

# FOR SALE/LEASE

PROFESSIONAL MEDICAL SUITES

## LINACACIA PROFESSIONAL CENTER

420 W. ACACIA STREET

STOCKTON, CALIFORNIA

BUILDING SIZE:  $\pm$  37,500 SF  
SUITE SIZES:  $\pm$ 800 SF -  $\pm$ 3,471 SF

**SALE PRICE \$4,500,000.00**  
**Lease Rate: \$1.75 psf per month**  
**FULL SERVICE**



FOR MORE INFORMATION  
CONTACT:

**P**ARTNERS  
COMMERCIAL

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# LINACACIA PROFESSIONAL CENTER

## 420 W. ACACIA STREET

STOCKTON, CALIFORNIA

### PROPERTY FEATURES:

Building Size: ± 37,500 SF

**Sale Price: \$4,500,000.00**

**Lease Rate: \$1.75 psf per month FULL SERVICE**

**New Common Area Improvements!**

Janitorial Included

Tenant Improvements Negotiable per suite

### AVAILABLE SF FOR LEASE: ±1,100 SF - ±3,471 SF

- Across the street from Dameron Hospital
- Size Range of Suites can accommodate a variety of professional uses
- Large Window Line
- Common Restrooms
- Dedicated Underground Parking & Street Parking Available
- Centrally located with easy access to I-5

*All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the information and recommend that all information be verified prior to a transaction.*



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## FIRST FLOOR AVAILABILITY

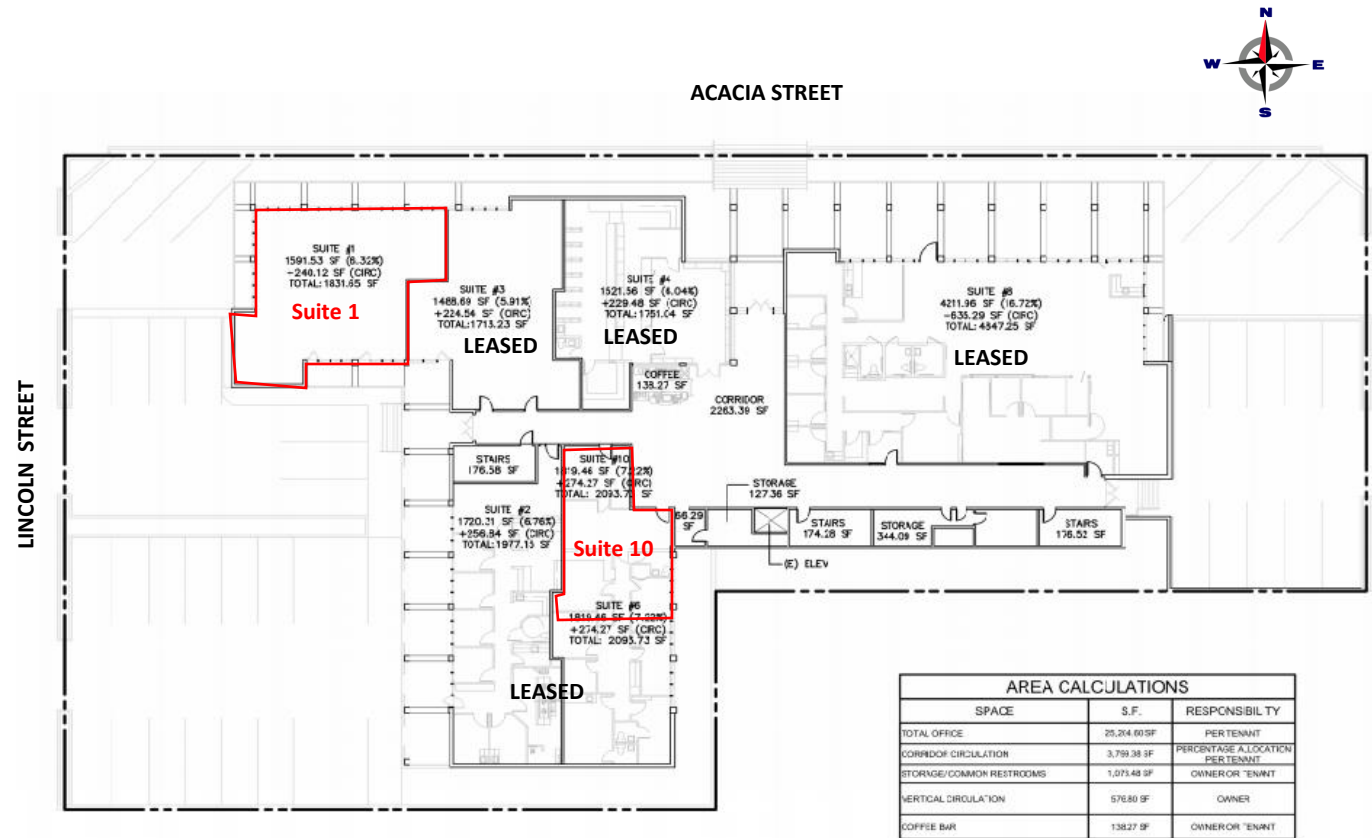
### AVAILABLE SUITES 1st FLOOR:

#### Suite 1= ±1,591 SF – MEDICAL SUITE

- Waiting Room
- Reception Area
- Two (2) Private Office
- Four (4) Exam Rooms w/ Sinks
- Dedicated Restroom within suite
- Separate Front Entrance

#### Suite 10= ±1,000SF – MEDICAL SUITE

- Waiting Room
- Large Front Office / Reception Area
- Two (2) Offices (Potential for one more)



FIRST FLOOR PLAN *\*Not to scale*

Contact agent for further information or to schedule a tour of the property.

