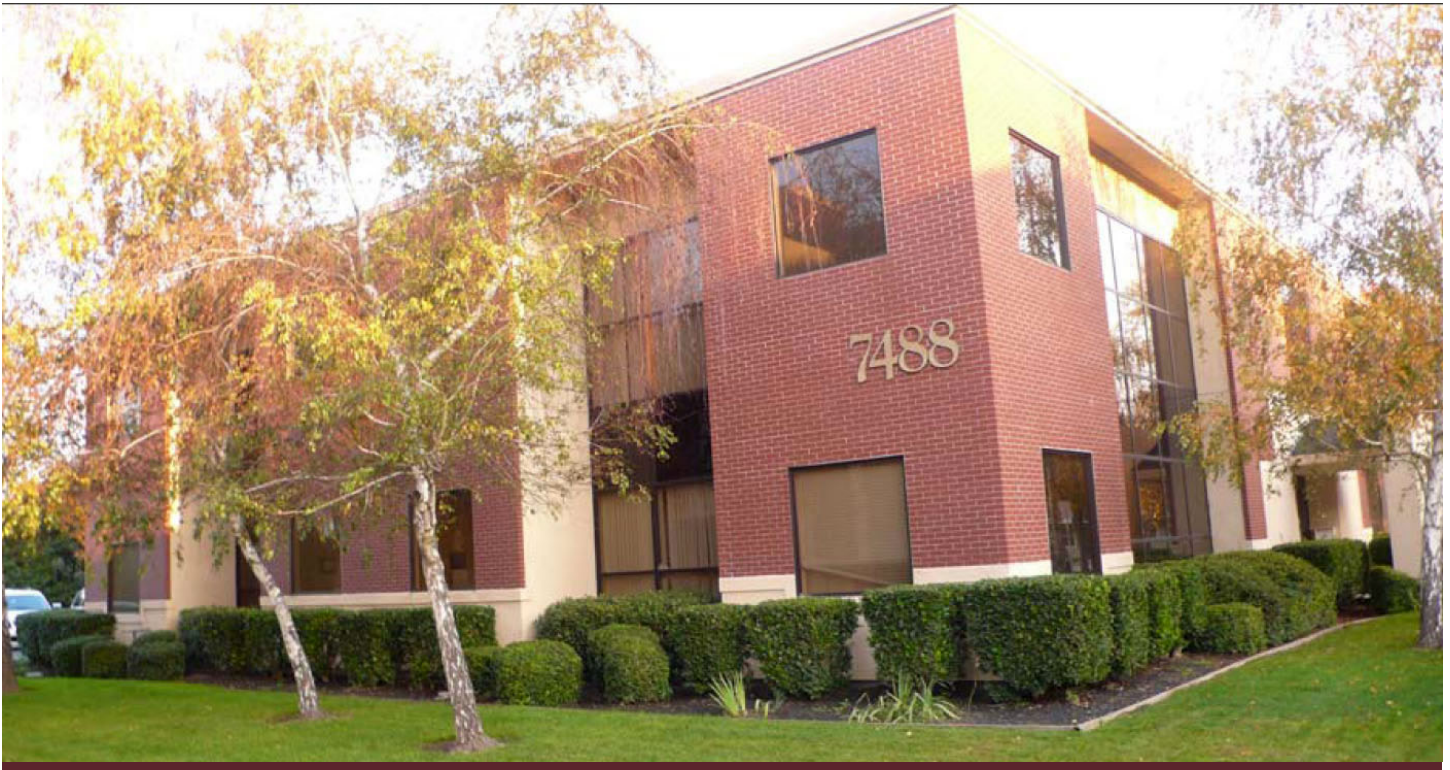


# OFFICES FOR LEASE PRIME SPACE IN NORTH STOCKTON 7488 SHORELINE DRIVE, STOCKTON, CA



## LISTING DATA

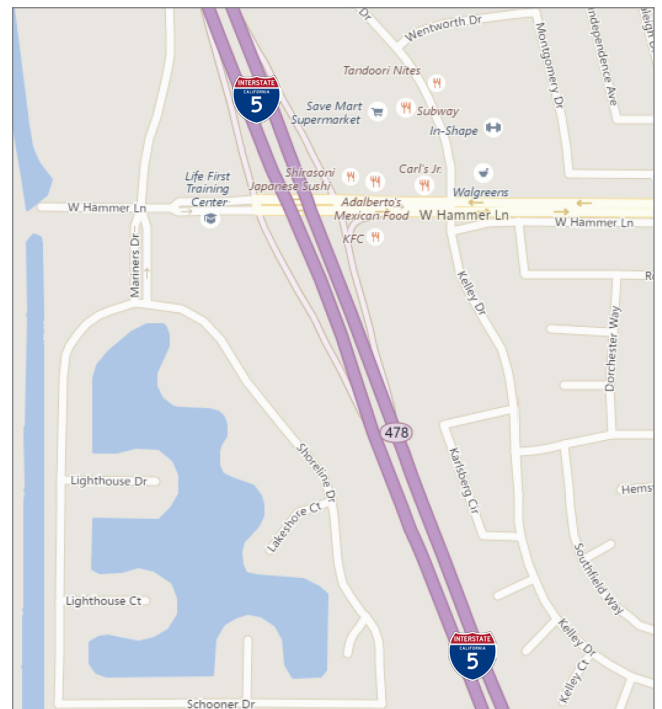
- 7488 Shoreline has two (2) ground floor suites available of approximately  $\pm 1,550$  SF (Suite A-3) and  $\pm 1,675$  SF (Suite A-1). One suite available on the 2nd floor,  $2,399 \pm$  SF (Suite B- 2/4)
- Well maintained office building situated in a professional complex in North Stockton
