

PROFESSIONAL OFFICE OPPORTUNITY

17371 S Manthey Rd | Lathrop, CA 95330

FOR LEASE



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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

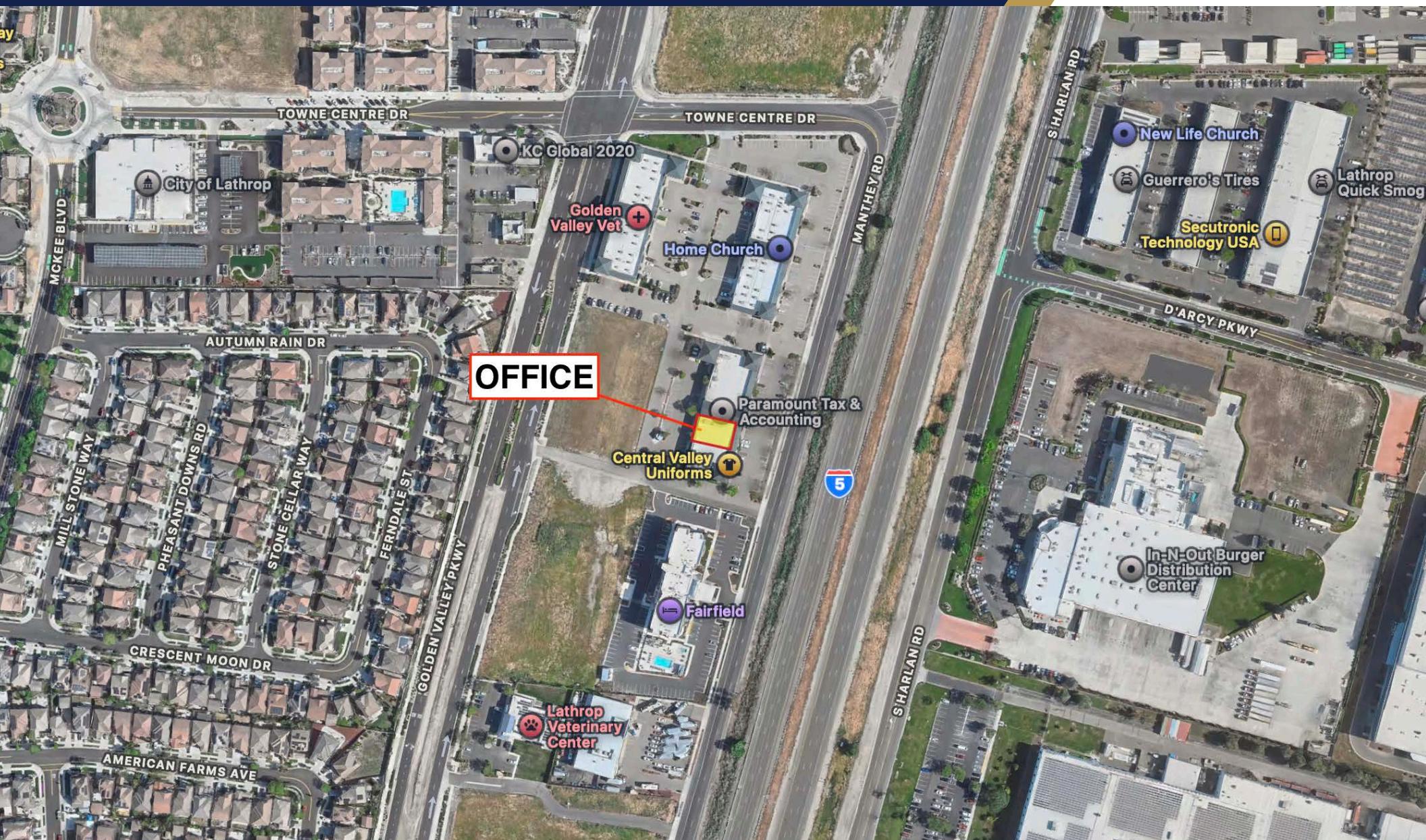
- Professional office environment
- Excellent freeway access
- Flexible suite layout
- Ample on-site parking
- Strong regional location



