

PRIME OFFICE SPACE FOR LEASE



1455 EAST G STREET
OAKDALE, CA

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.





DETAILS & FEATURES

- Excellent Oakdale location
- Well maintained & beautifully landscaped
- Modern shared restrooms
- Monument & building signage
- Single-story professional office building built in 2005
- Adjacent suites can be combined
- Ample on-site & street parking
- Convenient access to Highway 120 and nearby banks, restaurants, and national retailers
- Minutes from Hwy 120 and public transportation

SPACE AVAILABLE & RENT

<u>SUITE</u>	<u>SIZE</u>	<u>MO. RENT</u>
Suite A	1,817 [±] sf	\$1.75 psf (Gross)
Suite B	1,750 [±] sf	\$1.75 psf (Gross)
Suite D	1,400 [±] sf	\$1.75 psf (Gross)
Suite E	1,401 [±] sf	\$1.75 psf (Gross)

RANDY BREKKE DRE# 00856863

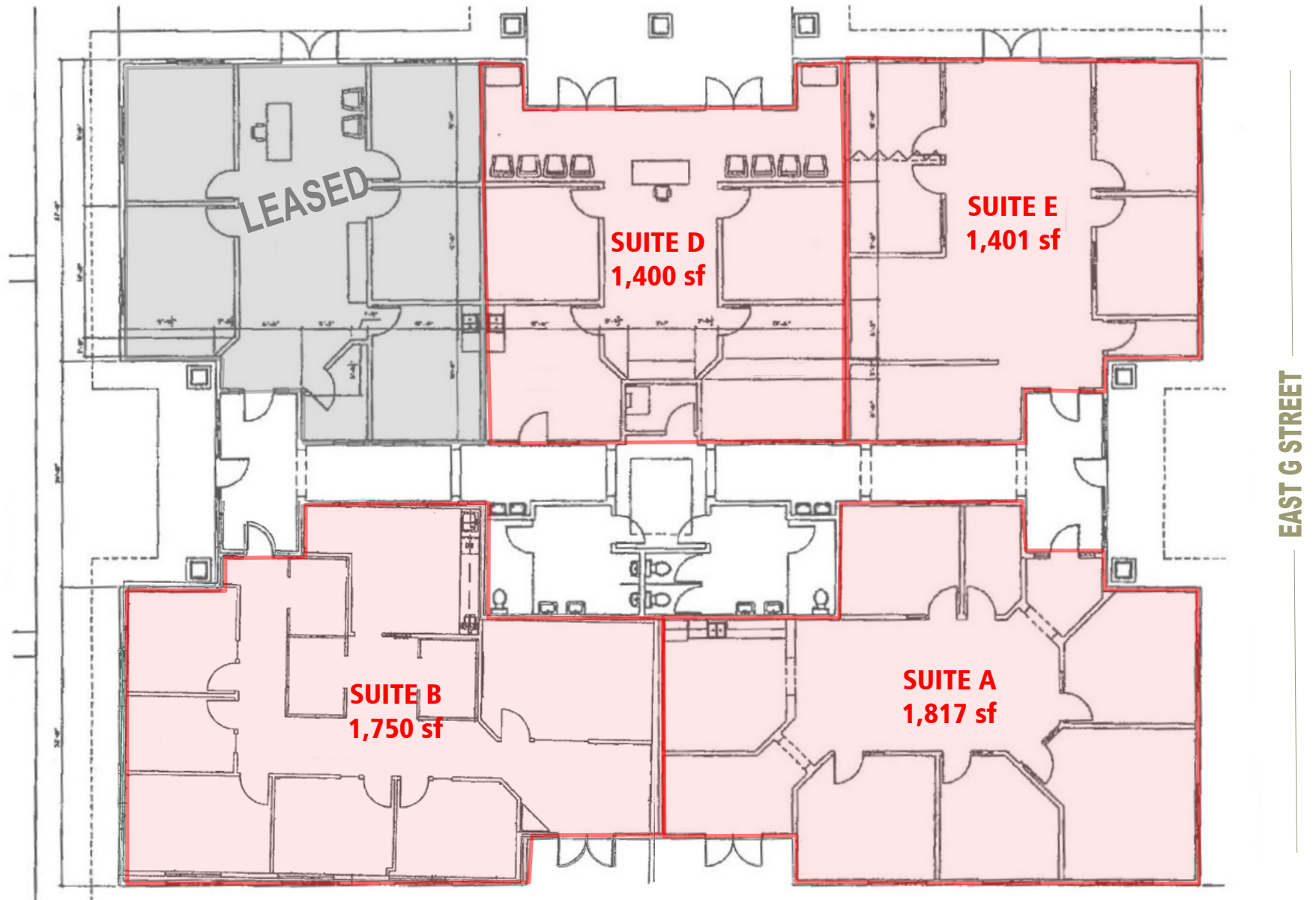
Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

