

MONTAUBAN BUSINESS PARK

5151 MONTAUBAN AVENUE, STOCKTON, CA



Beautiful Class "A" Professional Office or, Medical Building



- For Sale: \$3,750,000 - 16,000± SF - Could potentially be purchased as if vacant
- For Lease: \$1.75 PSF/MONTH/MODIFIED GROSS
- Either 1st Floor of 8,000± SF or Entire Building of 16,000± SF

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SUSTAINABLE BUILDING DESIGN:

The unobstructed openness and flexibility of the space provides impressive daylighting and views. The design incorporates many sustainable features, including rain water harvesting, a bioswale, and a below grade storm water filtering system.

Water saving landscaping irrigation with an electronic control system as well as highly efficient bathroom fixtures assures practical and resourceful use of water.

Individual heating/cooling units and meters for each suite area are part of the building system. Low E dual pane glass is used throughout the building with a highly insulated wall and roof system to minimize energy usage.

The building has been designed with exterior patios on the lower level, and private balconies on the upper level providing each suite with direct exterior access.

A reciprocal parking agreement with the adjacent child-care center allows joint use of the combined parking areas. Close proximity to local bus service and other nearby housing and commercial enterprises makes this a pedestrian friendly location.

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Property Overview

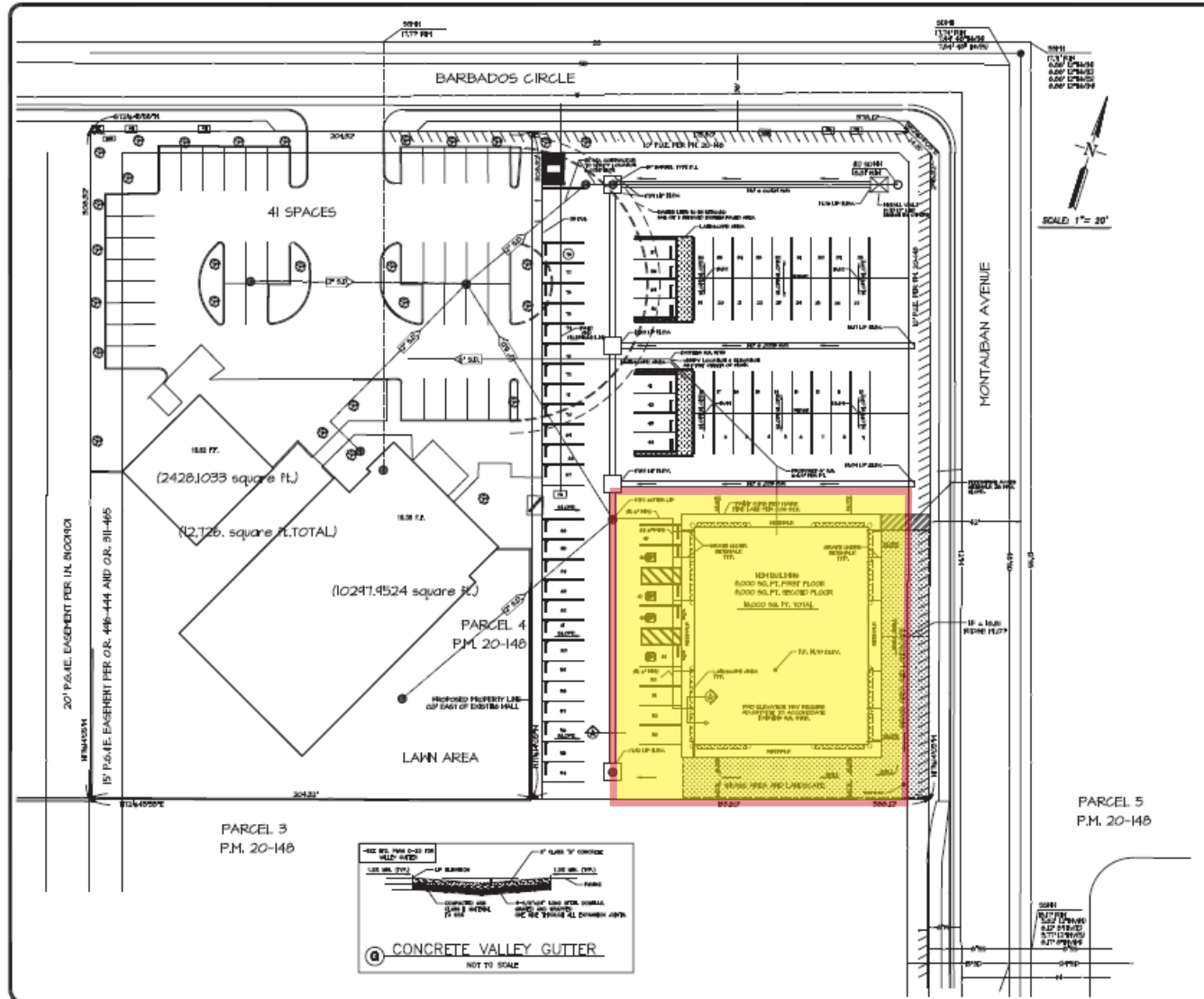
- Awarded "Building of the Year" by the National Metal Building Contractors and Erectors Association 2008.
- Energy efficient, earthquake resistant steel design.
- Tons of glass line and lush, attractive landscaping with enhanced site security lighting.
- Ample Parking (5+ Spaces per 1,000 SF), opportunity for medical uses.
- Fiber-Optic, High Speed Communication access.
- 2nd Floor has 12' Ceiling Height.
- 800 Amp Main Power Board.
- Four bus stops within 300 feet of the building.
- Emergency generator is available on site.