- Common area restrooms
- Quality brick exterior with extensive glass line
- Ample parking (4 spaces per  $1,000 \pm$  SF)
- Nice, quiet location in North Stockton
- Exposure to Interstate 5
- Nicely improved

## ECONOMIC DATA

**LEASE RATE: \$1.35 / PSF / Modified Gross / Monthly**

Wendy Coddington, SIOR  
BRE #00592566  
wcoddington@lee-associates.com  
D 209.983.6830

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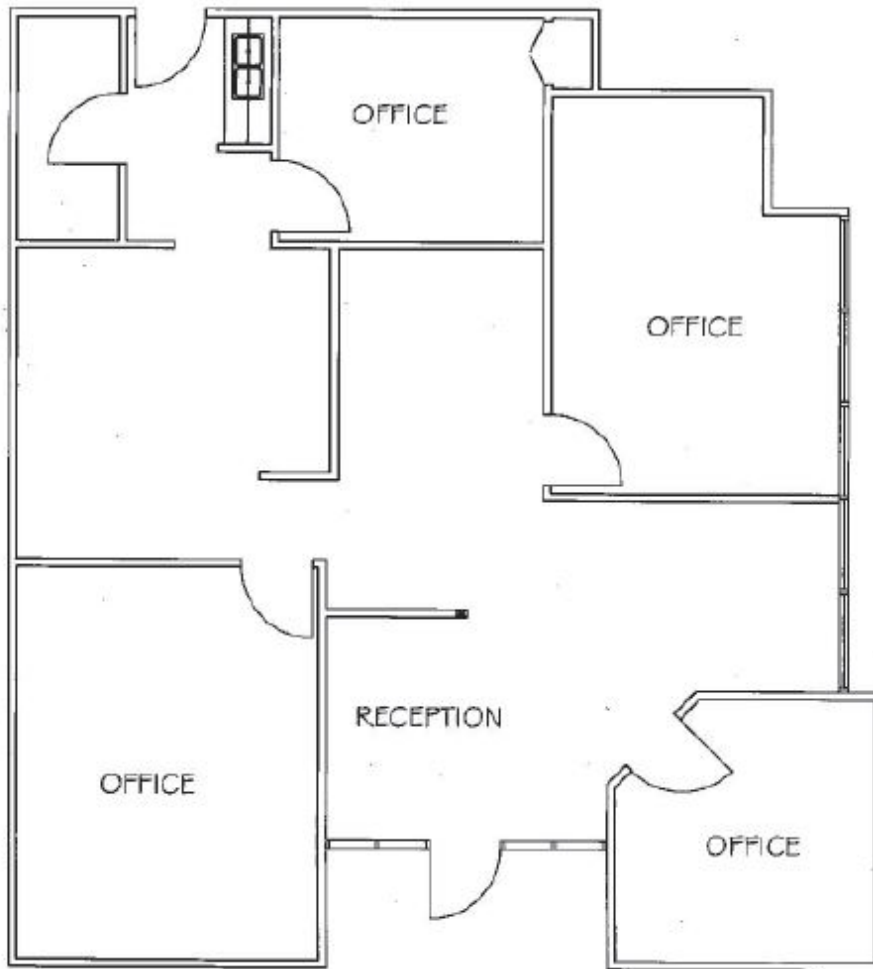


