

THE SPACE YOU NEED. THE LOCATION YOU NEED IT.

NOW LEASING



# THE OFFICES AT IPC

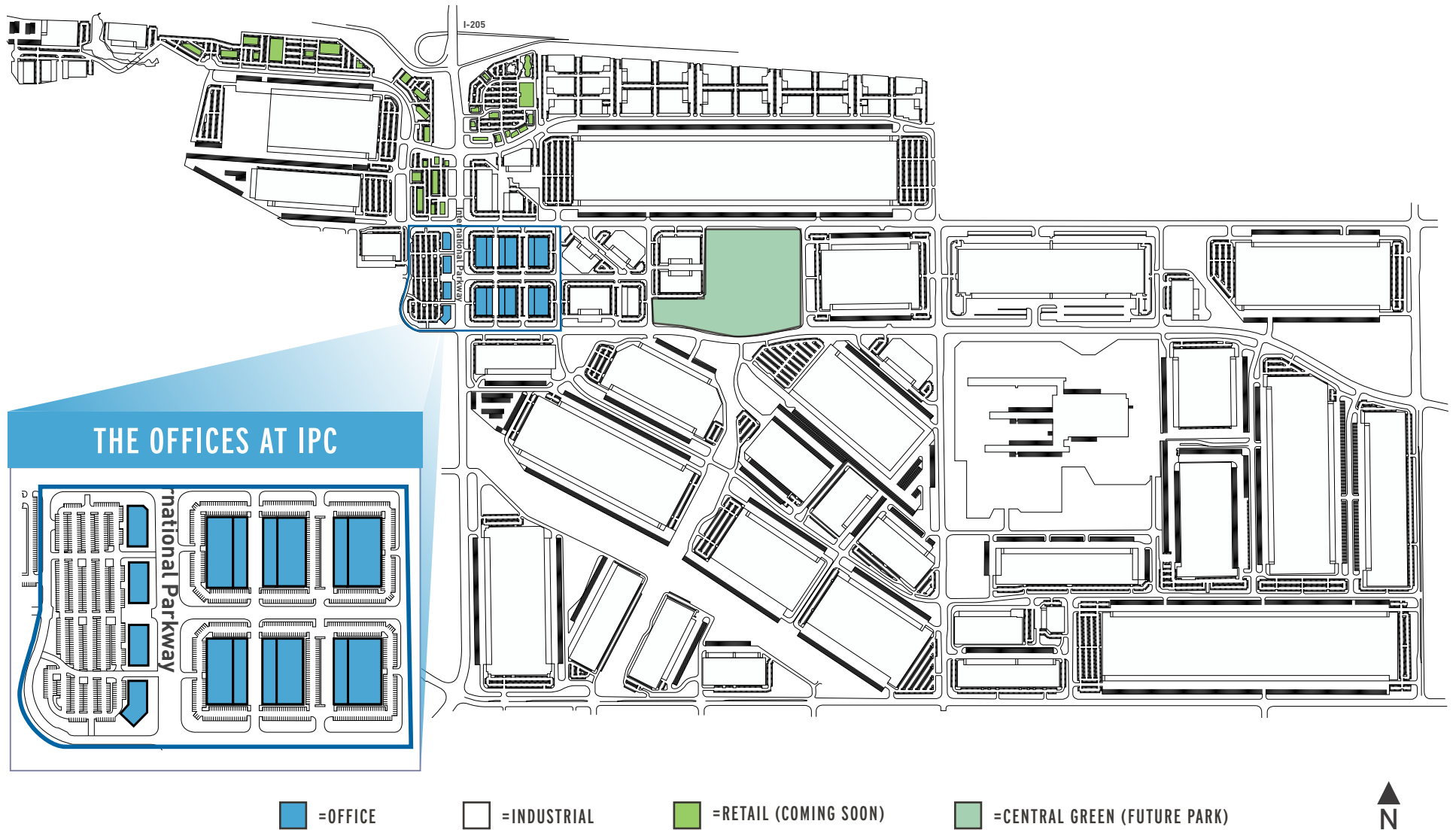


615 INTERNATIONAL PARKWAY | TRACY, CA

**CBRE**

 **PROLOGIS®**

# INTERNATIONAL PARK OF COMMERCE SITE PLAN



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# PROJECT HIGHLIGHTS

- BAY AREA CONNECTION TO THE CENTRAL VALLEY
- CENTRALLY LOCATED IN THE REGION'S MOST PROMINENT MIXED USE BUSINESS AND LOGISTICS PARK
- UP TO 160,000 SF OF BEST IN CLASS OFFICE SPACE AT BUILD OUT OF OFFICE PARK
- ZONED: COMMERCIAL OFFICE
- TENANT APPRECIATION SERVICES (FOOD TRUCKS, TENANT EVENTS)
- GROWING RETAIL AMENITIES
- ANTICIPATED DIRECT CONNECTION TO VALLEY LINK MASS TRANSIT
- OUTDOOR COMMUNITY PARK WITH BIKE AND PEDESTRIAN CONNECTIONS AND RECREATION FACILITY COMING SOON
- IMMEDIATE ACCESS TO I-205 AND I-580 FREEWAYS
- OUTDOOR BOCCE BALL COURT
- EXTERIOR BALCONY
- FLEXIBLE UNIT DEMISING
- INDOOR/OUTDOOR CAFÉ



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# BUILDING HIGHLIGHTS

- HIGH SPEED FIBER LINE DATA AND COMMUNICATION SYSTEMS
- ON-SITE FITNESS CENTER
- ABOVE MARKET AVERAGE PARKING OF 5 STALLS PER 1,000 S/F, EXPANDABLE UP TO 8 STALLS PER 1,000 S/F
- EV CHARGING STATIONS