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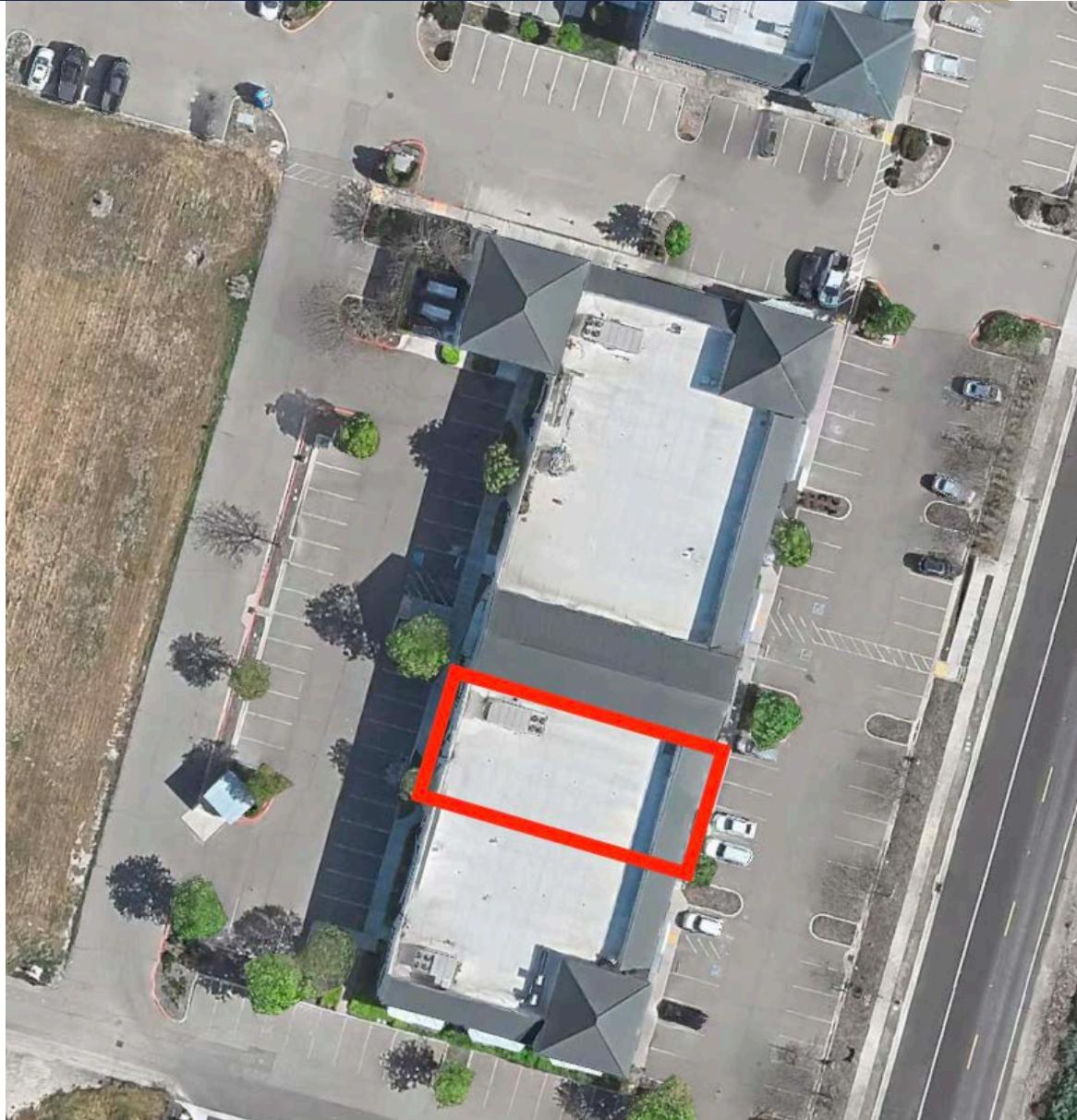
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This professional suite offers a practical Class B office layout with open work area and a breakroom. Finishes are clean and functional, providing an efficient workspace without unnecessary overhead. Well suited for professional, medical, or administrative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



