

REMODEL UNDERWAY!

1,111± - 7,105± SF Office, Medical & Retail Suites



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2291 W. MARCH LANE | STOCKTON, CA
Office, Medical and Retail Suites
AVAILABLE FOR LEASE

AVAILABLE SUITES

Quail Lakes Office Park is a professional campus along Stockton's premier commercial corridor on West March Lane. Originally developed by Grupe Huber, one of the region's most respected builders, the property is now under new ownership and undergoing a comprehensive remodel aimed at modernizing the buildings, refreshing common areas, and elevating the overall tenant experience.

The project will feature updated building and monument signage, including a new monument sign at the signalized March Lane entrance.

With excellent visibility, ample parking, and convenient access to I-5, Quail Lakes Office Park provides an exceptional setting for professional tenants seeking a refreshed, high-quality office environment in Stockton.

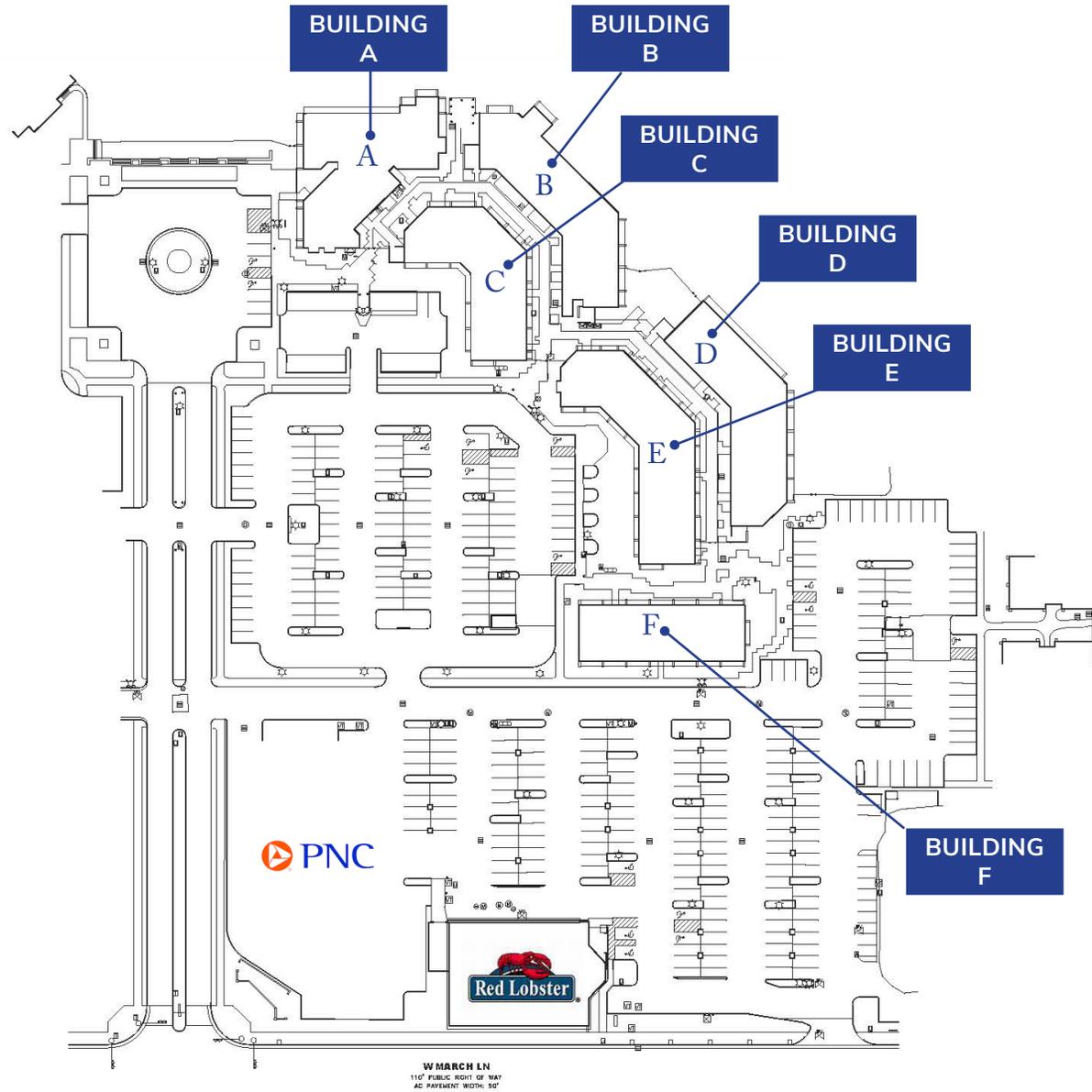


AVAILABLE SPACES	RATES
BUILDING A SUITE 200 = 2,596± SF SUITE 203 = 1,497 COMBINED = 4,093± SF	RATE: \$1.90 RATE: \$1.99 RATE: \$1.90
BUILDING B SUITE 103 = 3,623± SF	RATE: \$1.90
BUILDING D SUITE 210 = 1,865± SF	RATE: \$1.95