LOBBY



COMMON SPACE

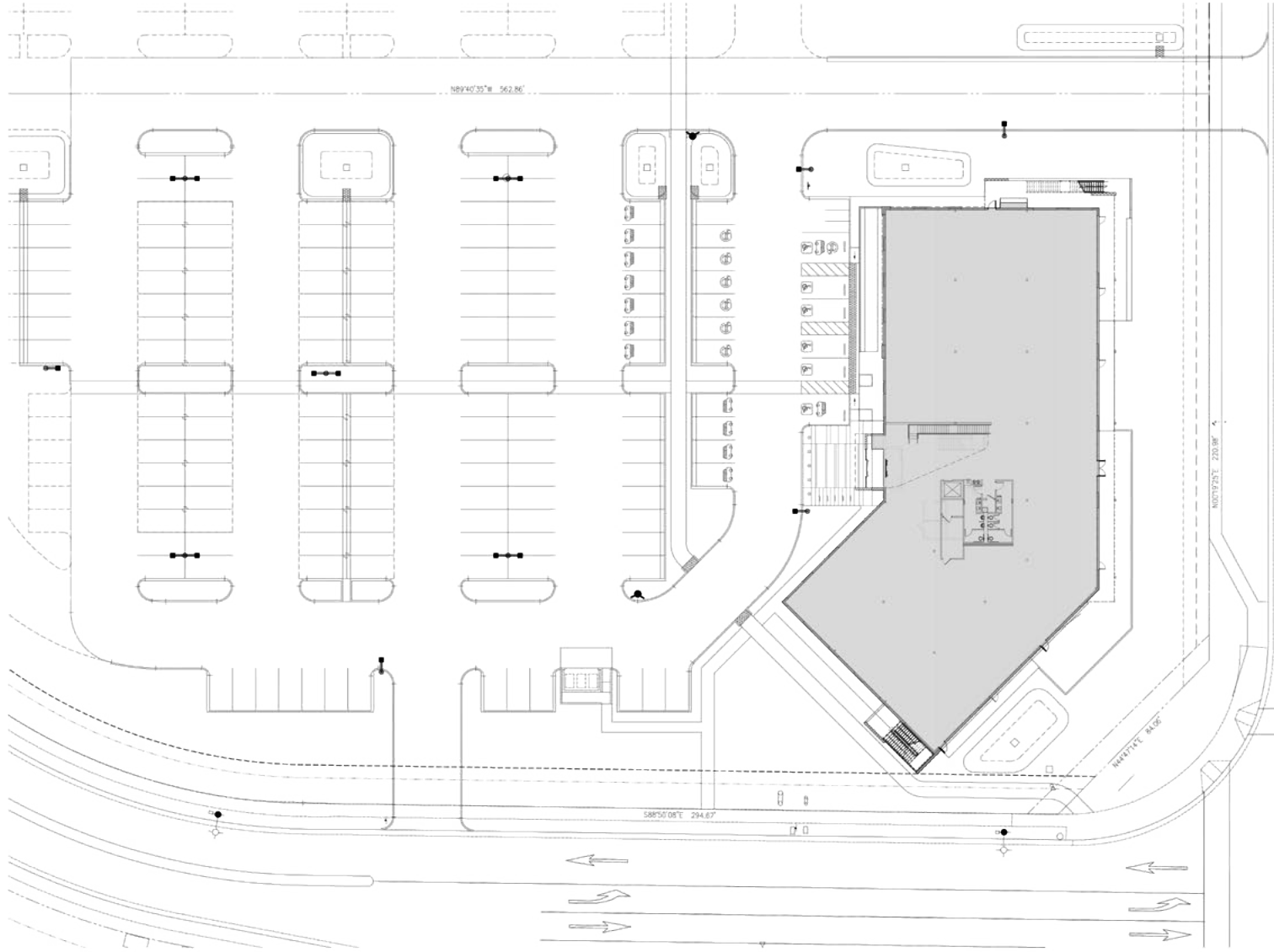


FITNESS CENTER



SHOWERS

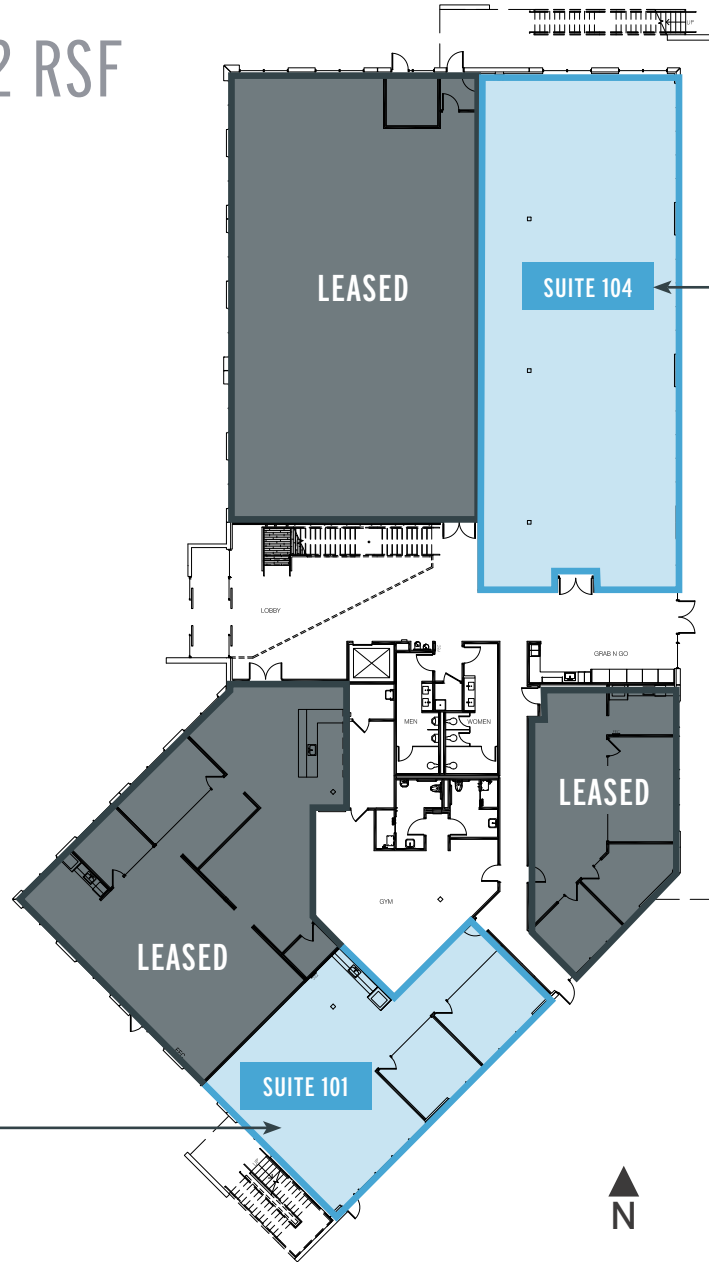
# SITE PLAN



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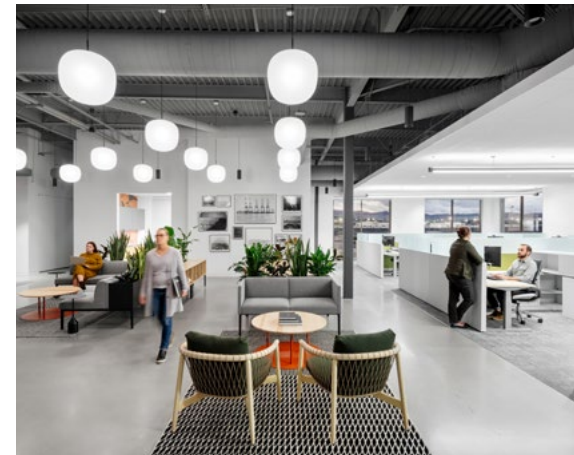
# FIRST FLOOR

