

PROFESSIONAL OFFICE OPPORTUNITY

17371 S Manthey Rd | Lathrop, CA 95330

FOR LEASE



PROFESSIONAL OFFICE OPPORTUNITY

17371 S Manthey Rd | Lathrop, CA 95330

FOR LEASE

INFORMATION

- Available: ± 1,650 SF
- APN: 191-190-058
- Lease Rate: \$4,500 monthly, FS
- Project Total: ± 25,000 SF
- Lot Size: 2.11 Acres
- Type: Office

DESCRIPTION

Ideally located in a well-established professional office building in Lathrop, this office opportunity offers turnkey workspace with modern finishes and flexible layouts suitable for a variety of professional users. The property benefits from excellent visibility and access to Interstate 5, proximity to regional services, and a growing business community. Perfect for medical, legal, consulting, or administrative tenants seeking a central Central Valley office presence.

HIGHLIGHTS

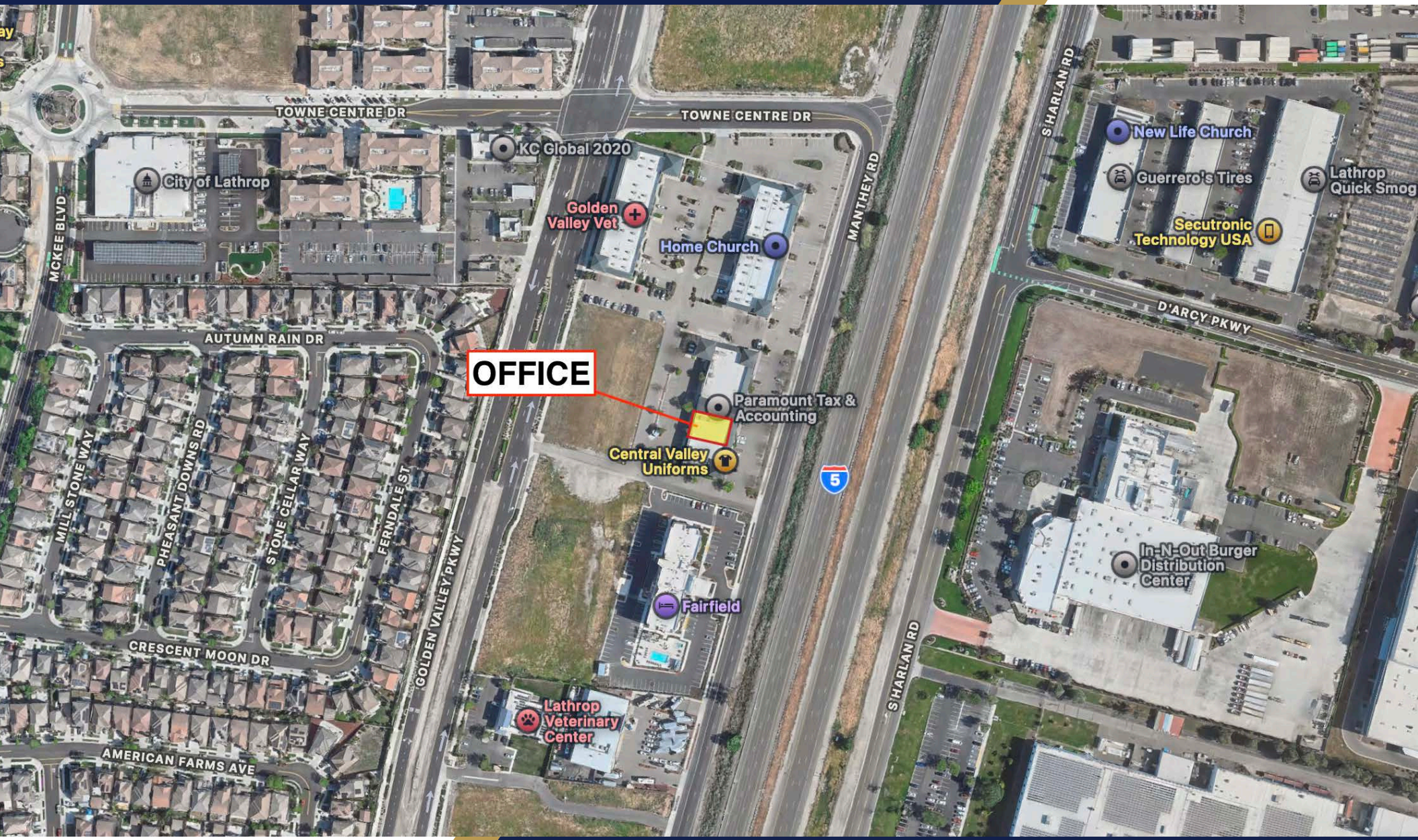
- Professional office environment
- Excellent freeway access
- Flexible suite layout
- Ample on-site parking
- Strong regional location