BUILDING E SUITE 100 = 2,166± SF SUITE 104 = 1,701± SF COMBINED = 3,867± SF SUITE 110 = 1,111± SF	RATE: \$1.90 RATE: \$1.95 RATE: \$1.90 RATE: \$1.99

PROPERTY OVERVIEW

- Great location in Quail Lakes surrounded by beautiful, mature trees with stunning lake views!
- Quail Lakes is centrally located surrounded by nearby restaurants, retail, public transit, freeway access, and much more!
- Six (6) buildings
- 67,634± SF on 7.7± acres
- Zoning: Commercial Office which allows office, medical and retail uses
- Flexible floorplans!
- Full Service Gross Leases with utilities included (janitorial is separate)
- Brand new on site property management office!
- 24 Hour Security
- Elevator serves all 2nd floor suites
- 4.5 parking stalls per 1,000 SF
- Covered/reserved stalls available

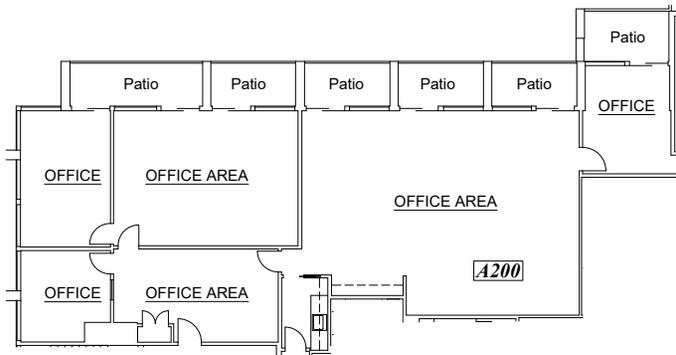




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BUILDING A

SUITES 200 & 203 Can be combined for 4,093±



SUITE 200 HIGHLIGHTS

- ±2,596 RSF
- Second story office
- Three (3) Private offices
- One (1) Conference room
- Breakroom
- Reception area
- Two entry doors

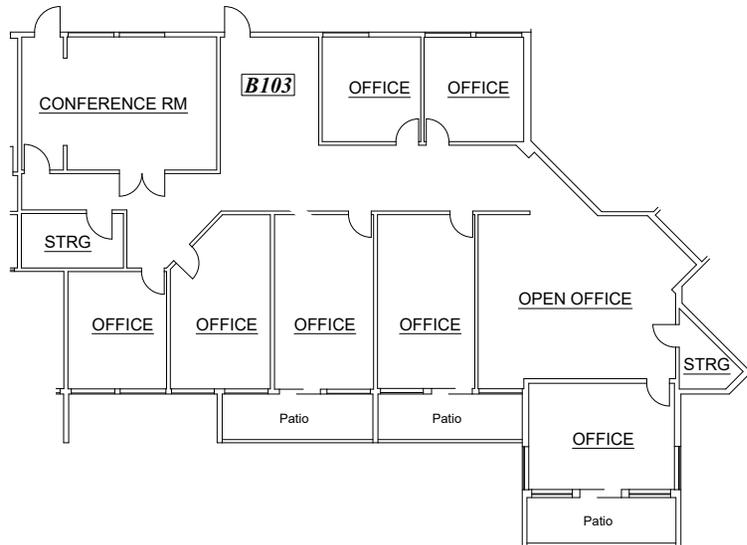


SUITE 203 HIGHLIGHTS

- ±1,497 RSF
- Second story office
- Three (3) Private offices
- One (1) Conference room
- Breakroom
- Reception area