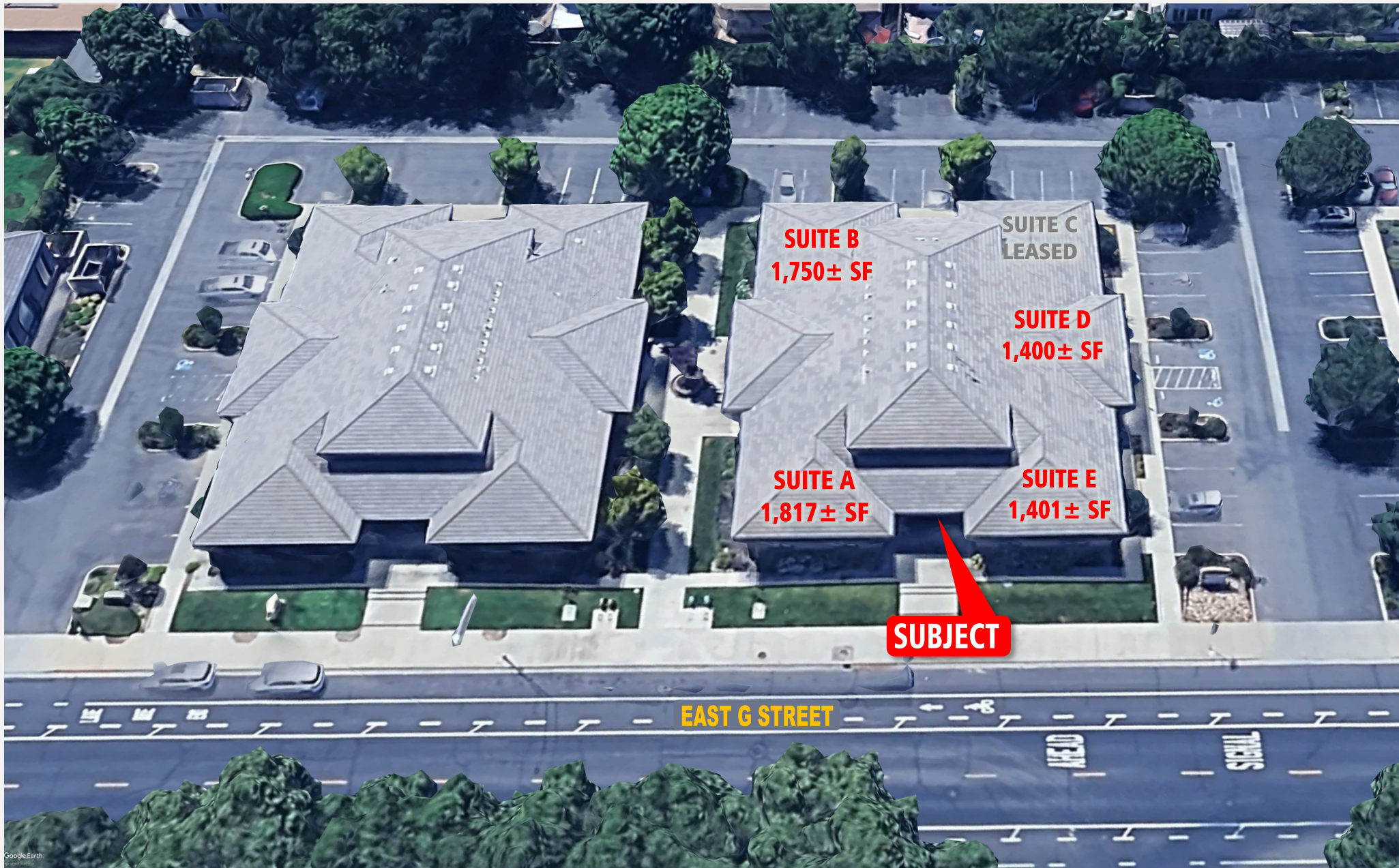
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.