PROFESSIONAL OFFICE OPPORTUNITY

17371 S Manthey Rd | Lathrop, CA 95330

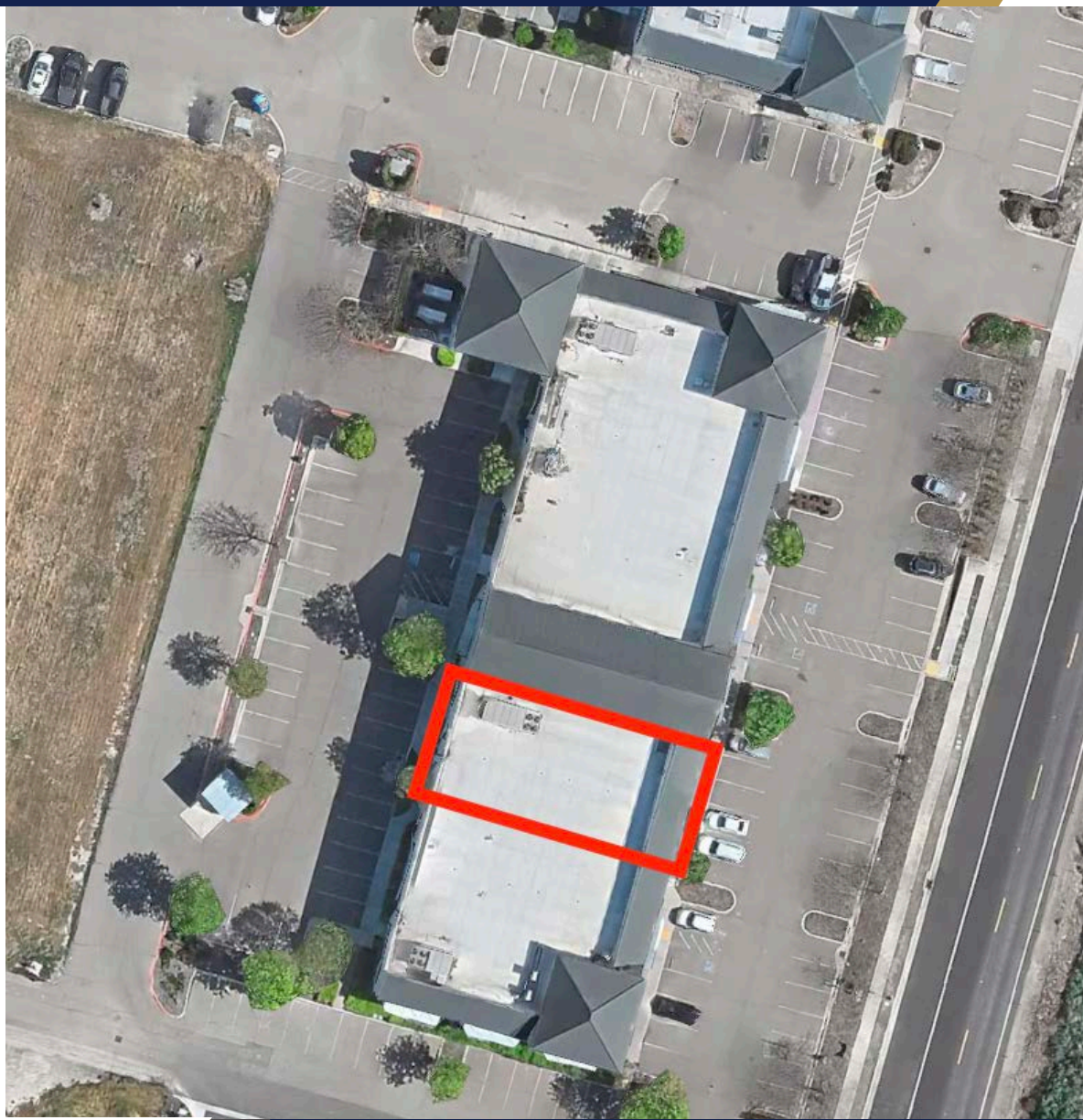
FOR LEASE



PROFESSIONAL OFFICE OPPORTUNITY

17371 S Manthey Rd | Lathrop, CA 95330

FOR LEASE



PROFESSIONAL OFFICE OPPORTUNITY

17371 S Manthey Rd | Lathrop, CA 95330

FOR LEASE

This professional suite offers a practical Class B office layout with open work area and a breakroom. Finishes are clean and functional, providing an efficient workspace without unnecessary overhead. Well suited for professional, medical, or administrative users seeking value-oriented space in a strong location.



