

REMODEL UNDERWAY!

1,111± - 7,105± SF Office, Medical & Retail Suites



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2291 W. MARCH LANE | STOCKTON, CA
Office, Medical and Retail Suites
AVAILABLE FOR LEASE

AVAILABLE SUITES

Quail Lakes Office Park is a professional campus along Stockton's premier commercial corridor on West March Lane. Originally developed by Grupe Huber, one of the region's most respected builders, the property is now under new ownership and undergoing a comprehensive remodel aimed at modernizing the buildings, refreshing common areas, and elevating the overall tenant experience.

The project will feature updated building and monument signage, including a new monument sign at the signalized March Lane entrance.

With excellent visibility, ample parking, and convenient access to I-5, Quail Lakes Office Park provides an exceptional setting for professional tenants seeking a refreshed, high-quality office environment in Stockton.



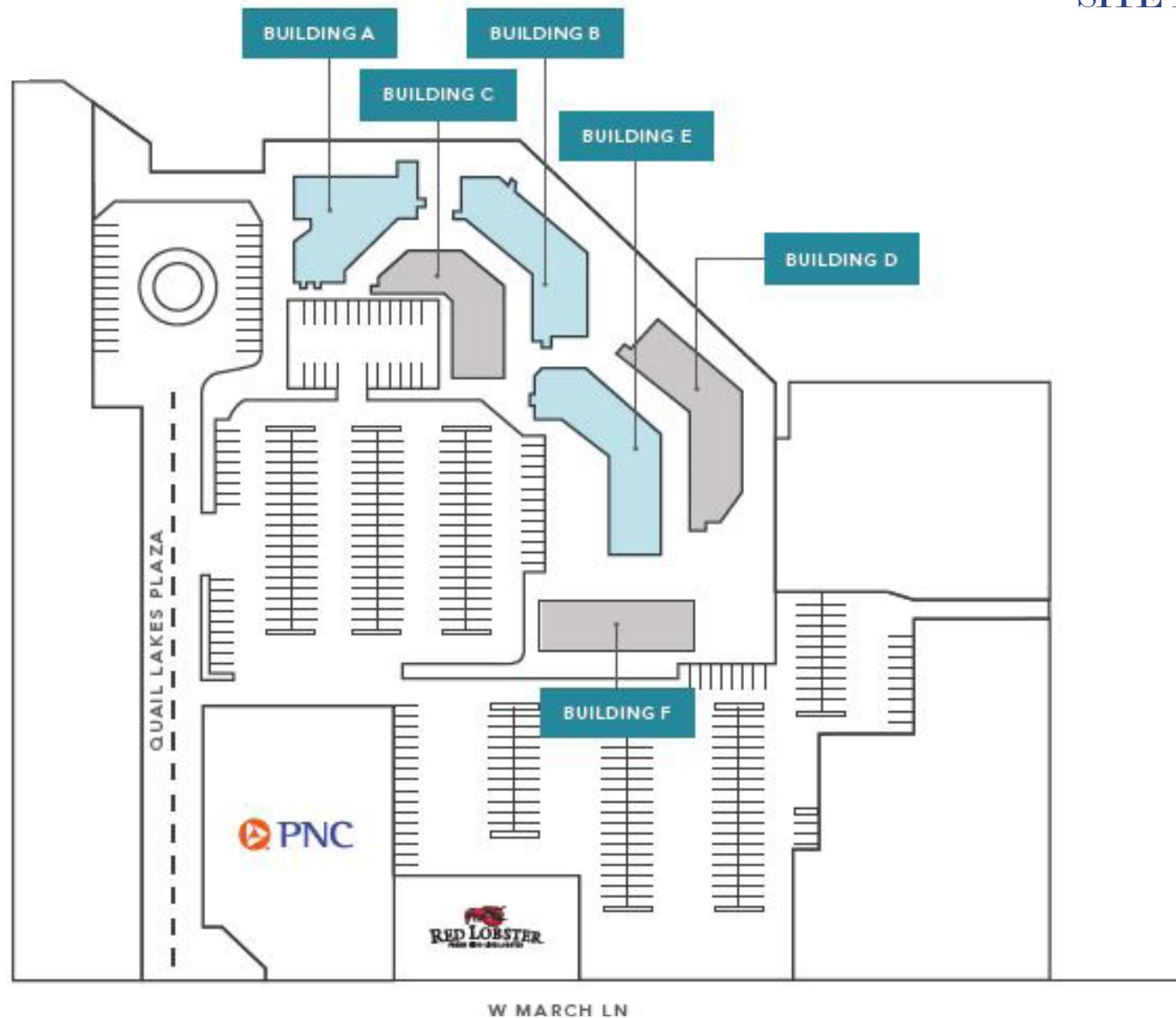
AVAILABLE SPACES	RATES
BUILDING A SUITE 200 = 2,596± SF SUITE 203 = 1,497 COMBINED = 4,093± SF	RATE: \$1.90 RATE: \$1.99 RATE: \$1.90
BUILDING B SUITE 103 = 3,623± SF SUITE 105 = 3,482± SF COMBINED FOR 7,105± SF	RATE: \$1.90 RATE: \$1.90 RATE: \$1.85
BUILDING D SUITE 210 = 1,865± SF	RATE: \$1.95
BUILDING E SUITE 100 = 2,166± SF SUITE 104 = 1,701± SF SUITE 110 = 1,111± SF	RATE: \$1.90 RATE: \$1.95 RATE: \$1.99

