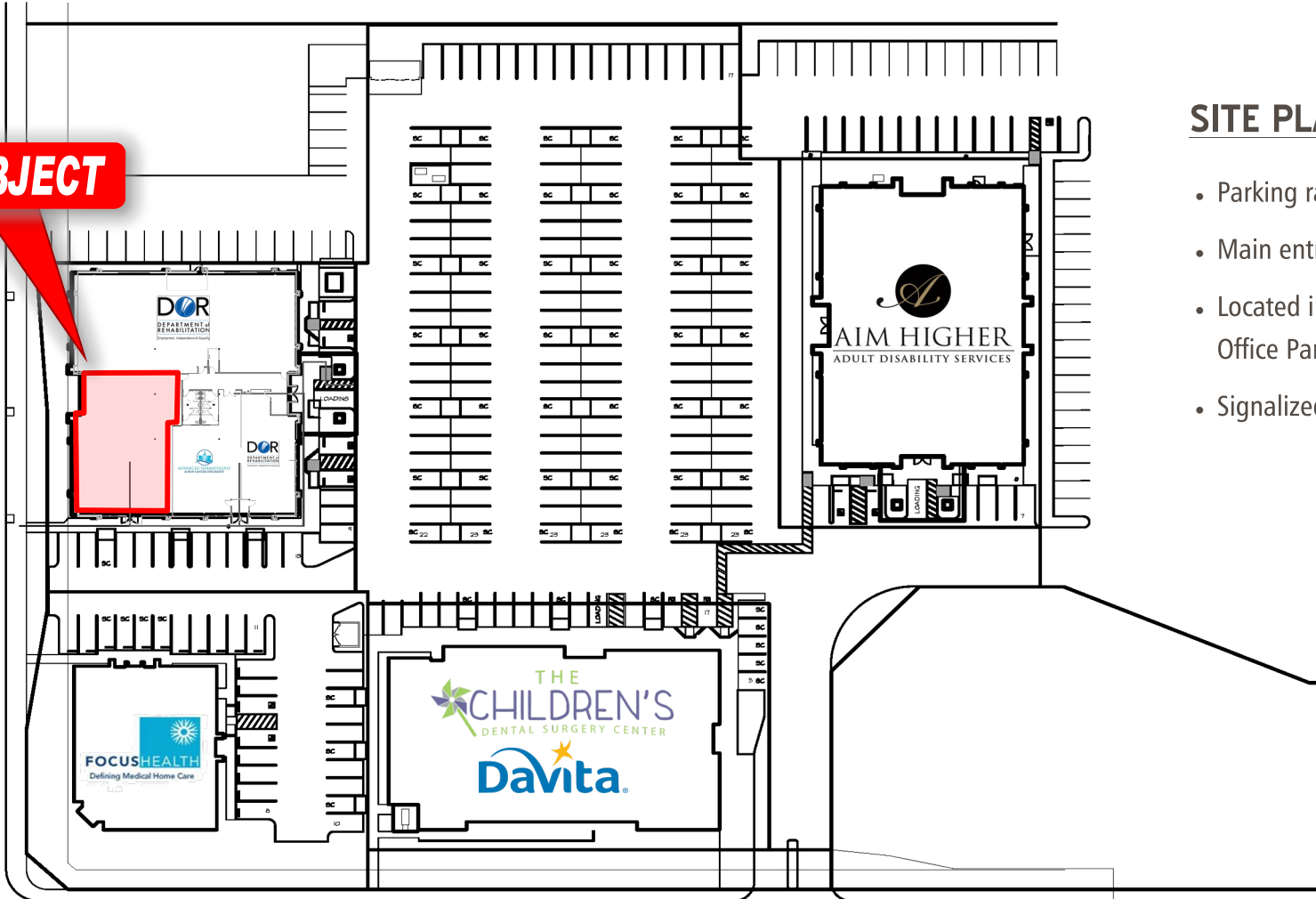
SITE PLAN

- Parking ratio: 5/1,000 sf
- Main entry/exit from E. March
- Located in Master Planned Office Park
- Signalized intersection

