

# WATERFRONT WAREHOUSE FOR LEASE

445 W. Weber Avenue, Stockton, CA



**BURNS GROUP**  
HISTORIC STOCKTON



## WATERFRONT WAREHOUSE Available Now!

- This busy mixed-use complex is the ideal downtown location for professional offices, retail stores, event venues, and restaurants
- Stockton's new City Hall & Permit Center next door—set to open soon!
- Anchor tenants in this 68,000 SF complex include Nena's Mexican Restaurant, House of Pita Mediterranean restaurant, La Vaca en Brazas, Inspire Beauty Academy, and numerous offices & retail stores
- Center is open 365 days a year
- Water views, outdoor dining
- Free parking in gated parking lot

**High Visibility Location!**



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## **AVAILABLE SUITES:**

### **Suite 137, ±972 SF**

Ground floor office or retail space; storefront windows, sink/cabinetry, great visibility.

### **Suite 139, ±972 SF**

Ground floor office space, high ceilings, good layout with 2 offices, upstairs loft for storage.

### **Suites 144A & B, ±3,180 SF**

This space is on the end cap, with great sidewalk visibility. Ideal for a coffee business—new City Hall and Permit Center opening within a few months next door. Two ADA restrooms, some coffee build-out already in place.

### **Suite 220, ±7,170 SF**

Open airy space overlooking the waterfront with beautiful views. Reception area, five private offices, conference room, large boardroom with kitchen facilities, two private multi-stall restrooms.

### **Suite 224, ±736 SF**

Second floor office space, spacious interior.

### **Suite 225A, ±582SF**

Second floor office space, spacious interior.



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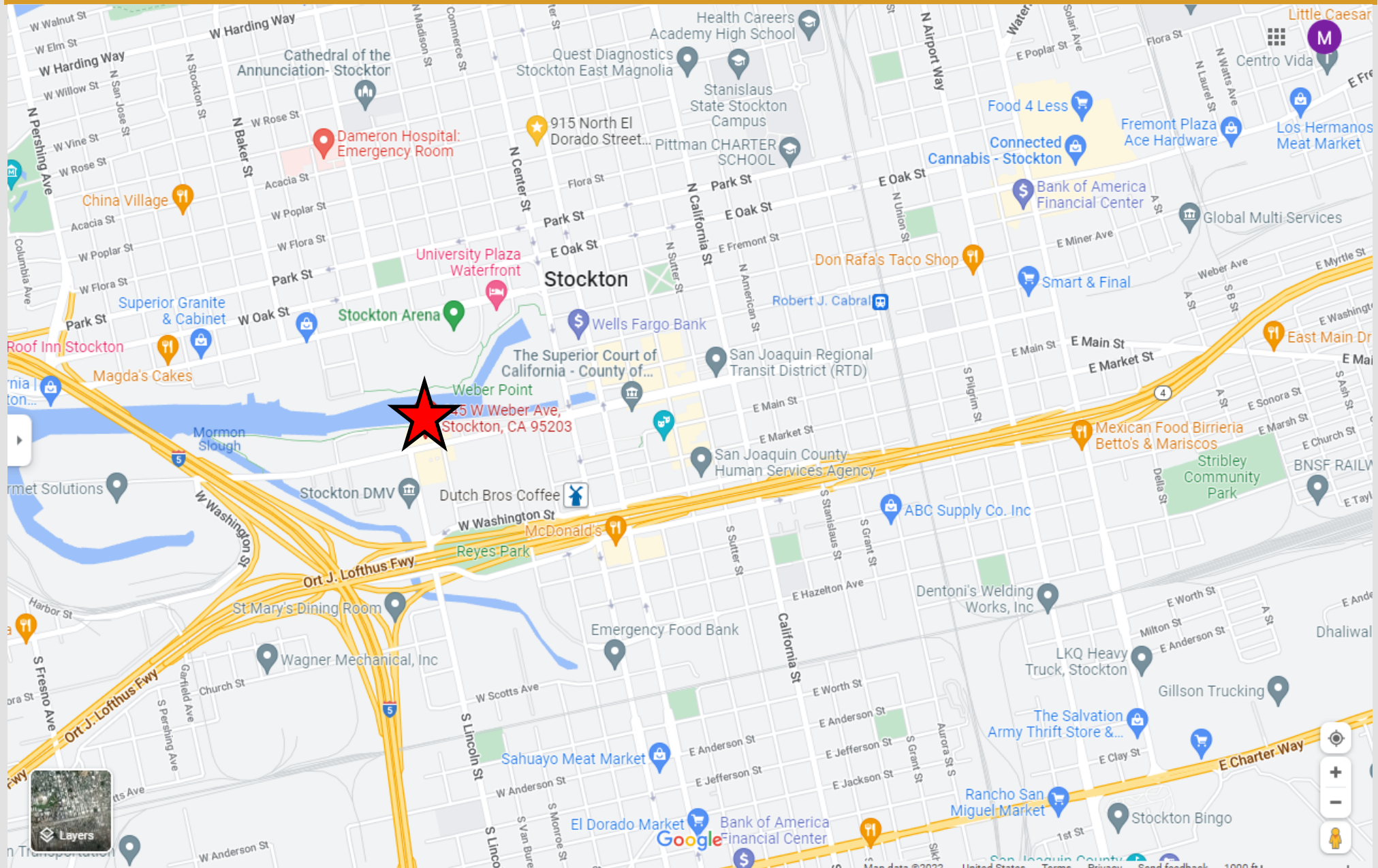




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## Contact

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