1455 EAST G STREET
OAKDALE, CA

OFFICE SPACE FOR LEASE



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



1455 EAST G STREET
OAKDALE, CA

OFFICE SPACE FOR LEASE

SUITE A • 1,817± SF • 6 PRIVATE OFFICES • BREAK ROOM • RECEPTION AREA • UPGRADED FLOORING



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



1455 EAST G STREET
OAKDALE, CA

OFFICE SPACE FOR LEASE

SUITE B • 1,750± SF • 5 PRIVATE OFFICES • BREAK ROOM • RECEPTION AREA • CONFERENCE ROOM



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



1455 EAST G STREET
OAKDALE, CA

OFFICE SPACE FOR LEASE

SUITE D • 1,400± SF • 4 PRIVATE OFFICES • BREAK ROOM • RECEPTION AREA



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.

BREKKE REAL ESTATE, INC. DRE# 01208688

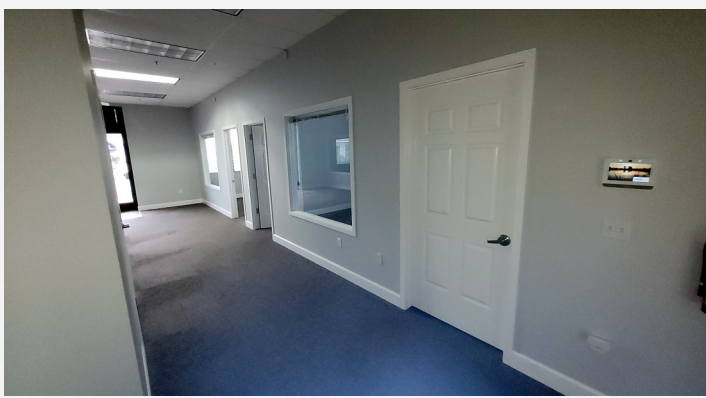
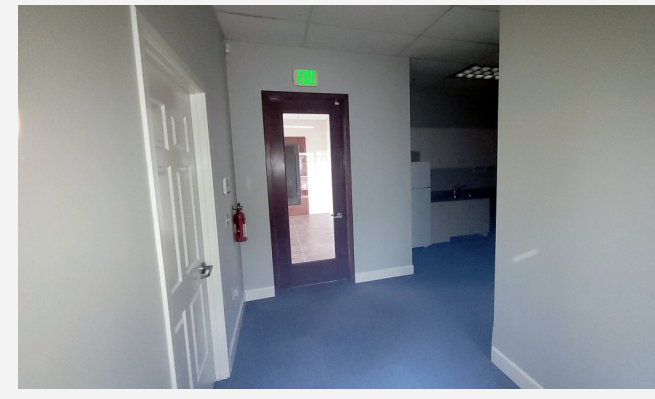
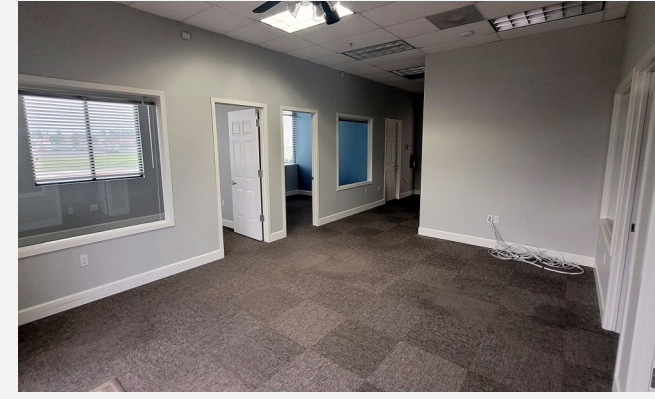
1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