# OFFICES FOR LEASE

PRIME SPACE IN NORTH STOCKTON - THREE SUITES AVAILABLE

7488 SHORELINE DRIVE, A-1, A-3 & B 2/4, STOCKTON, CA

## SUITE A-1 FLOOR PLAN



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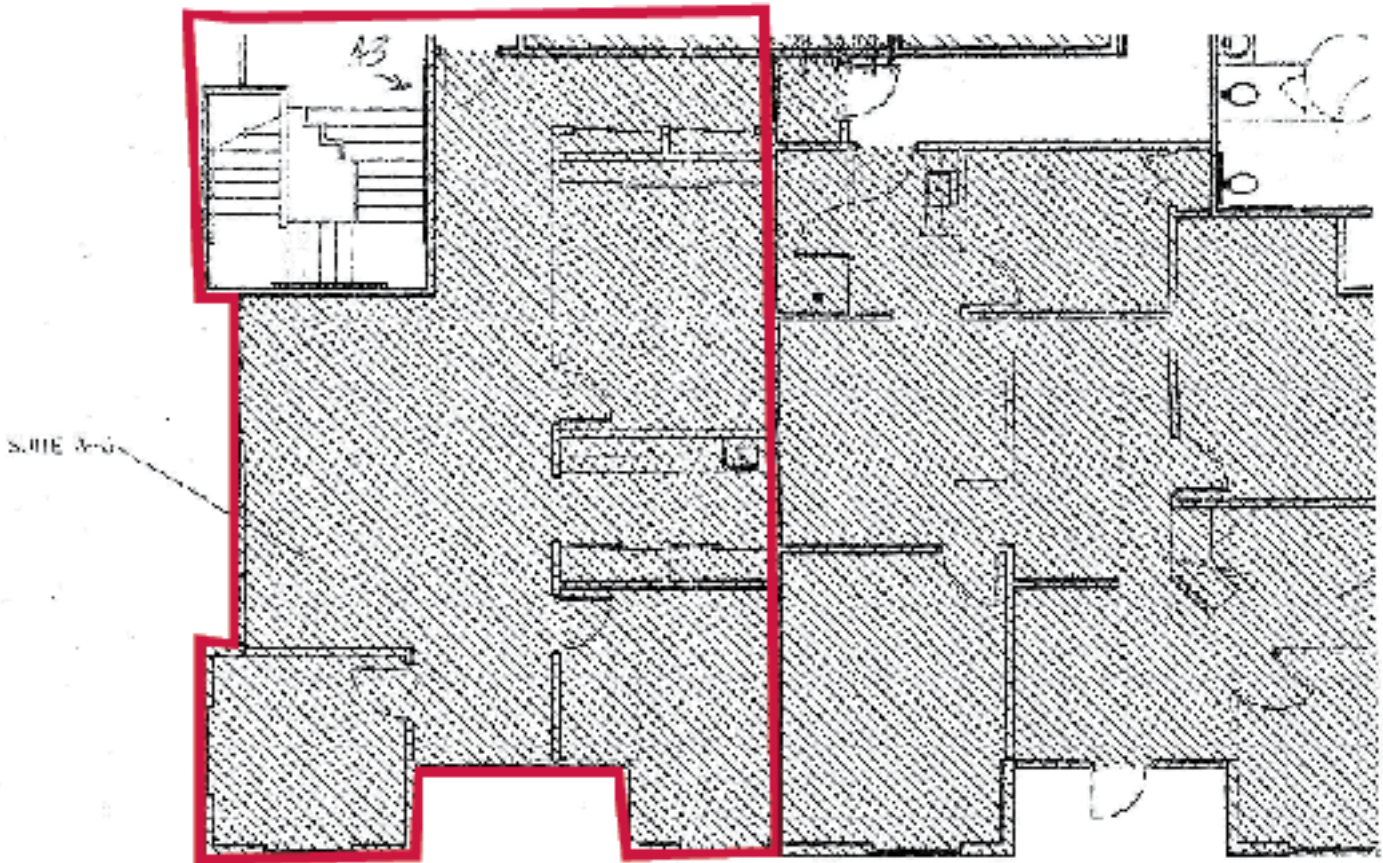
D 209.983.6830