Office Features:

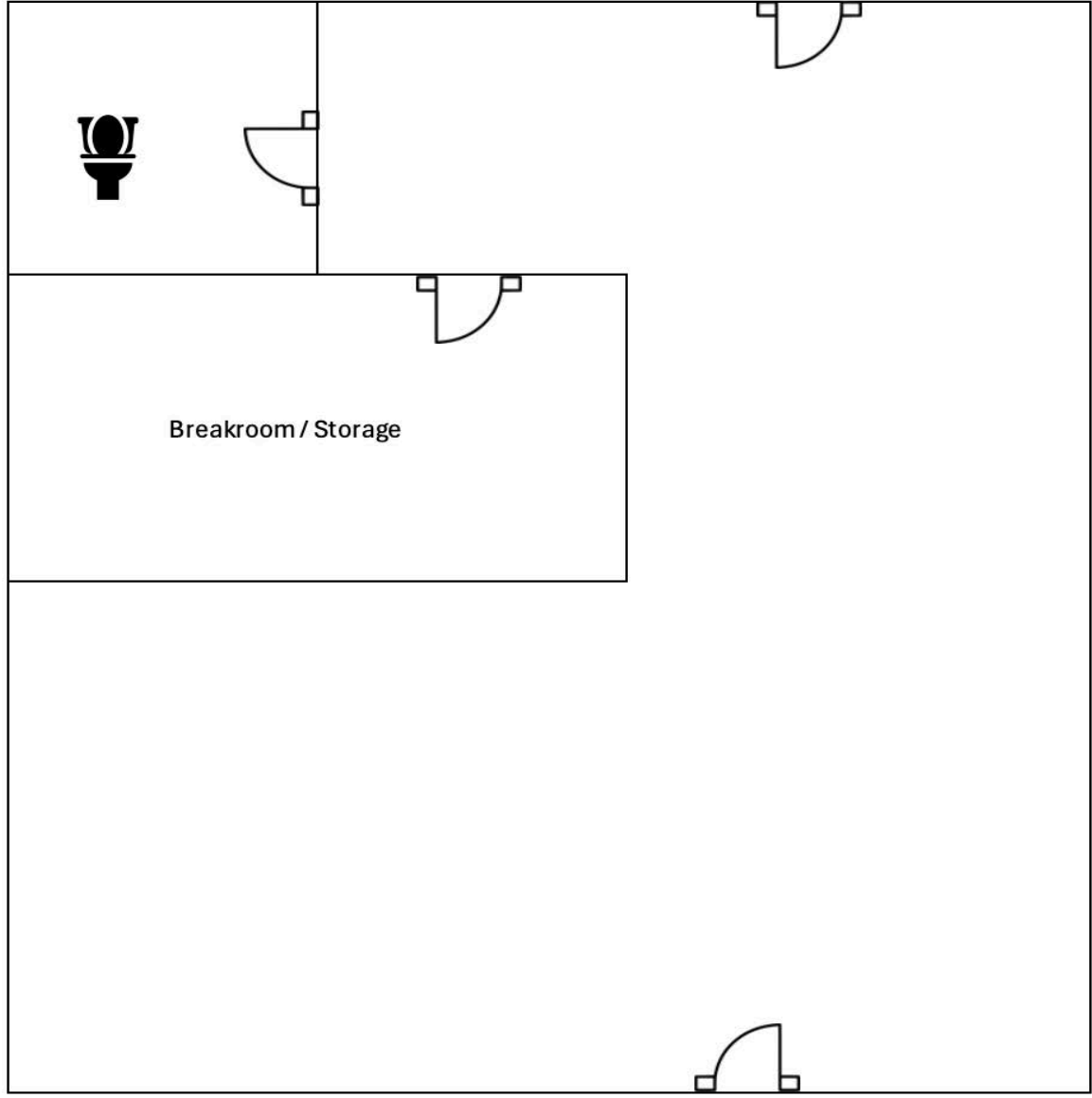
- Fully sprinklered
- Ample lighting
- Off-street parking
- Private Restroom
- Central HVAC
- Breakroom

PROFESSIONAL OFFICE OPPORTUNITY

17371 S Manthey Rd | Lathrop, CA 95330

FOR LEASE

OFFICE FLOOR PLAN



PROFESSIONAL OFFICE OPPORTUNITY

17371 S Manthey Rd | Lathrop, CA 95330

FOR LEASE



PROFESSIONAL OFFICE OPPORTUNITY

17371 S Manthey Rd | Lathrop, CA 95330

FOR LEASE



NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

PMZ COMMERCIAL
BROKER, DRE 00405158
209.527.5640

PMZ COMMERCIAL REAL ESTATE

From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor’s perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. All other marks displayed on this document besides PMZ are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of PMZ. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

BROKERAGE, LEASING & SALES

ASSET MANAGEMENT

DEVELOPMENT MANAGEMENT

CONSULTING

1120 Scenic Drive
Modesto, CA. 95350
209.527.5640



NICK MAUGERI
AGENT, DRE 02109522
209.409.4225
nmaugeri@pmz.com

PMZ COMMERCIAL
BROKER, DRE 00405158
209.527.5640