1455 EAST G STREET
OAKDALE, CA

OFFICE SPACE FOR LEASE

SUITE E • 1,401± SF • 4 PRIVATE OFFICES • BREAK ROOM • RECEPTION AREA



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



1455 EAST G STREET
OAKDALE, CA

OFFICE SPACE FOR LEASE



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



OFFICE SPACE FOR LEASE

A map of Oakdale, California, showing a red dot labeled "SUBJECT" on Grand Oak Way. The map includes major roads like N Yosemite Ave and S Maag Ave, and landmarks like Stanislaus River and Highway 120. The red dot is located on Grand Oak Way, between S Maag Ave and S Sierra Ave. The word "SUBJECT" is written in white capital letters on a red rectangular background with a red arrow pointing to the dot. The map shows a grid of streets with various names like N 1st Ave, N 2nd Ave, N 3rd Ave, N 4th Ave, N 5th Ave, N 6th Ave, N 8th Ave, N 10th Ave, N 12th Ave, N 14th Ave, N 16th Ave, N 18th Ave, N 20th Ave, N 22nd Ave, N 24th Ave, N 26th Ave, N 28th Ave, N 30th Ave, N 32nd Ave, N 34th Ave, N 36th Ave, N 38th Ave, N 40th Ave, N 42nd Ave, N 44th Ave, N 46th Ave, N 48th Ave, N 50th Ave, N 52nd Ave, N 54th Ave, N 56th Ave, N 58th Ave, N 60th Ave, N 62nd Ave, N 64th Ave, N 66th Ave, N 68th Ave, N 70th Ave, N 72nd Ave, N 74th Ave, N 76th Ave, N 78th Ave, N 80th Ave, N 82nd Ave, N 84th Ave, N 86th Ave, N 88th Ave, N 90th Ave, N 92nd Ave, N 94th Ave, N 96th Ave, N 98th Ave, N 100th Ave, N 102nd Ave, N 104th Ave, N 106th Ave, N 108th Ave, N 110th Ave, N 112nd Ave, N 114th Ave, N 116th Ave, N 118th Ave, N 120th Ave, N 122nd Ave, N 124th Ave, N 126th Ave, N 128th Ave, N 130th Ave, N 132nd Ave, N 134th Ave, N 136th Ave, N 138th Ave, N 140th Ave, N 142nd Ave, N 144th Ave, N 146th Ave, N 148th Ave, N 150th Ave, N 152nd Ave, N 154th Ave, N 156th Ave, N 158th Ave, N 160th Ave, N 162nd Ave, N 164th Ave, N 166th Ave, N 168th Ave, N 170th Ave, N 172nd Ave, N 174th Ave, N 176th Ave, N 178th Ave, N 180th Ave, N 182nd Ave, N 184th Ave, N 186th Ave, N 188th Ave, N 190th Ave, N 192nd Ave, N 194th Ave, N 196th Ave, N 198th Ave, N 200th Ave, N 202nd Ave, N 204th Ave, N 206th Ave, N 208th Ave, N 210th Ave, N 212nd Ave, N 214th Ave, N 216th Ave, N 218th Ave, N 220th Ave, N 222nd Ave, N 224th Ave, N 226th Ave, N 228th Ave, N 230th Ave, N 232nd Ave, N 234th Ave, N 236th Ave, N 238th Ave, N 240th Ave, N 242nd Ave, N 244th Ave, N 246th Ave, N 248th Ave, N 250th Ave, N 252nd Ave, N 254th Ave, N 256th Ave, N 258th Ave, N 260th Ave, N 262nd Ave, N 264th Ave, N 266th Ave, N 268th Ave, N 270th Ave, N 272nd Ave, N 274th Ave, N 