

FOR SALE OR LEASE

3415 BROOKSIDE DRIVE
STOCKTON, CA



Located in one of Stockton's most desirable and established communities. This high-quality office/medical building is available for sale or lease and offers an excellent opportunity for owner-users, medical practitioners, and professional service providers seeking a prime location within the Brookside area.

The property benefits from strong demographics and convenient access to regional retail, dining, and professional services.

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PURCHASE PRICE: CONTACT AGENT FOR PRICING
LEASE RATE: \$2.25 PSF/MONTH, MODIFIED GROSS

FULLY BUILT OUT OFFICE/MEDICAL SPACE FOR SALE OR LEASE

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LISTING DATA

- 11,115± SF - 2 STORY BUILDING
- CURRENT OWNER USER OR INVESTMENT OPPORTUNITY
- 4,418± SF DOWNSTAIRS AVAILABLE FOR LEASE
- ABUNDANT ON SITE PARKING FOR STAFF AND CLIENTELE
- MOVE IN READY WITH EXISTING OFFICE BUILDOUT
- EASY ACCESS TO INTERSTATE 5 OFF MARCH LANE
- BUILDING SIGNAGE AVAILABLE
- APN: 116-280-25



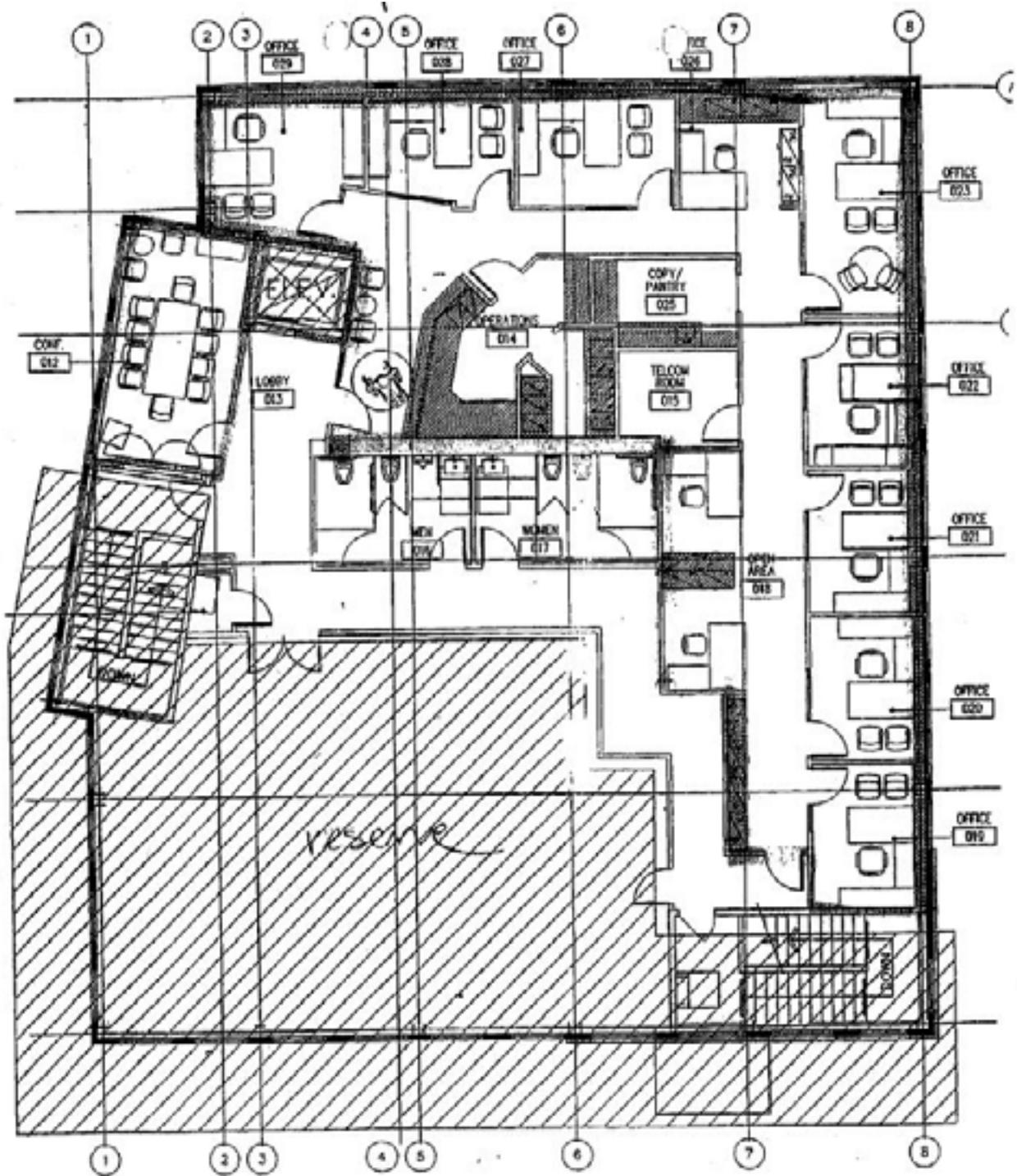
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UPSTAIRS FLOOR PLAN