PROPERTY OVERVIEW

- Great location in Quail Lakes surrounded by beautiful, mature trees with stunning lake views!
- Quail Lakes is centrally located surrounded by nearby restaurants, retail, public transit, freeway access, and much more!
- Six (6) buildings
- 67,634± SF on 7.7± acres
- Zoning: Commercial Office which allows office, medical and retail uses
- Flexible floorplans!
- Full Service Gross Leases with utilities included (janitorial is separate)
- Brand new on site property management office!
- 24 Hour Security
- Elevator serves all 2nd floor suites
- 4.5 parking stalls per 1,000 SF
- Covered/reserved stalls available



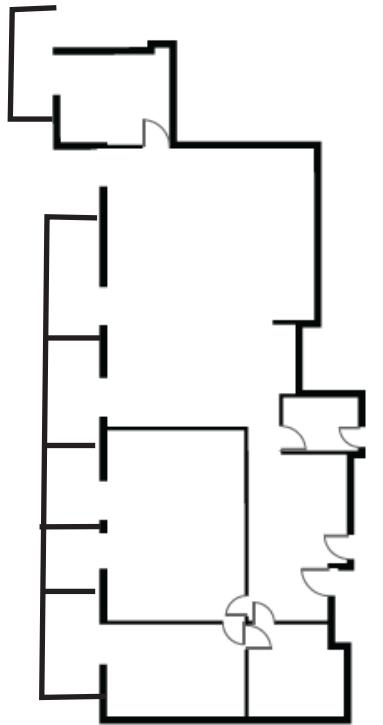
SITE PLAN



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BUILDING A

SUITES 200 & 203 Can be combined for 4,093±

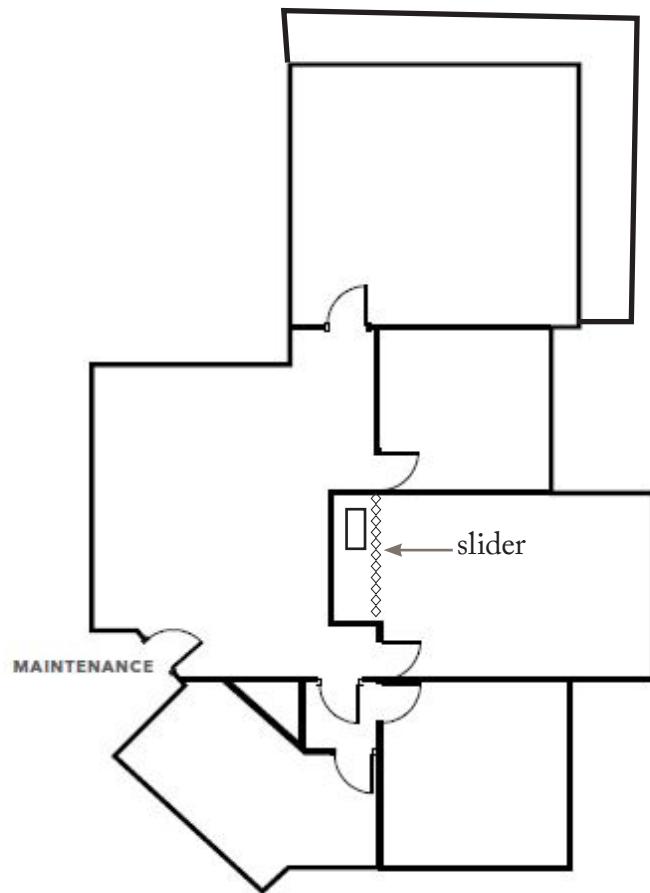


MAIN ENTRANCE

FLOOR PLAN NOT TO SCALE

SUITE 200 HIGHLIGHTS

±2,596 RSF
Second story office
Three (3) Private offices
One (1) Conference room
Breakroom
Reception area
Two entry doors