276th Ave, N 278th Ave, N 280th Ave, N 282nd Ave, N 284th Ave, N 286th Ave, N 288th Ave, N 290th Ave, N 292nd Ave, N 294th Ave, N 296th Ave, N 298th Ave, N 300th Ave, N 302nd Ave, N 304th Ave, N 306th Ave, N 308th Ave, N 310th Ave, N 312nd Ave, N 314th Ave, N 316th Ave, N 318th Ave, N 320th Ave, N 322nd Ave, N 324th Ave, N 326th Ave, N 328th Ave, N 330th Ave, N 332nd Ave, N 334th Ave, N 336th Ave, N 338th Ave, N 340th Ave, N 342nd Ave, N 344th Ave, N 346th Ave, N 348th Ave, N 350th Ave, N 352nd Ave, N 354th Ave, N 356th Ave, N 358th Ave, N 360th Ave, N 362nd Ave, N 364th Ave, N 366th Ave, N 368th Ave, N 370th Ave, N 372nd Ave, N 374th Ave, N 376th Ave, N 378th Ave, N 380th Ave, N 382nd Ave, N 384th Ave, N 386th Ave, N 388th Ave, N 390th Ave, N 392nd Ave, N 394th Ave, N 396th Ave, N 398th Ave, N 400th Ave, N 402nd Ave, N 404th Ave, N 406th Ave, N 408th Ave, N 410th Ave, N 412nd Ave, N 414th Ave, N 416th Ave, N 418th Ave, N 420th Ave, N 422nd Ave, N 424th Ave, N 426th Ave, N 428th Ave, N 430th Ave, N 432nd Ave, N 434th Ave, N 436th Ave, N 438th Ave, N 440th Ave, N 442nd Ave, N 444th Ave, N 446th Ave, N 448th Ave, N 450th Ave, N 452nd Ave, N 454th Ave, N 456th Ave, N 458th Ave, N 460th Ave, N 462nd Ave, N 464th Ave, N 466th Ave, N 468th Ave, N 470th Ave, N 472nd Ave, N 474th Ave, N 476th Ave, N 478th Ave, N 480th Ave, N 482nd Ave, N 484th Ave, N 486th Ave, N 488th Ave, N 490th Ave, N 492nd Ave, N 494th Ave, N 496th Ave, N 498th Ave, N 500th Ave, N 502nd Ave, N 504th Ave, N 506th Ave, N 508th Ave, N 510th Ave, N 512nd Ave, N 514th Ave, N 516th Ave, N 518th Ave, N 520th Ave, N 522nd Ave, N 524th Ave, N 526th Ave, N 528th Ave, N 530th Ave, N 532nd Ave, N 534th Ave, N 536th Ave, N 538th Ave, N 540th Ave, N 542nd Ave, N 544th Ave, N 546th Ave, N 548th Ave, N 550th Ave, N 552nd Ave, N 554th Ave, N 556th Ave, N 558th Ave, N 560th Ave, N 562nd Ave, N 564th Ave, N 566th Ave, N 568th Ave, N 570th Ave, N 572nd Ave, N 574th Ave, N 576th Ave, N 578th Ave, N 580th Ave, N 582nd Ave, N 584th Ave, N 586th Ave, N 588th Ave, N 590th Ave, N 592nd Ave, N 594th Ave, N 596th Ave, N 598th Ave, N 600th Ave, N 602nd Ave, N 604th Ave, N 606th Ave, N 608th Ave, N 610th Ave, N 612nd Ave, N 614th Ave, N 616th Ave, N 618th Ave, N 620th Ave, N 622nd Ave, N 624th Ave, N 626th Ave, N 628th Ave, N 630th Ave, N 632nd Ave, N 634th Ave, N 636th Ave, N 638th Ave, N 640th Ave, N 642nd Ave, N 644th Ave, N 646th Ave, N 648th Ave, N 650th Ave, N 652nd Ave, N 654th Ave, N 656th Ave, N 658th Ave, N 660th Ave, N 662nd Ave, N 664th Ave, N 666th