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

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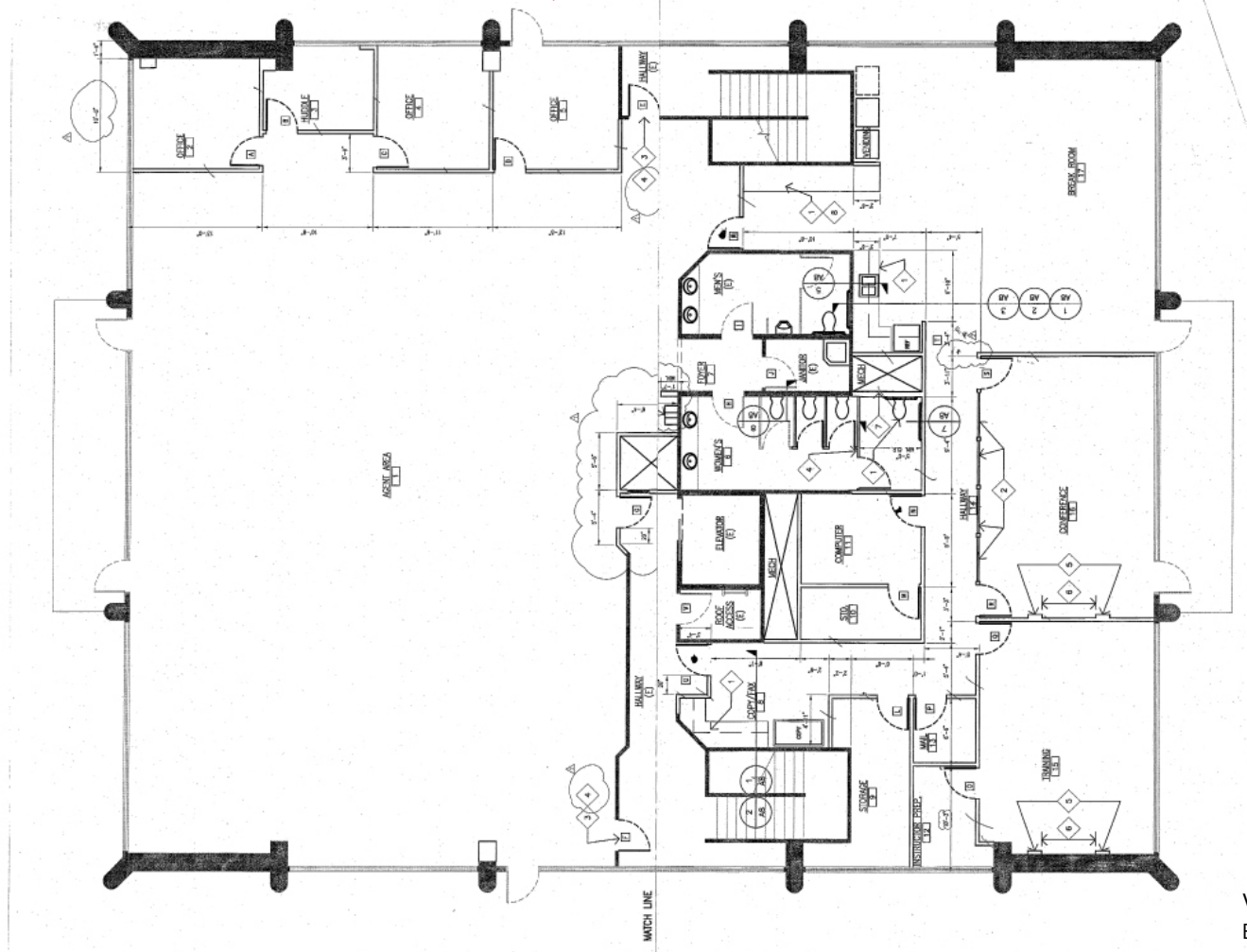


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SECOND FLOOR SPACE PLAN - AVAILABLE MAY, 2022 - CAN BE SUBDIVIDED



First Floor Occupied - Income and Expense information available to qualified Buyers.

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