MAINTENANCE

SUITE 203 HIGHLIGHTS

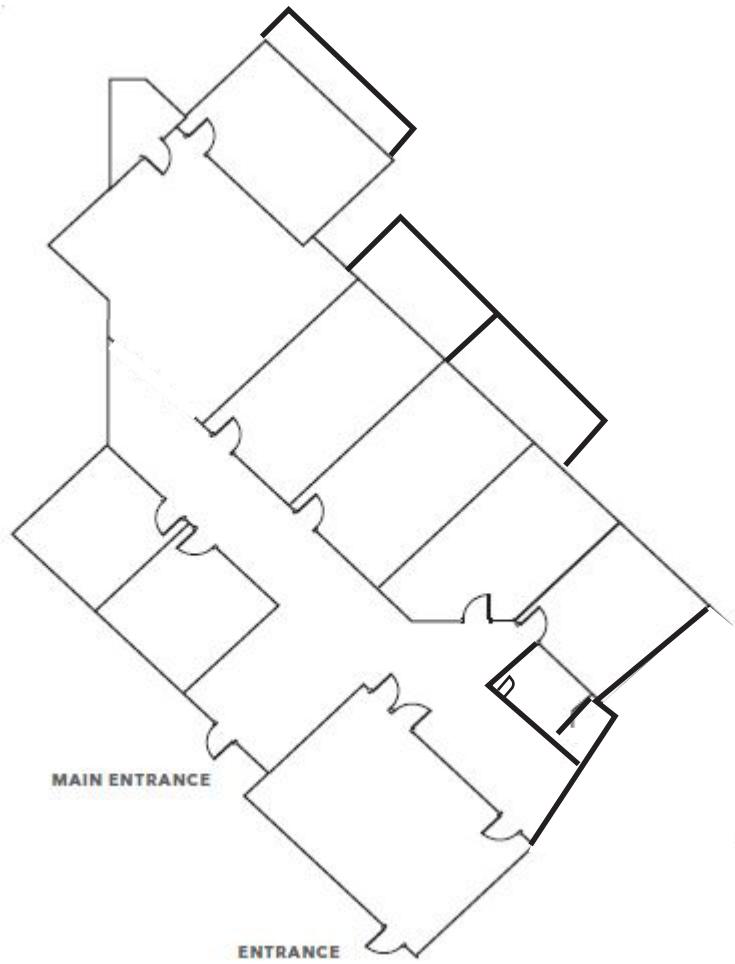
±1,497 RSF
Second story office
Three (3) Private offices
One (1) Conference room
Breakroom
Reception area

Private
wrap
around
balcony

BUILDING B

SUITES B103 - B105

Can be combined for $7,105\pm$ SF



SUITE 103 HIGHLIGHTS

$\pm 3,623$ SF
Seven (7) private offices
One - Two conference rooms
Two entrances
Reception area
Offices overlook the lake



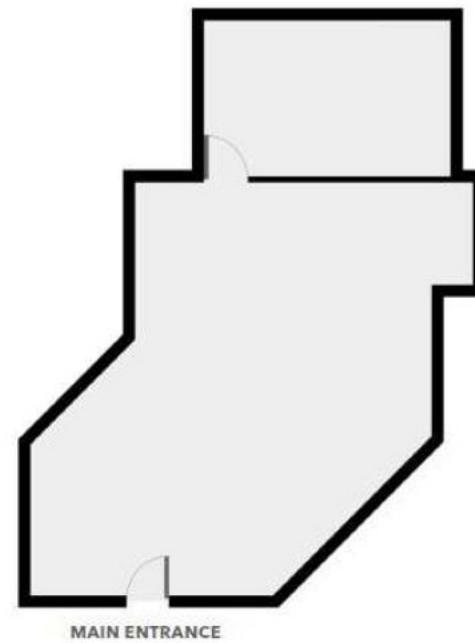
SUITE B-105 HIGHLIGHTS

$\pm 3,482$ SF
Ground Floor
Breakroom
Up to 13 private offices
Open layout with bullpen area
Office overlooks the lake

BUILDING D - SUITE D210

**FLOOR
PLAN
COMING
SOON**

BUILDING E - SUITE E110



SUITE HIGHLIGHTS

- ±1,111 SF
- Open bullpen area
- One (1) private office
- Great natural lighting
- Easily accessible from parking lot

*Building D unit D210 and Building E unit E110 available with 30 days notice

MARKET AERIAL



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