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# OFFICES FOR LEASE

PRIME SPACE IN NORTH STOCKTON - THREE SUITES AVAILABLE  
7488 SHORELINE DRIVE, A-1, A-3 & B 2/4, STOCKTON, CA

## SUITE A-3 FLOOR PLAN



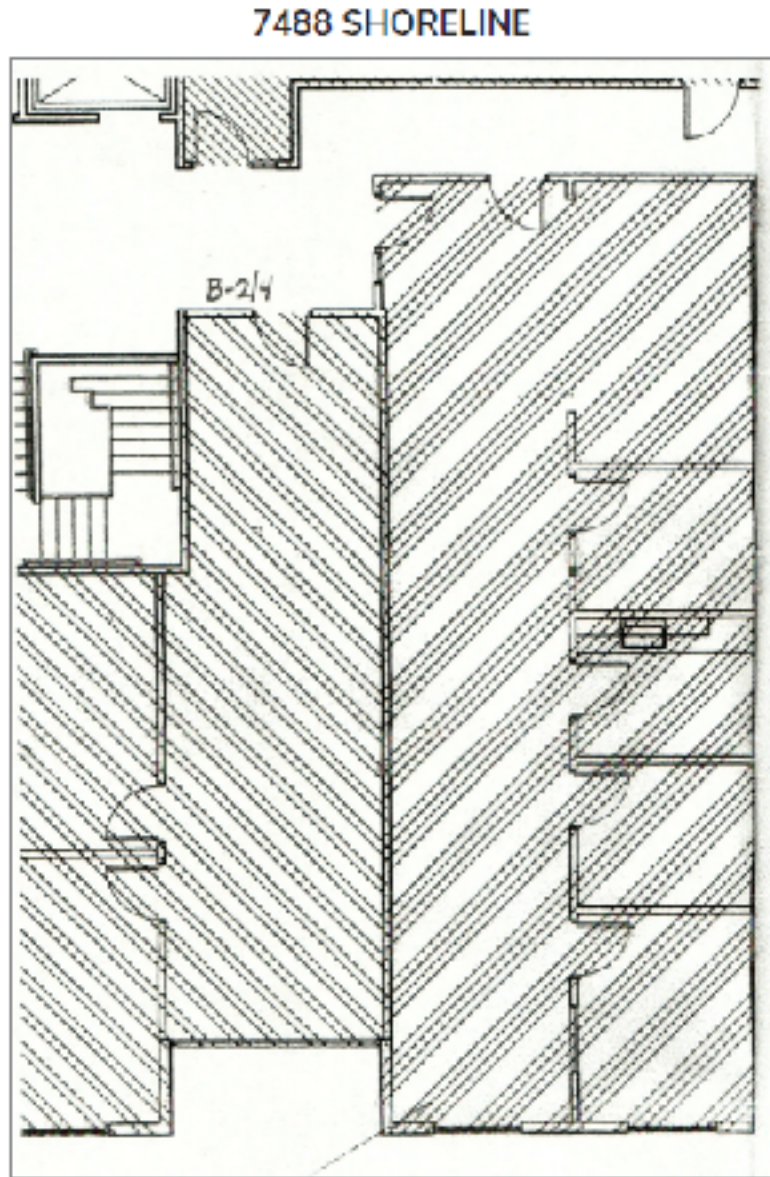
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# OFFICES FOR LEASE

