

FOR LEASE

FREE STANDING OFFICE/RETAIL BUILDING

53 W. 9TH STREET

TRACY, CA



SPACE AVAILABLE:

±1,600 SF; includes four rooms, two restrooms, kitchen/breakroom, and remainder is open area

LEASE RATE:

\$2.75/SF Modified Gross

FEATURES:

- Single tenant, free standing building
- ±1,200 SF rear outdoor area
- Ample parking at adjoining City of Tracy public parking lots
- Located in Downtown Tracy; walking distance from many nearby amenities
- Zoned CBD (Central Business District)
- Handicapped accessible



For further information, please contact:

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FLOOR PLAN