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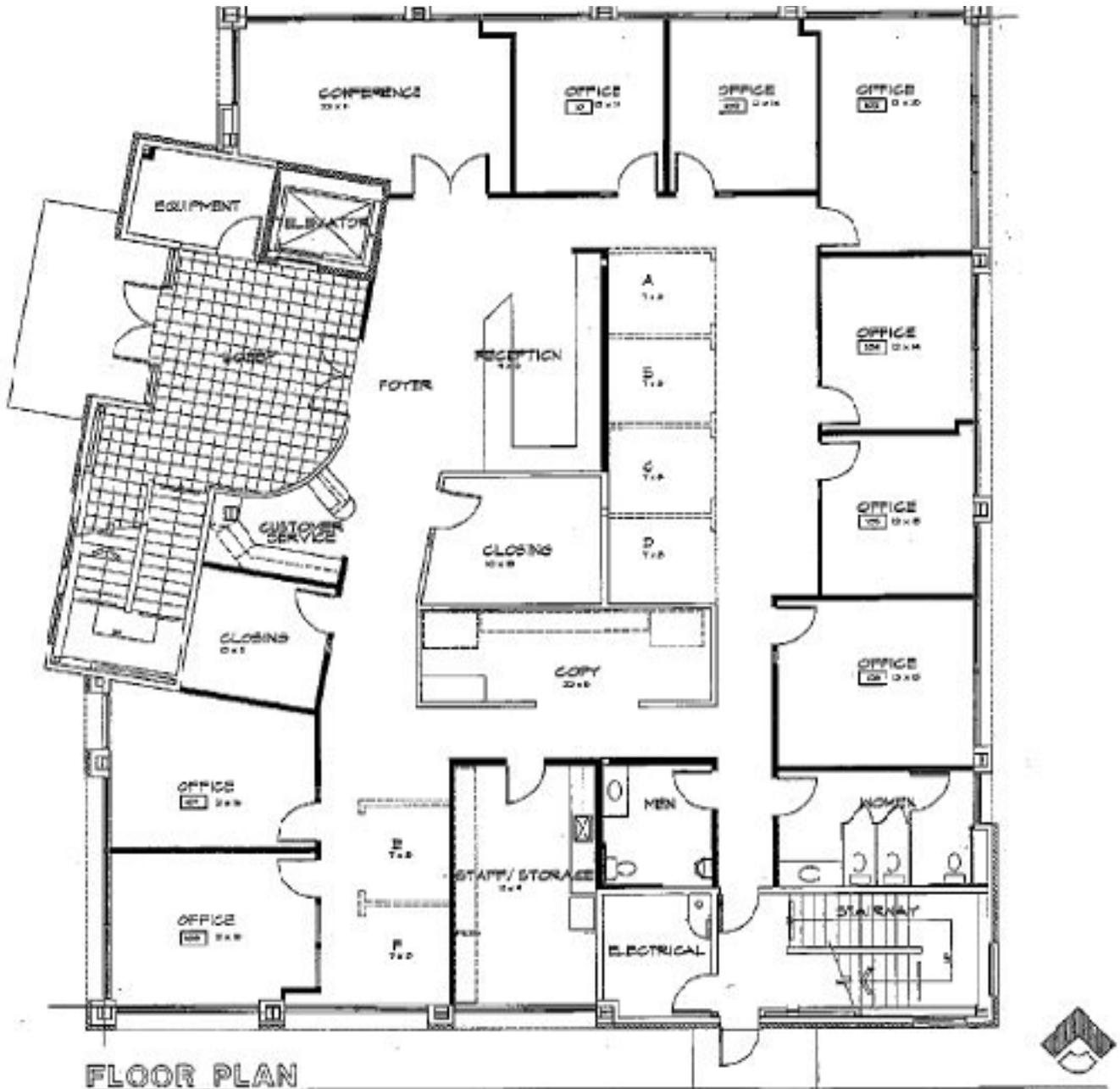
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DOWNSTAIRS FLOOR PLAN