SUBJECT

WEST LANE

E. MARCH LANE



Approx. Outline of Premises

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

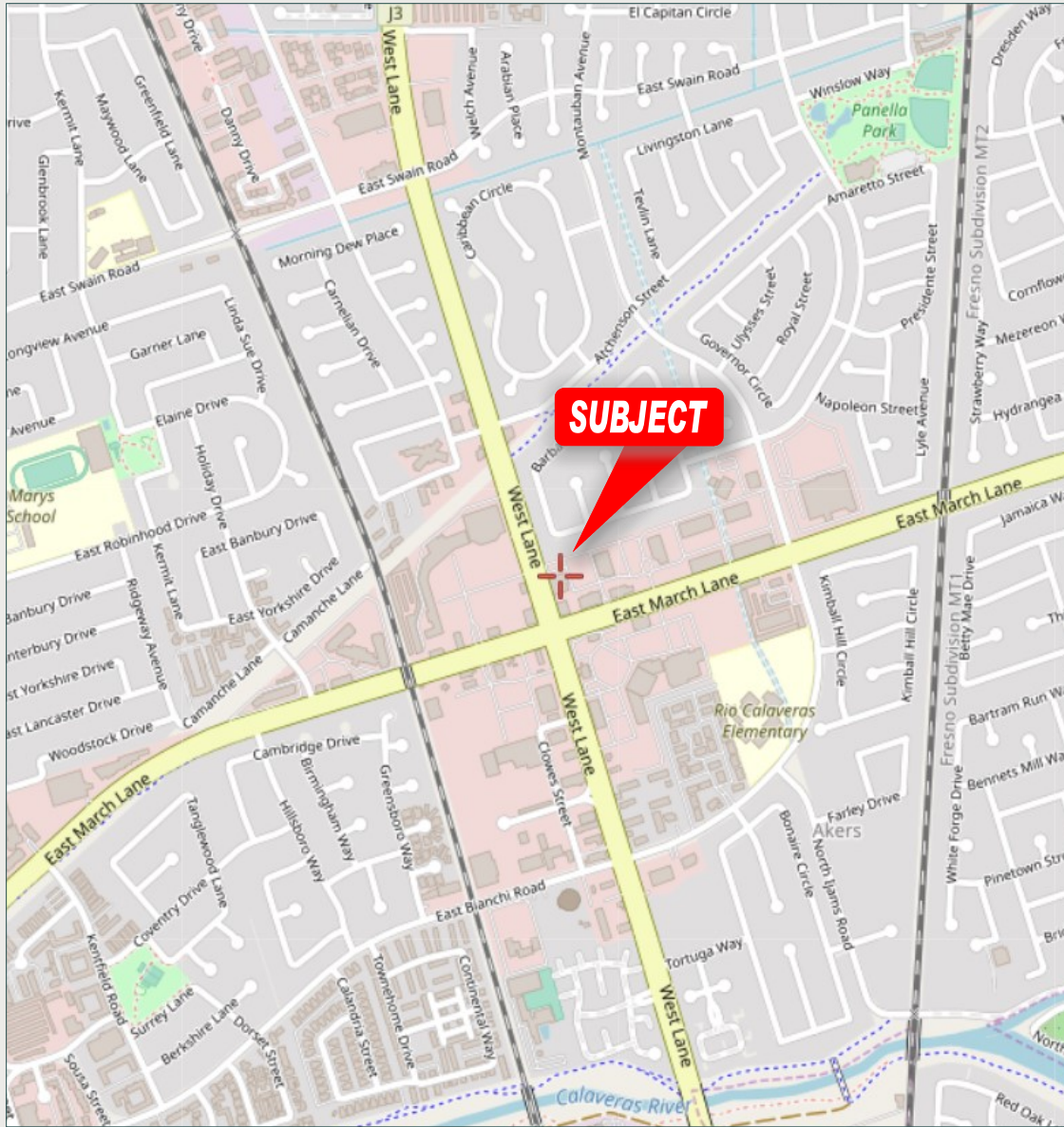
BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



LOCATION MAP



MAP OF CENTRAL VALLEY



POPULATION

City of Stockton - 321,819

San Joaquin County - 793,229

DISTANCES

To Hwy 99	6 Miles
To Manteca	17 Miles
To Modesto	33 Miles
To Sacramento	46 Miles
To San Francisco	89 Miles
To Fresno	128 Miles

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.