PRIME SPACE IN NORTH STOCKTON - THREE SUITES AVAILABLE  
7488 SHORELINE DRIVE, A-1, A-3 & B 2/4, STOCKTON, CA

## SUITE B - 2/4 FLOOR PLAN



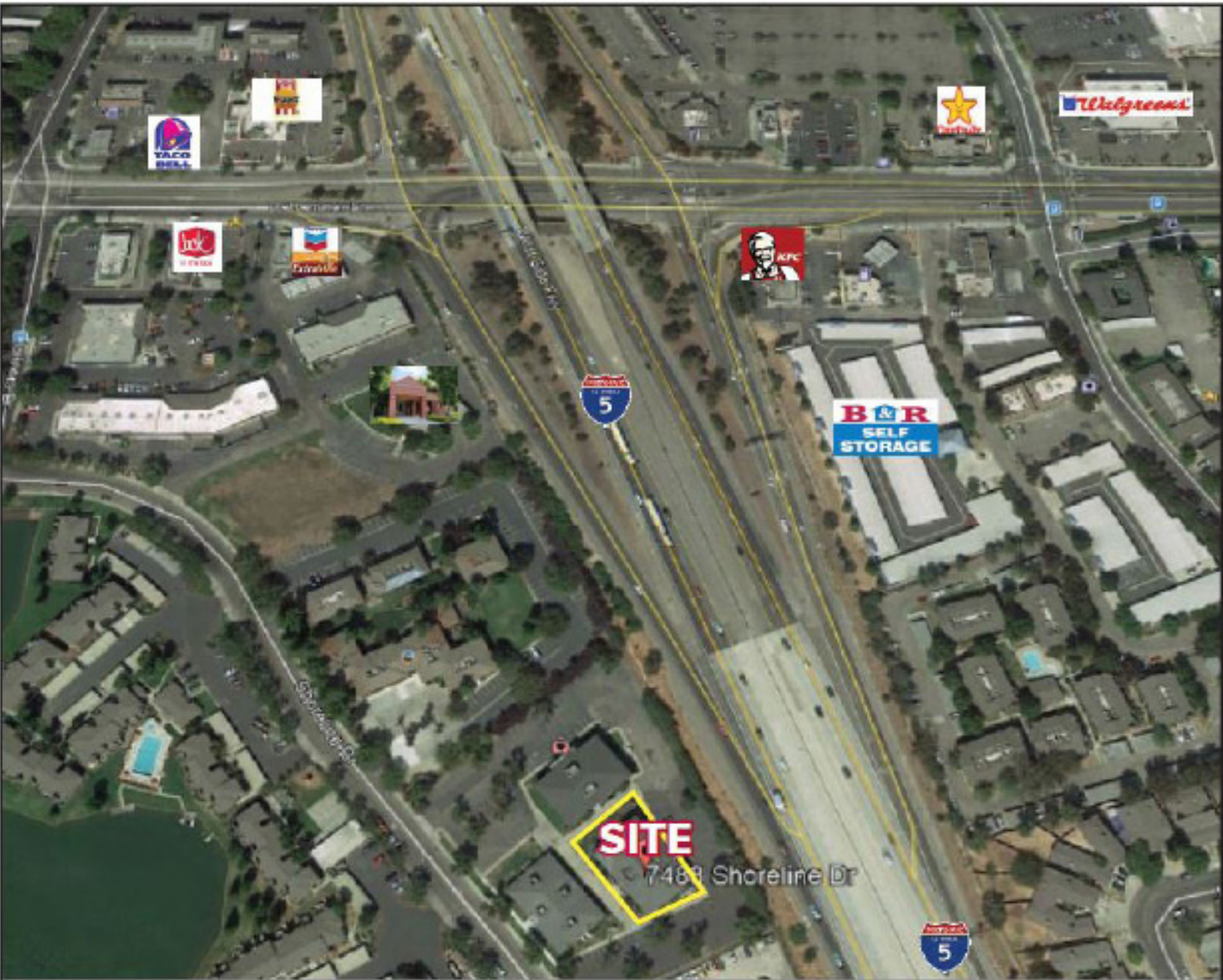
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# OFFICES FOR LEASE

PRIME SPACE IN NORTH STOCKTON - THREE SUITES AVAILABLE  
7488 SHORELINE DRIVE, A-1, A-3 & B 2/4, STOCKTON, CA

## AERIAL



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