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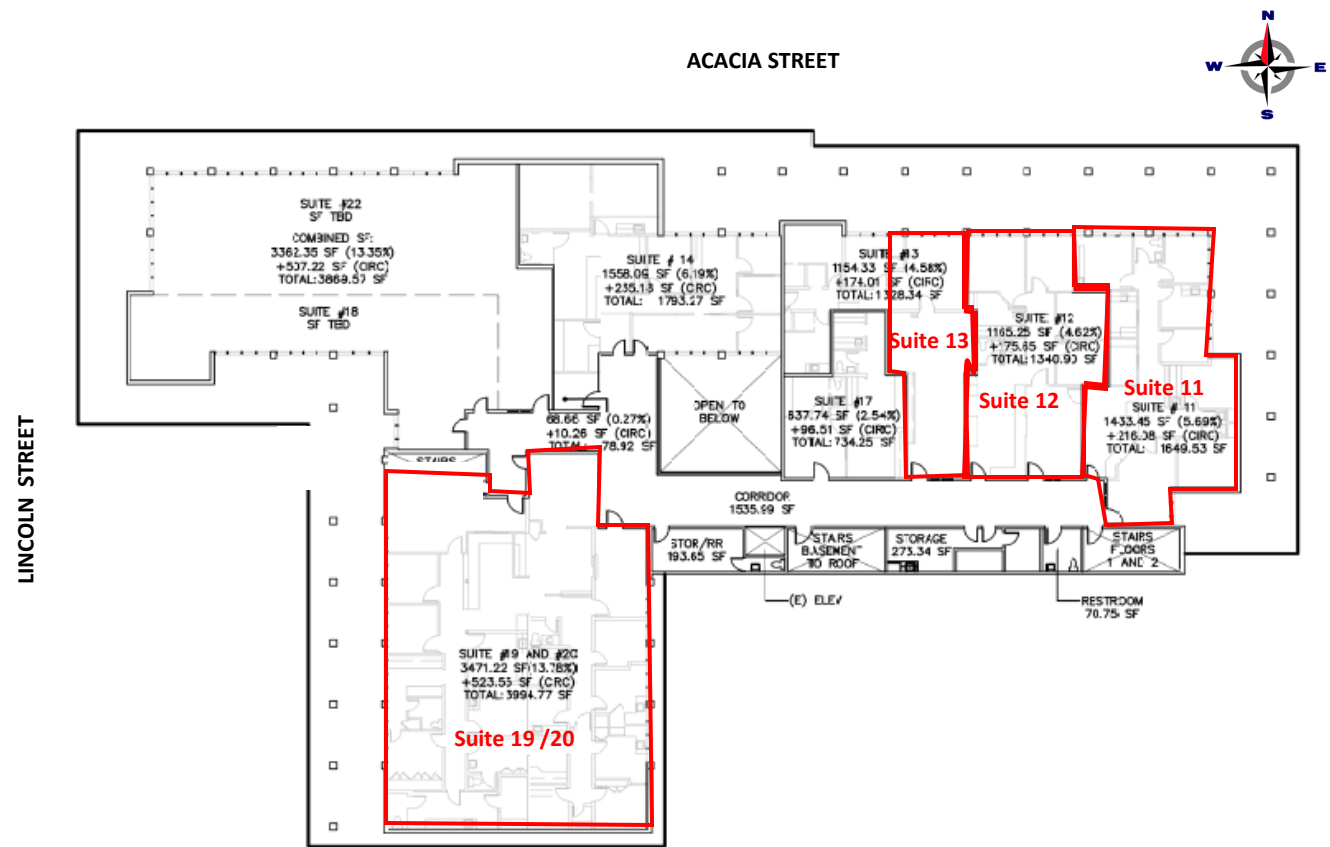
## AVAILABLE SUITES 2<sup>nd</sup> FLOOR:

- Waiting Room
- Reception Area / Front Office
- Lab or Break Room
- Four (4) Exam Rooms
- Two Private Offices
- Restrooms within suite

- Waiting Room
- Reception Area / Front Office
- Four (4) Private Offices
- Restrooms within suite

- Large open reception area
- One (1) Large Private Office
- Three (3) Exam Rooms

- Waiting Room
- Reception Area
- Two (2) Private Office
- Six (6) Exam Rooms w/ Sinks
- Two (2) Lab Areas
- Nurses Station
- Dedicated Restroom within suite
- Two Entry Points
- Can be demised to  $\pm 1,500$  SF



**SECOND FLOOR PLAN** *\*Not to scale*

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CONTACT:**

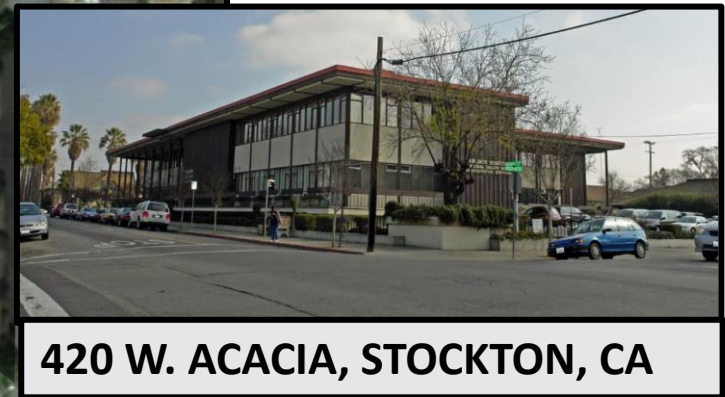
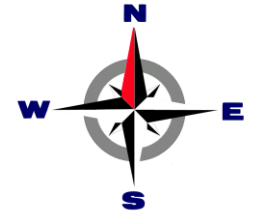


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STOCKTON, CALIFORNIA



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