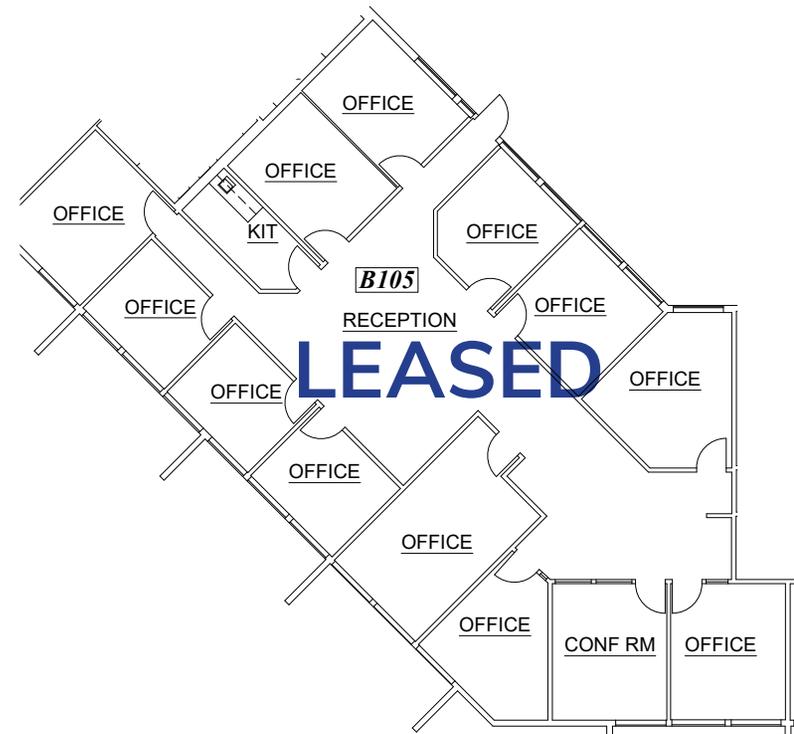
BUILDING B

SUITE B103



SUITE 103 HIGHLIGHTS

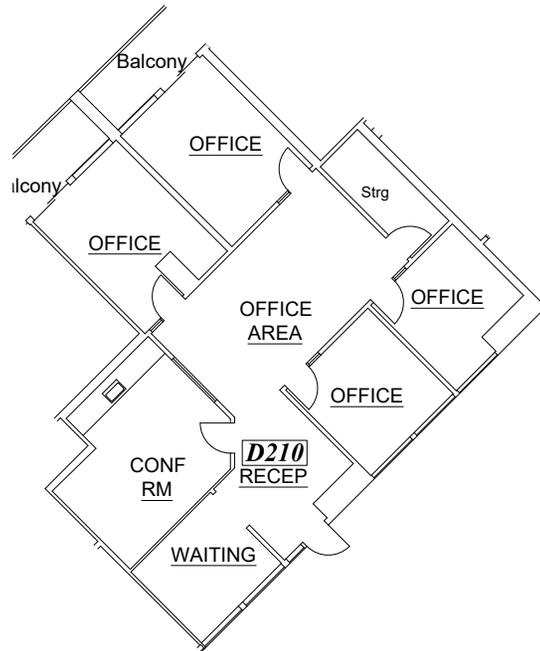
- ±3,623 SF
- Seven (7) private offices
- One - Two conference rooms
- Two entrances
- Reception area
- Offices overlook the lake



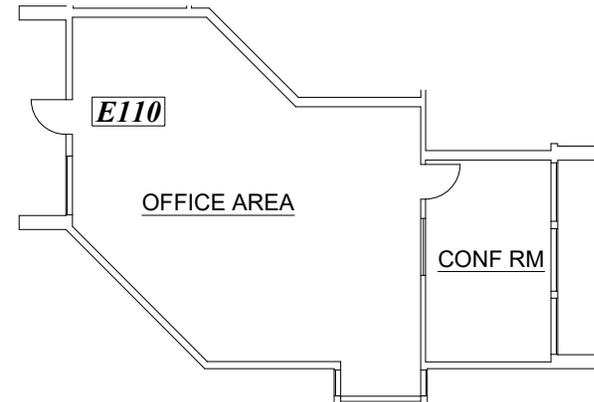
SUITE B-105 HIGHLIGHTS

- ±3,482 SF
- Ground Floor
- Breakroom
- Up to 13 private offices
- Open layout with bullpen area
- Office overlooks the lake