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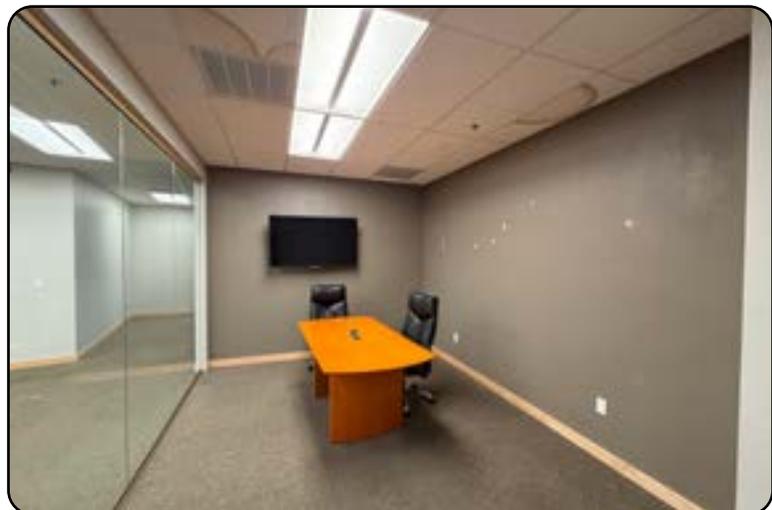
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