

OFFICES FOR LEASE PRIME SPACE IN NORTH STOCKTON

415 BENJAMIN HOLT DRIVE | STOCKTON, CA



BUILDING C:

- TOTAL SF: 2,400± SF
- 12 private offices from 80± SF to 200± SF
- Reception area
- Lobby area
- Conference Room
- Two (2) Kitchenettes
- Six (6) Sinks
- Three (3) private restrooms

BUILDING B:

- TOTAL SF: 500± SF
- Private restroom
- Newly painted

ECONOMIC DATA

LEASE RATE: \$1.60 SF Gross / Monthly

Mason Chambliss
BRE #02237204
mchambliss@lee-associates.com
D 925.336.9660

Logan Tingey
BRE #02152043
ltingey@lee-associates.com
C 341.206.0882

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.

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PROPERTY FEATURES:

Flexible floor plans with available Tenant Improvement Allowances

Prime location just off Pacific Avenue

Ample on-site parking for tenants and visitors

Private restrooms

Quiet, professional setting in desirable North Stockton

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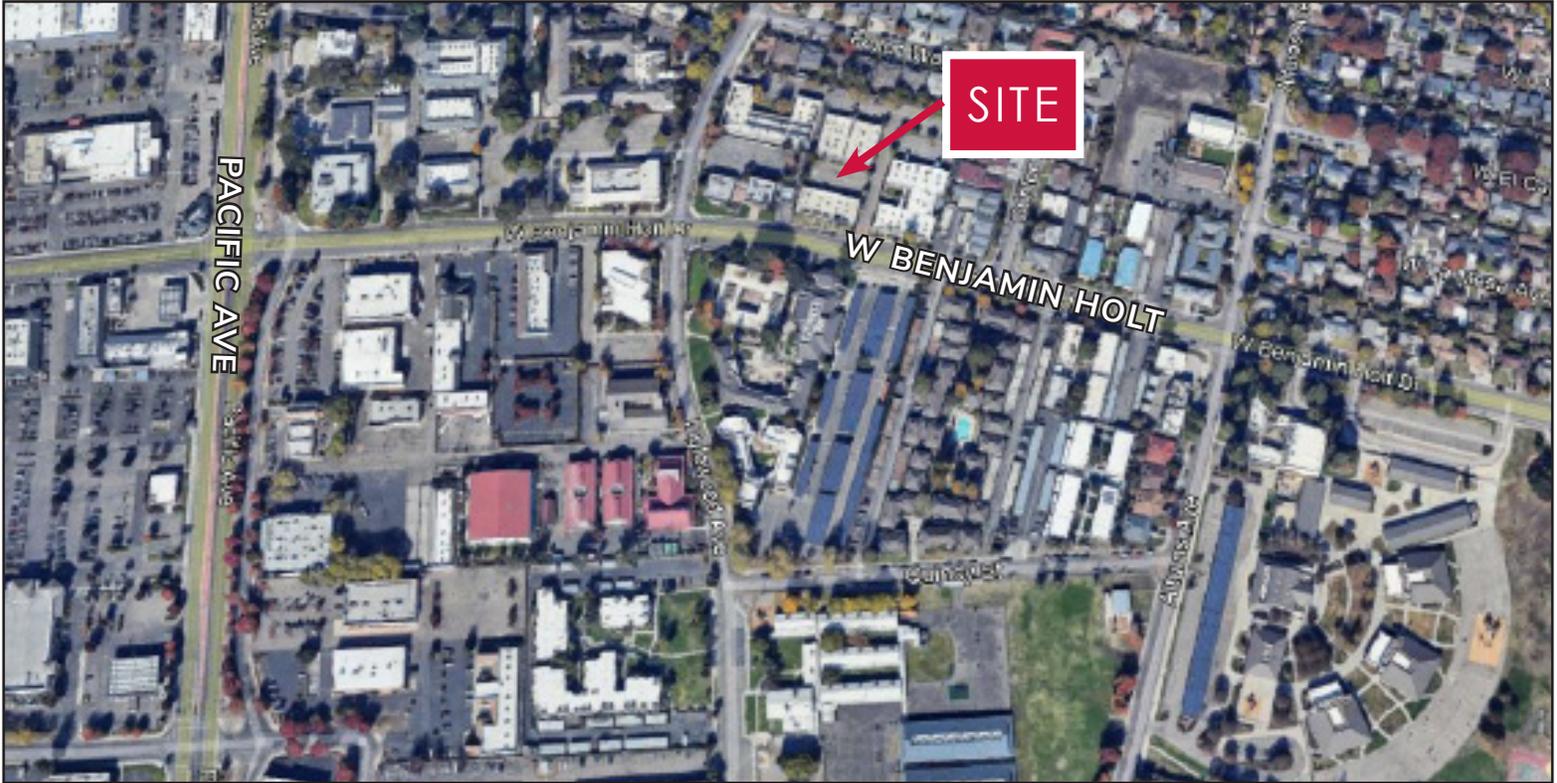
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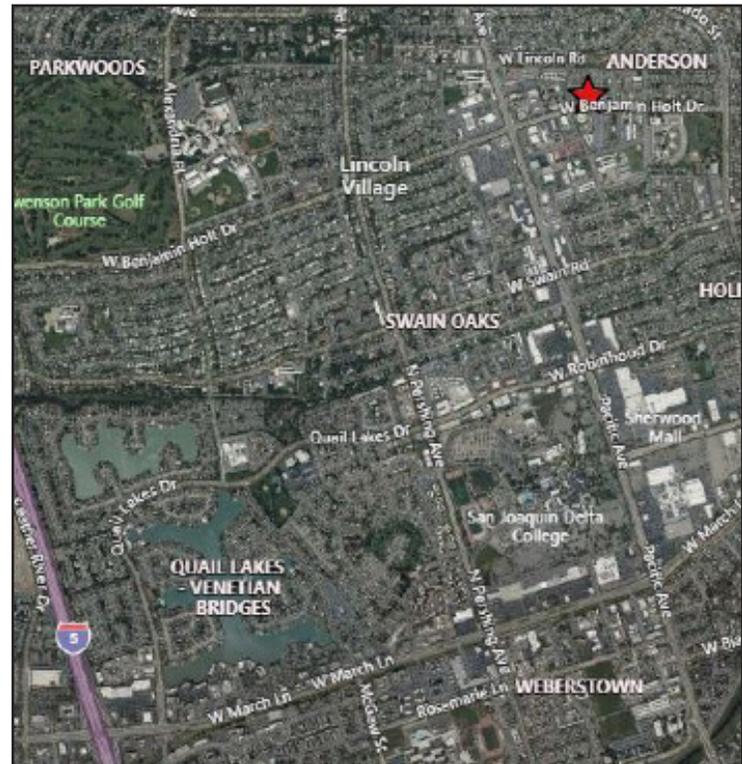
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AERIAL



TRAFFIC COUNTS:

W BENJAMIN HOLT DRIVE: 10,775± Cars, ADT (2017)
PACIFIC AVENUE: 15,763± Cars, ADT (2017)



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