BUILDING D - SUITE D210



BUILDING E - SUITE E110



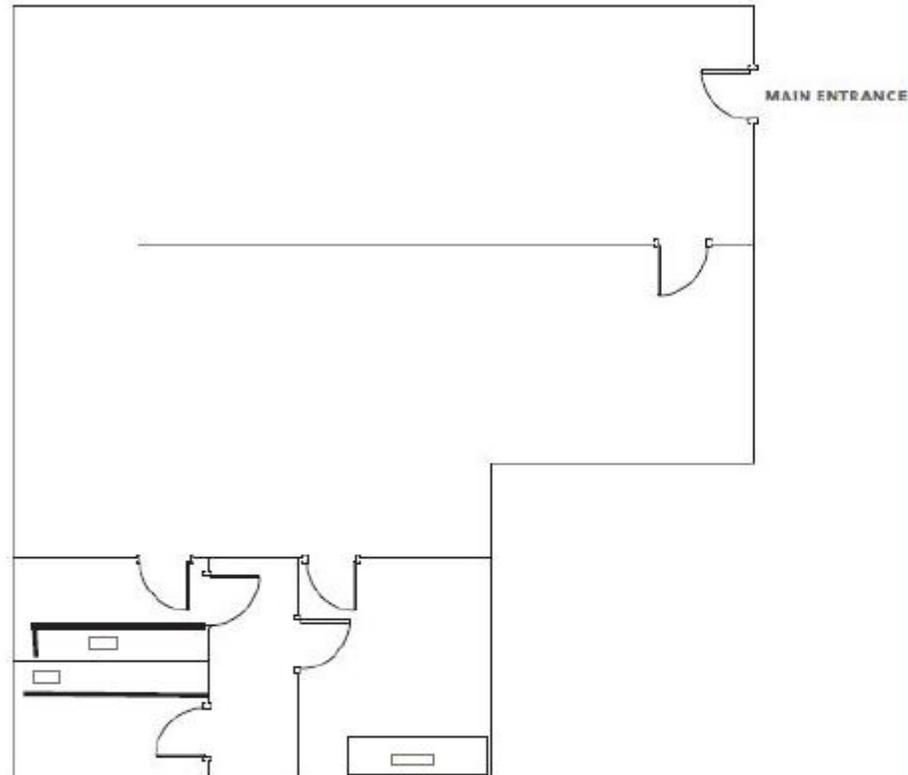
SUITE HIGHLIGHTS

- ±1,111 SF
- Open bullpen area
- One (1) private office
- Great natural lighting
- Easily accessible form parking lot

*Building D unit D210 and Building E unit E110 available with 30 days notice

BUILDING E

SUITE 100

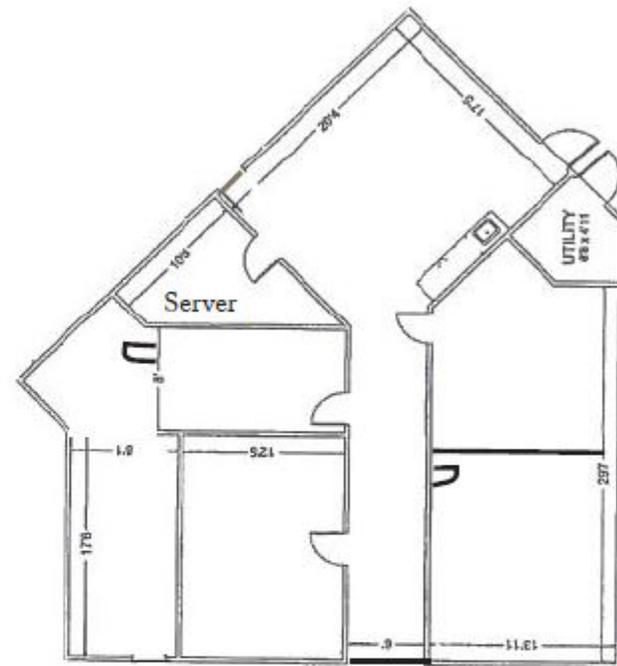


FLOOR PLAN NOT TO SCALE

SUITE HIGHLIGHTS

±2,166 SF
Former lab space, offering plumbing throughout
Ideal for medical use

SUITE 104



SUITE HIGHLIGHTS

±1,701 SF
Multiple private offices
Kitchenette
Conference Room
Server/Storage room