AVAILABLE:  $\pm 5,272$  RSF



AVAILABLE  
SUITE 104  
 $\pm 3,364$  RSF

FULLY BUILT-OUT SUITE  
AVAILABLE  
SUITE 101  
 $\pm 1,908$  RSF

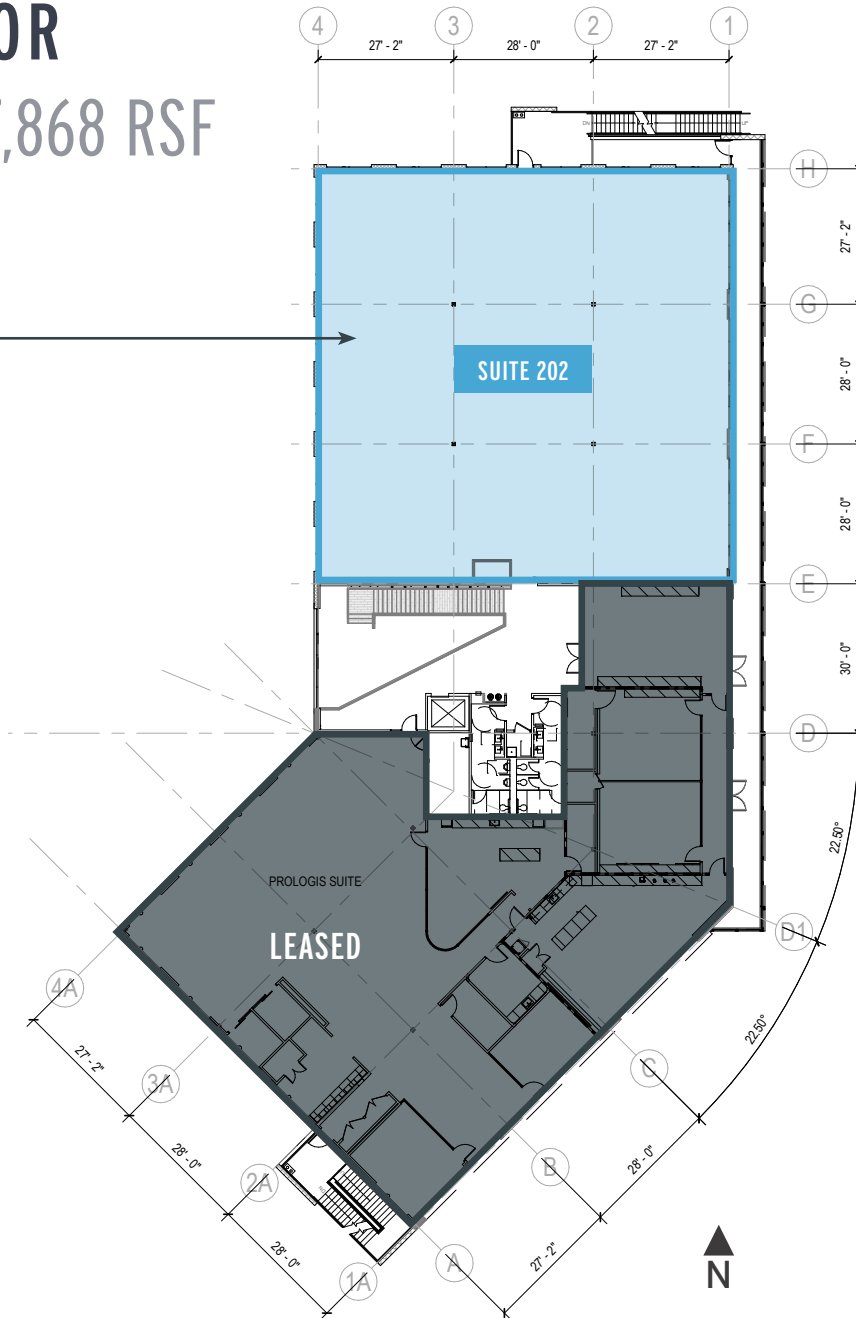


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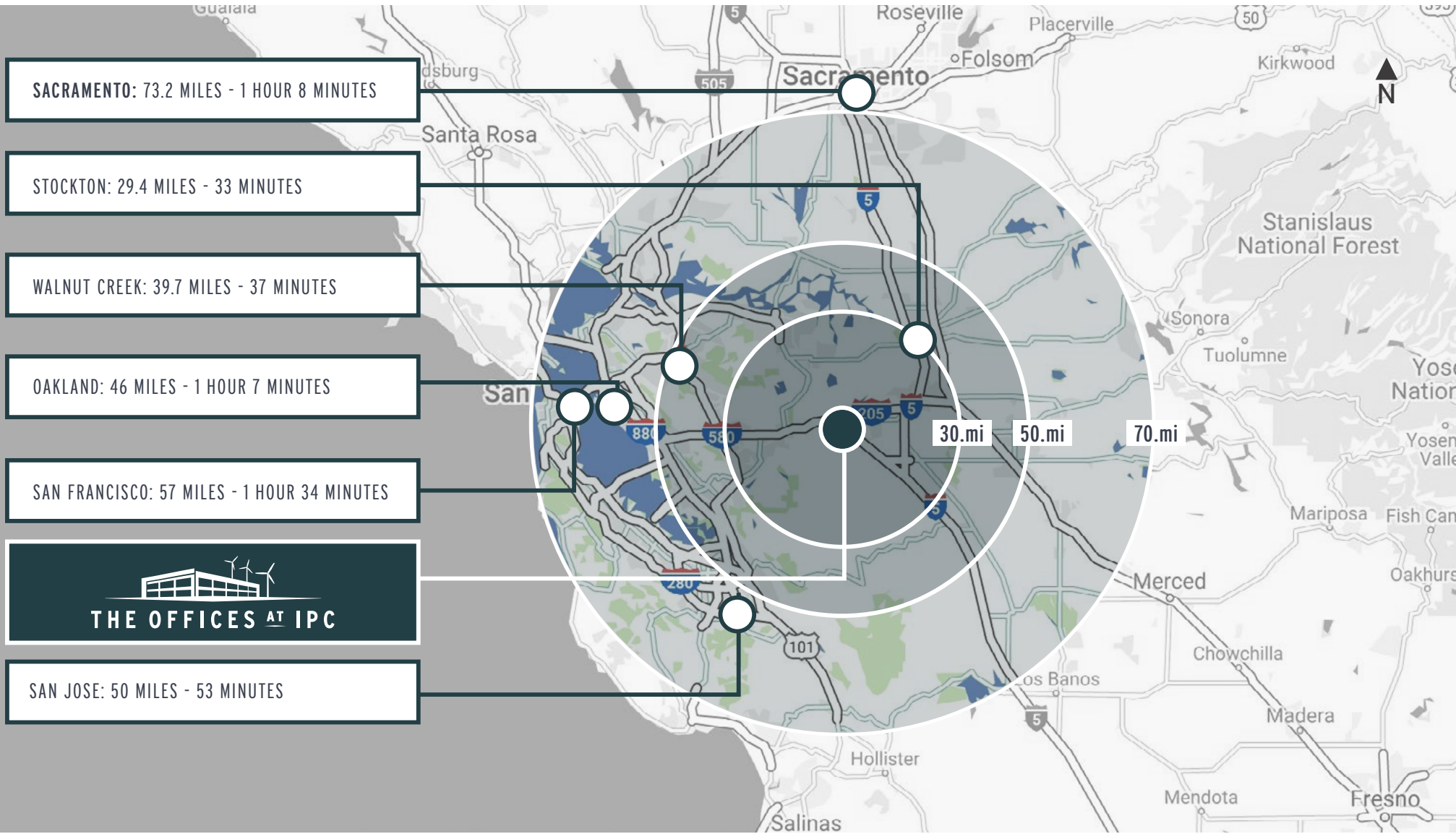
# SECOND FLOOR

AVAILABLE:  $\pm 7,868$  RSF

AVAILABLE  
SUITE 202  
 $\pm 7,868$  RSF



# DRIVE TIMES



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## THE OFFICES AT IPC

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