

# Private Offices & Event Space

275 N Main St | Manteca, CA. 95336

## FOR LEASE



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## FOR LEASE

- 275 N. Main St, Manteca, CA, San Joaquin County
- APN: 217-226-010
- Lease Rate: Varies
- Property Total: ± 22,400 SF
- Unit Size: Varies
- Type: Commercial Office & Specialty
- Procurement Fee: 2.5%

**Description:** This specialty property has multiple private offices, a daycare, and an two event spaces available for Lease. The sanctuary is in use on Sundays and operated by ownership, otherwise it is available for Lease. A separate church is available for events and weddings. The private offices are updated with flooring, central AC, and are located on the second floor with access to shared restrooms and reception area. There is ample surface parking spaces and high visibility on the signalized Main and North intersection. With a walk score of 91 and located on a main access road, this property is best suited for not accessible required 1:1 customer facing needs, private offices for non-medical administrative uses, and first location entrepreneur's seeking full service rates.

### Features:

- Private offices with shared common are amenities.
- Ample, newly paved, parking off street.
- Highly visible location.
- On site management.
- Central heat and air with full service rates.



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Event Space

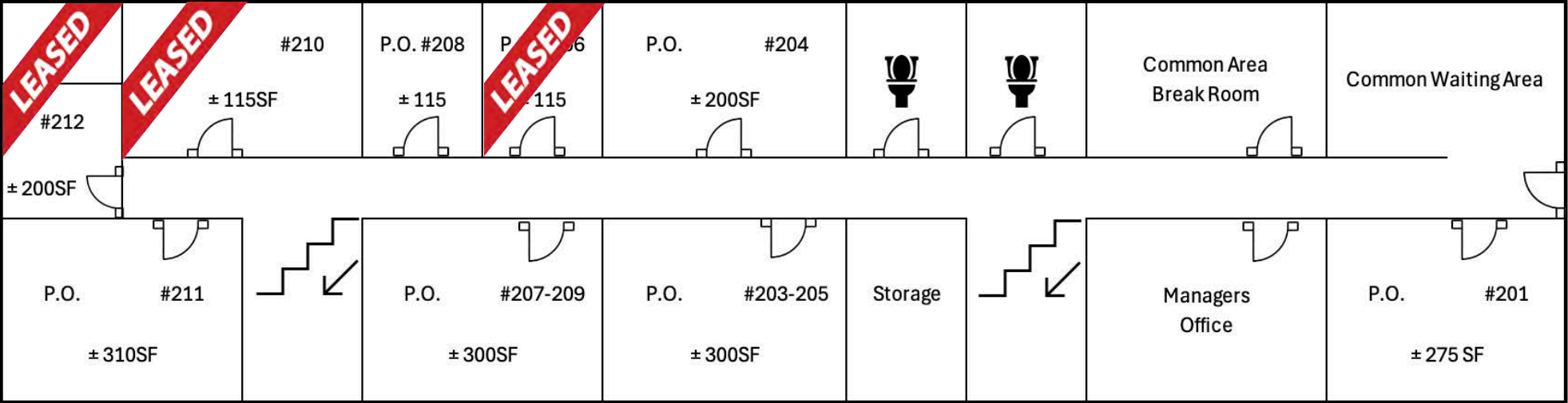
First Floor  
Daycare

Second  
Floor  
Office  
Space

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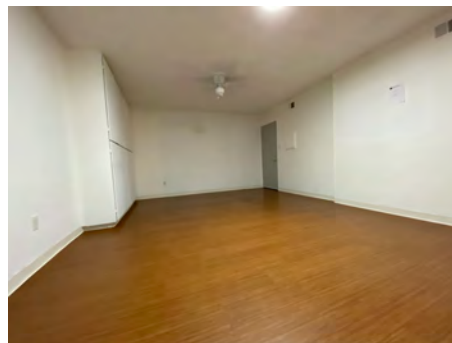
**#201**