Office Features:

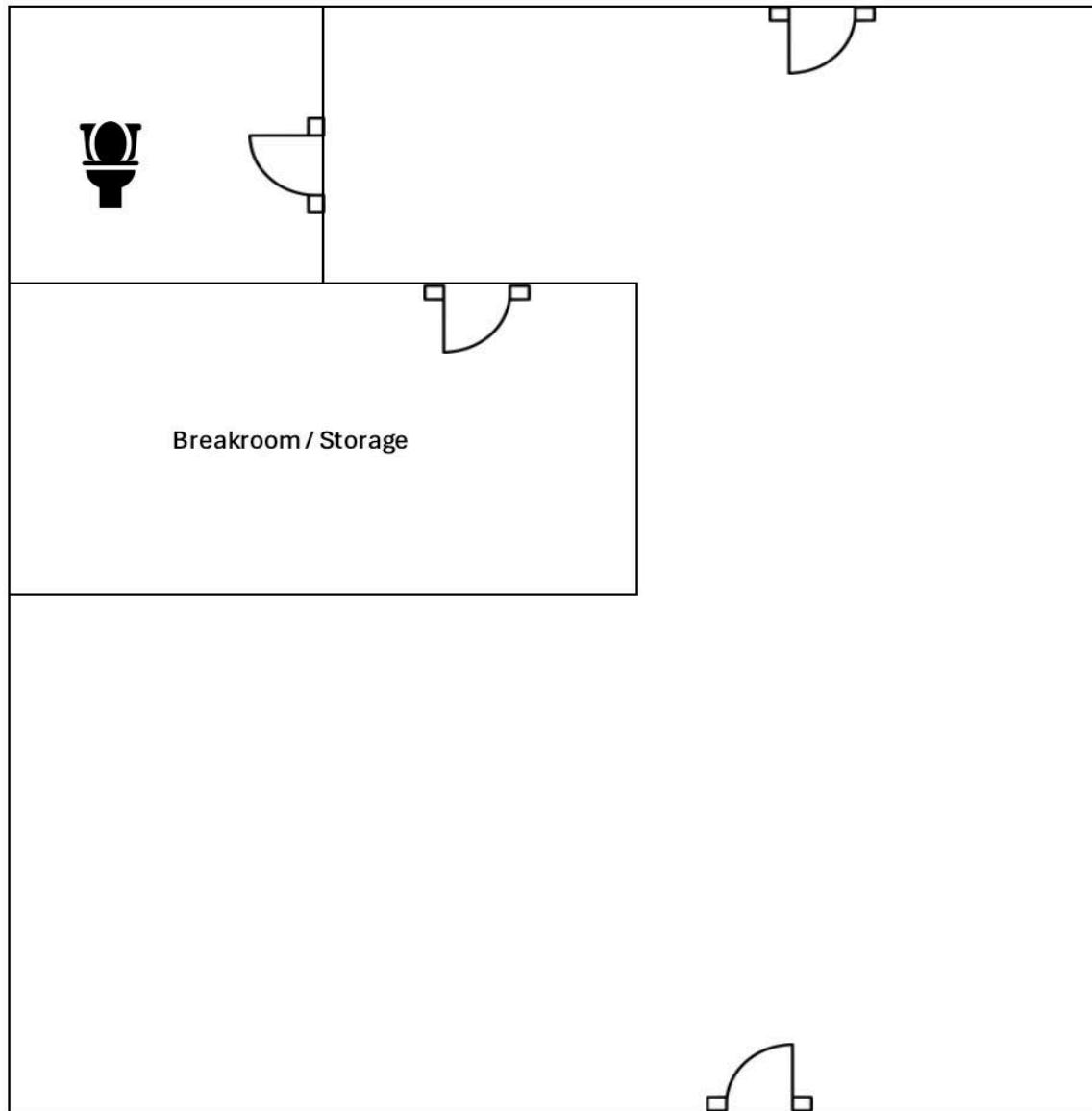
- Fully sprinklered
- Ample lighting
- Off-street parking
- Private Restroom
- Central HVAC
- Breakroom

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OFFICE FLOOR PLAN



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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.

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