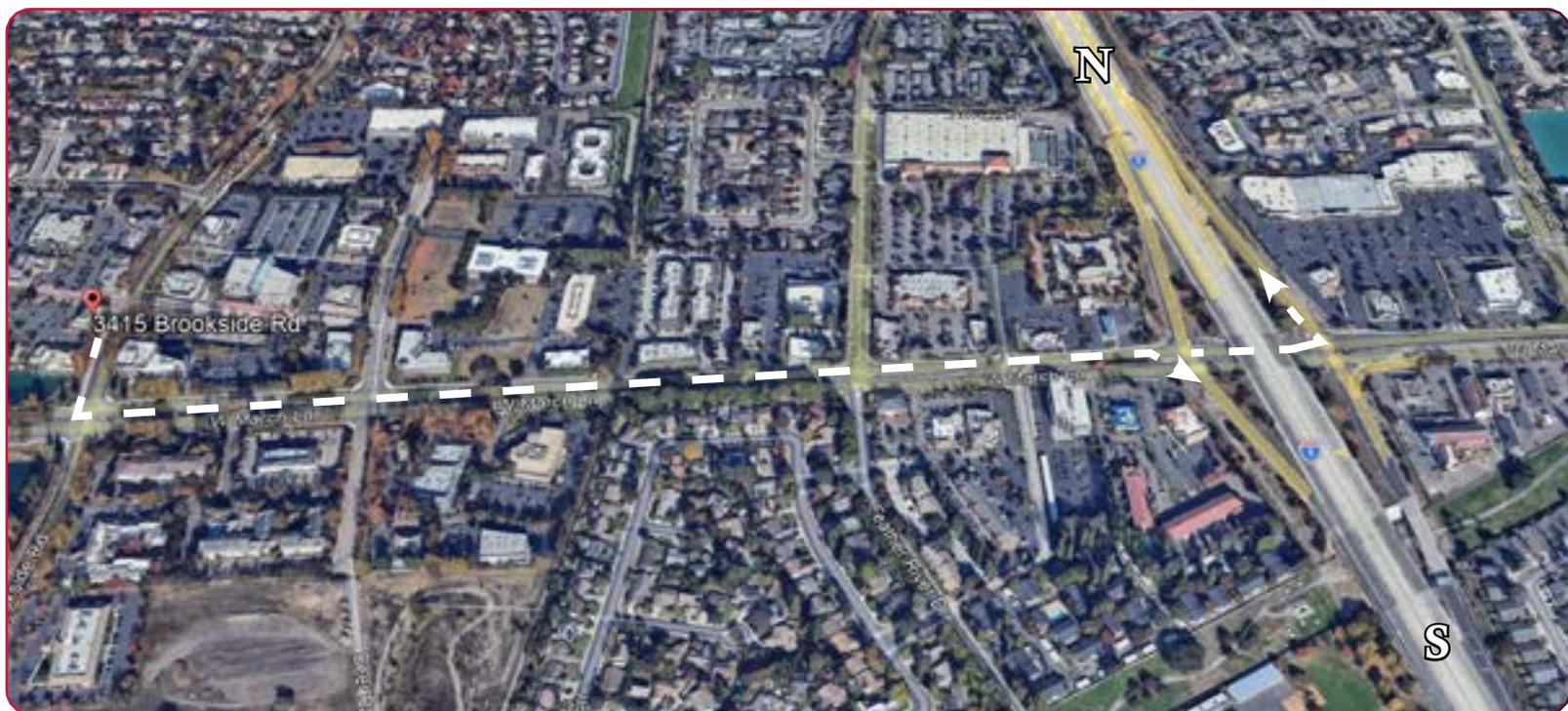
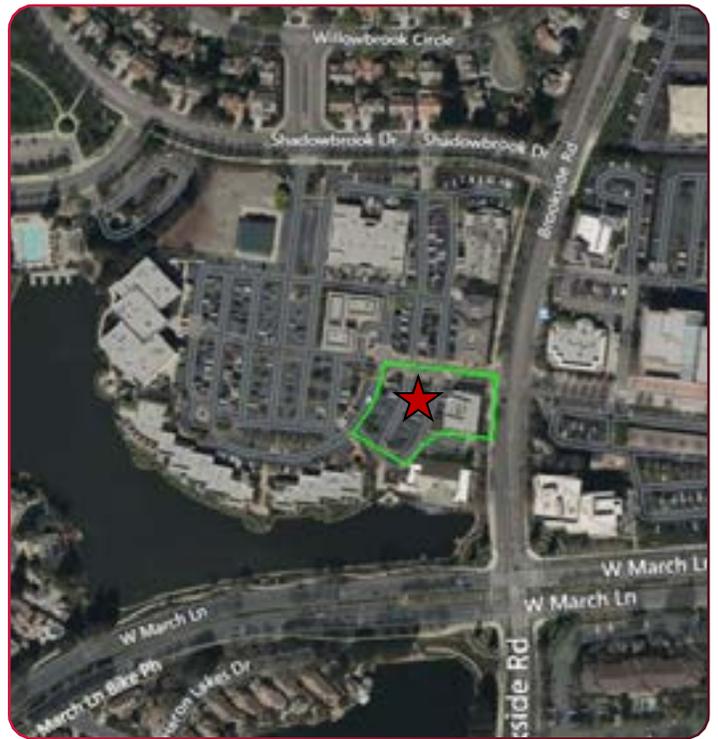
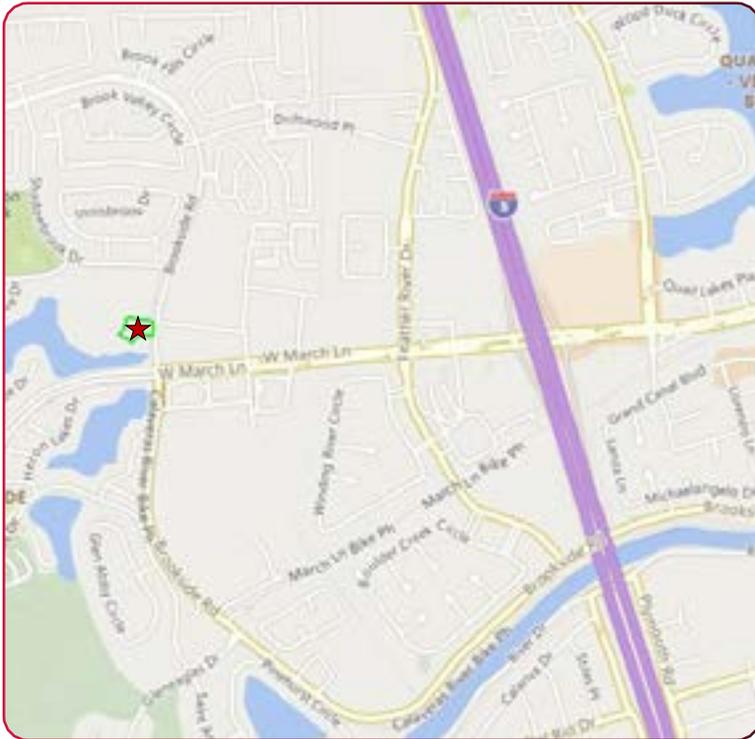
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