**± 275SF: \$700 FS**



**#203-205**

**± 300SF: \$750 FS**



**#207-209**

**± 300SF: \$750 FS**



**#211**

**± 310SF: \$750 FS**





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#212

± 190SF: \$500 FS



#210

± 115SF: \$400 FS



#208

± 115SF: \$400 FS



#206

± 115SF: \$400 FS

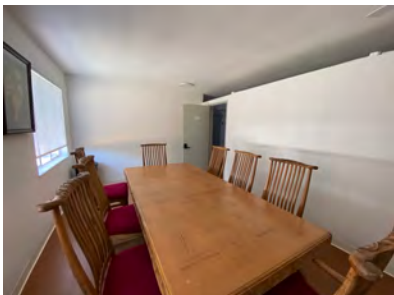


#204

± 200SF: \$500 FS



## Common Areas: Break Room & Waiting Area



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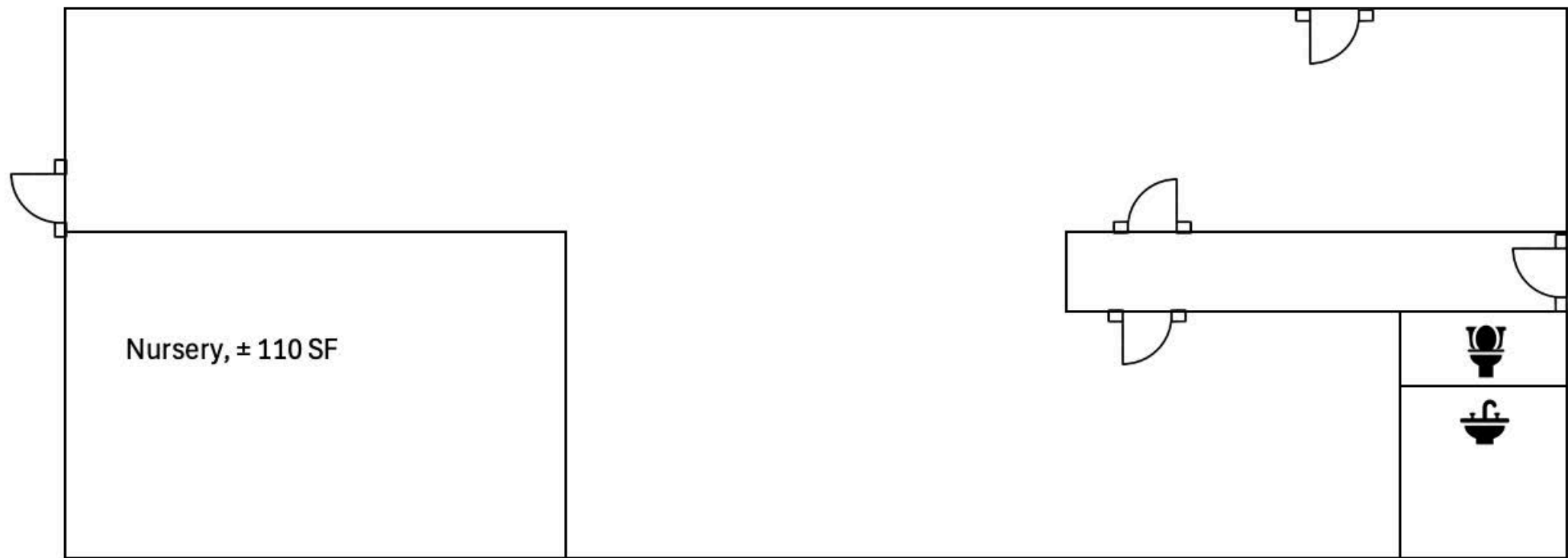




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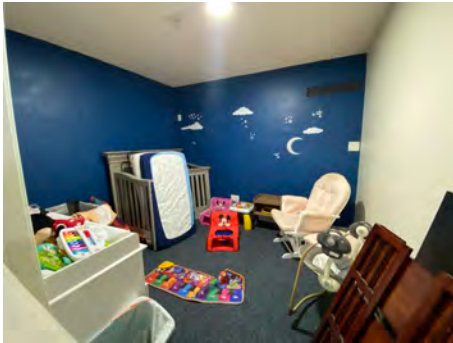


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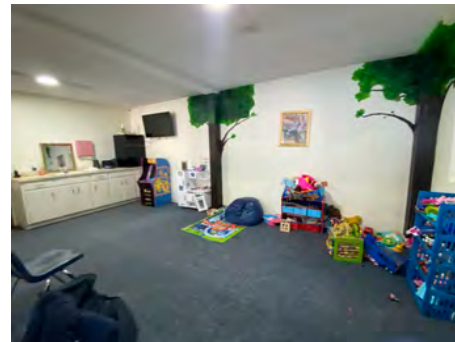
### Nursery: ± 110 SF



### Features:

- Crib
- Changing Table
- Separate Doors
- Carpeted
- Private Entry
- Restroom
- Sink
- Counters
- Built-ins
- Bookshelves
- Chalkboard Wall
- Desks
- Tables
- FFE To Operate

### Care Space: ± 700 SF





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### Suitable Events

- Birthday
- Recital
- Wedding
- Celebration
- Dances
- Anniversary
- Community
- Chess/Bingo

### Features

- Serving Kitchen
- Tables
- Sound System
- Private Entry
- Patio Area

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### Features:

- Counseling or Facility Use Only, Each Available
- Full Kitchen
- Separate Rooms For Entry
- Separate Rooms For Staging
- Off-Street Parking
- Bride & Groom Rooms
- New Flooring & Carpet





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## Chapel Available For Church & Events

### Features:

- 640 Person Occupancy
- Surround Sound
- Stage With Instruments
- Mezzanine
- Video Capable
- Secured & Monitored
- Variable Lighting