Ave, N 668th Ave, N 670th Ave, N 672nd Ave, N 674th Ave, N 676th Ave, N 678th Ave, N 680th Ave, N 682nd Ave, N 684th Ave, N 686th Ave, N 688th Ave, N 690th Ave, N 692nd Ave, N 694th Ave, N 696th Ave, N 698th Ave, N 700th Ave, N 702nd Ave, N 704th Ave, N 706th Ave, N 708th Ave, N 710th Ave, N 712nd Ave, N 714th Ave, N 716th Ave, N 718th Ave, N 720th Ave, N 722nd Ave, N 724th Ave, N 726th Ave, N 728th Ave, N 730th Ave, N 732nd Ave, N 734th Ave, N 736th Ave, N 738th Ave, N 740th Ave, N 742nd Ave, N 744th Ave, N 746th Ave, N 748th Ave, N 750th Ave, N 752nd Ave, N 754th Ave, N 756th Ave, N 758th Ave, N 760th Ave, N 762nd Ave, N 764th Ave, N 766th Ave, N 768th Ave, N 770th Ave, N 772nd Ave, N 774th Ave, N 776th Ave, N 778th Ave, N 780th Ave, N 782nd Ave, N 784th Ave, N 786th Ave, N 788th Ave, N 790th Ave, N 792nd Ave, N 794th Ave, N 796th Ave, N 798th Ave, N 800th Ave, N 802nd Ave, N 804th Ave, N 806th Ave, N 808th Ave, N 810th Ave, N 812nd Ave, N 814th Ave, N 816th Ave, N 818th Ave, N 820th Ave, N 822nd Ave, N 824th Ave, N 826th Ave, N 828th Ave, N 830th Ave, N 832nd Ave, N 834th Ave, N 836th Ave, N 838th Ave, N 840th Ave, N 842nd Ave, N 844th Ave, N 846th Ave, N 848th Ave, N 850th Ave, N 852nd Ave, N 854th Ave, N 856th Ave, N 858th Ave, N 860th Ave, N 862nd Ave, N 864th Ave, N 866th Ave, N 868th Ave, N 870th Ave, N 872nd Ave, N 874th Ave, N 876th Ave, N 878th Ave, N 880th Ave, N 882nd Ave, N 884th Ave, N 886th Ave, N 888th Ave, N 890th Ave, N 892nd Ave, N 894th Ave, N 896th Ave, N 898th Ave, N 900th Ave, N 902nd Ave, N 904th Ave, N 906th Ave, N 908th Ave, N 910th Ave, N 912nd Ave, N 914th Ave, N 916th Ave, N 918th Ave, N 920th Ave, N 922nd Ave, N 924th Ave, N 926th Ave, N 928th Ave, N 930th Ave, N 932nd Ave, N 934th Ave, N 936th Ave, N 938th Ave, N 940th Ave, N 942nd Ave, N 944th Ave, N 946th Ave, N 948th Ave, N 950th Ave, N 952nd Ave, N 954th Ave, N 956th Ave, N 958th Ave, N 960th Ave, N 962nd Ave, N 964th Ave, N 966th Ave, N 968th Ave, N 970th Ave, N 972nd Ave, N 974th Ave, N 976th Ave, N 978th Ave, N 980th Ave, N 982nd Ave, N 984th Ave, N 986th Ave, N 988th Ave, N 990th Ave, N 992nd Ave, N 9



To Modesto	16 miles
To Manteca	21 miles
To Stockton	32 miles
To Sonora	35 miles
To Turlock.....	19 miles
To Sacramento	75 miles
To San Francisco.....	100 miles



BREKKE
REAL ESTATE INC

1455 EAST G STREET
OAKDALE, CA

OFFICE SPACE FOR LEASE



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.



1455 EAST G STREET
OAKDALE, CA

OFFICE SPACE FOR LEASE



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

