

PRIME OFFICE SPACE FOR LEASE



1455 EAST G STREET
OAKDALE, CA

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE, INC. DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.





DETAILS & FEATURES

- Excellent Oakdale location
- Well maintained & beautifully landscaped
- Modern shared restrooms
- Monument & building signage
- Single-story professional office building built in 2005
- Adjacent suites can be combined
- Ample on-site & street parking
- Convenient access to Highway 120 and nearby banks, restaurants, and national retailers
- Minutes from Hwy 120 and public transportation

SPACE AVAILABLE & RENT

<u>SUITE</u>	<u>SIZE</u>	<u>MO. RENT</u>
Suite A	1,817 [±] sf	\$1.75 psf (Gross)
Suite B	1,750 [±] sf	\$1.75 psf (Gross)
Suite D	1,400 [±] sf	\$1.75 psf (Gross)
Suite E	1,401 [±] sf	\$1.75 psf (Gross)

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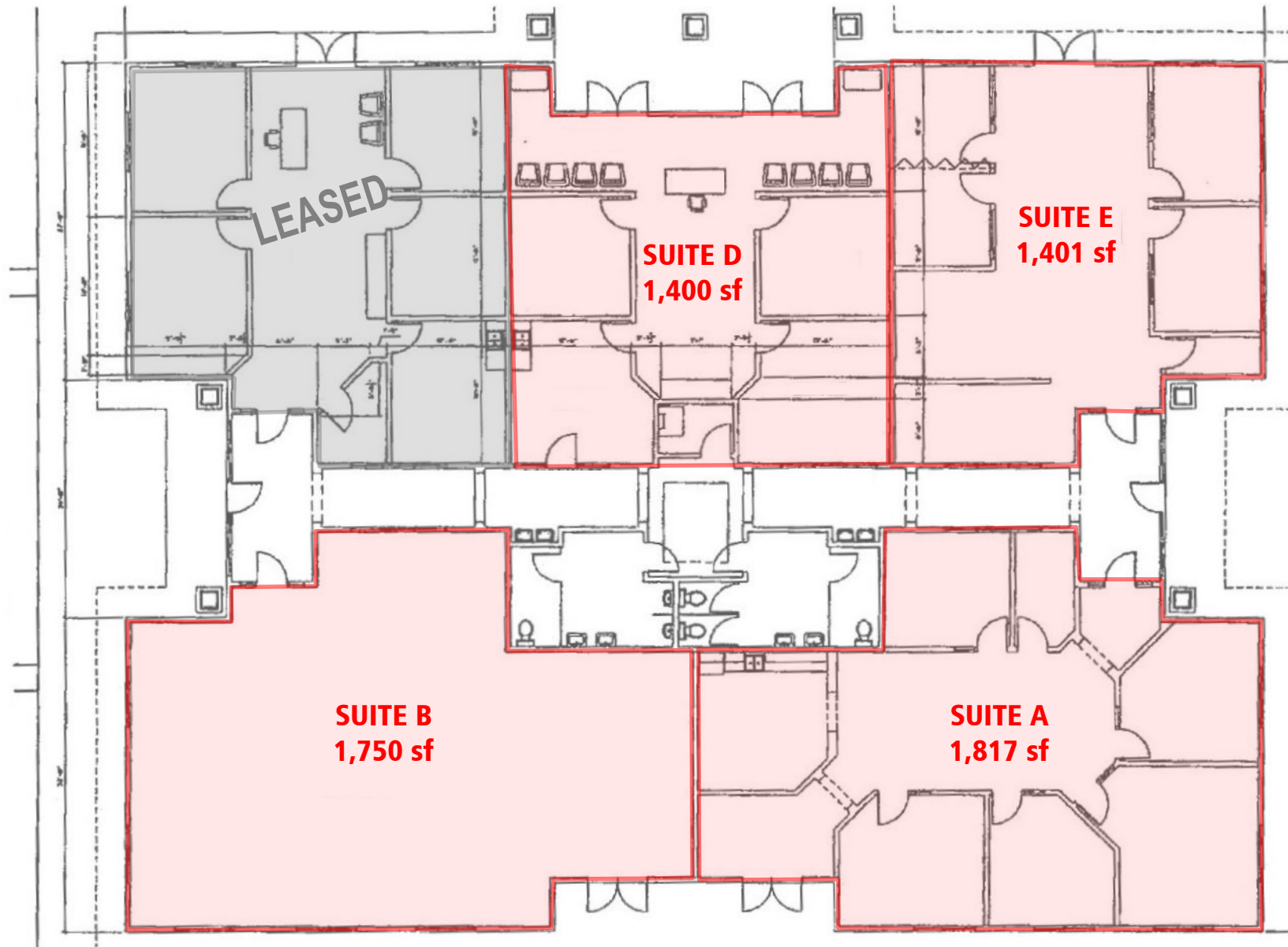
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OFFICE SPACE FOR LEASE

SUITE A • 1,817± SF • 6 PRIVATE OFFICES • BREAK ROOM • RECEPTION AREA • UPGRADED FLOORING



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SUITE B • 1,750± SF • 5 PRIVATE OFFICES • BREAK ROOM • RECEPTION AREA • CONFERENCE ROOM



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SUITE D • 1,400± SF • 4 PRIVATE OFFICES • BREAK ROOM • RECEPTION AREA



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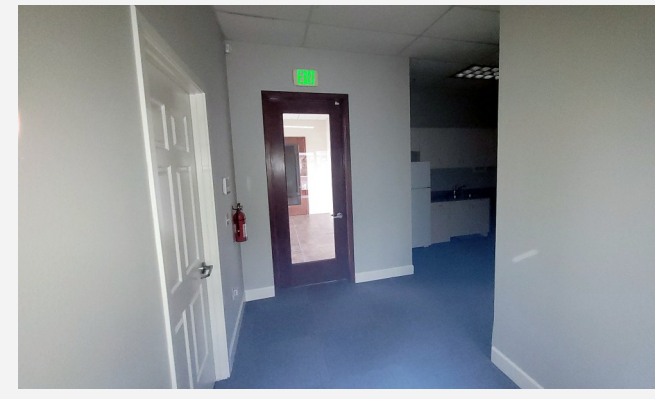
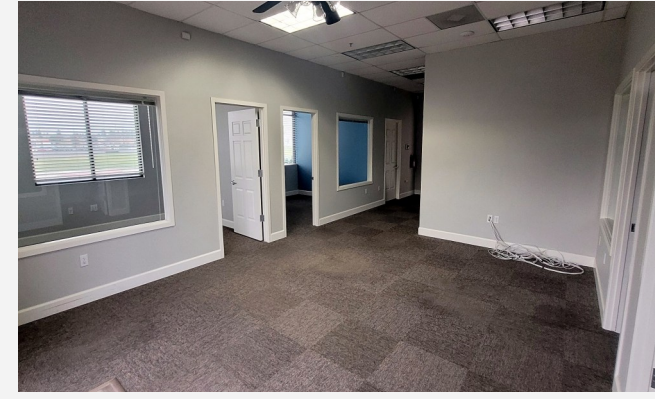
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SUITE E • 1,401± SF • 4 PRIVATE OFFICES • BREAK ROOM • RECEPTION AREA



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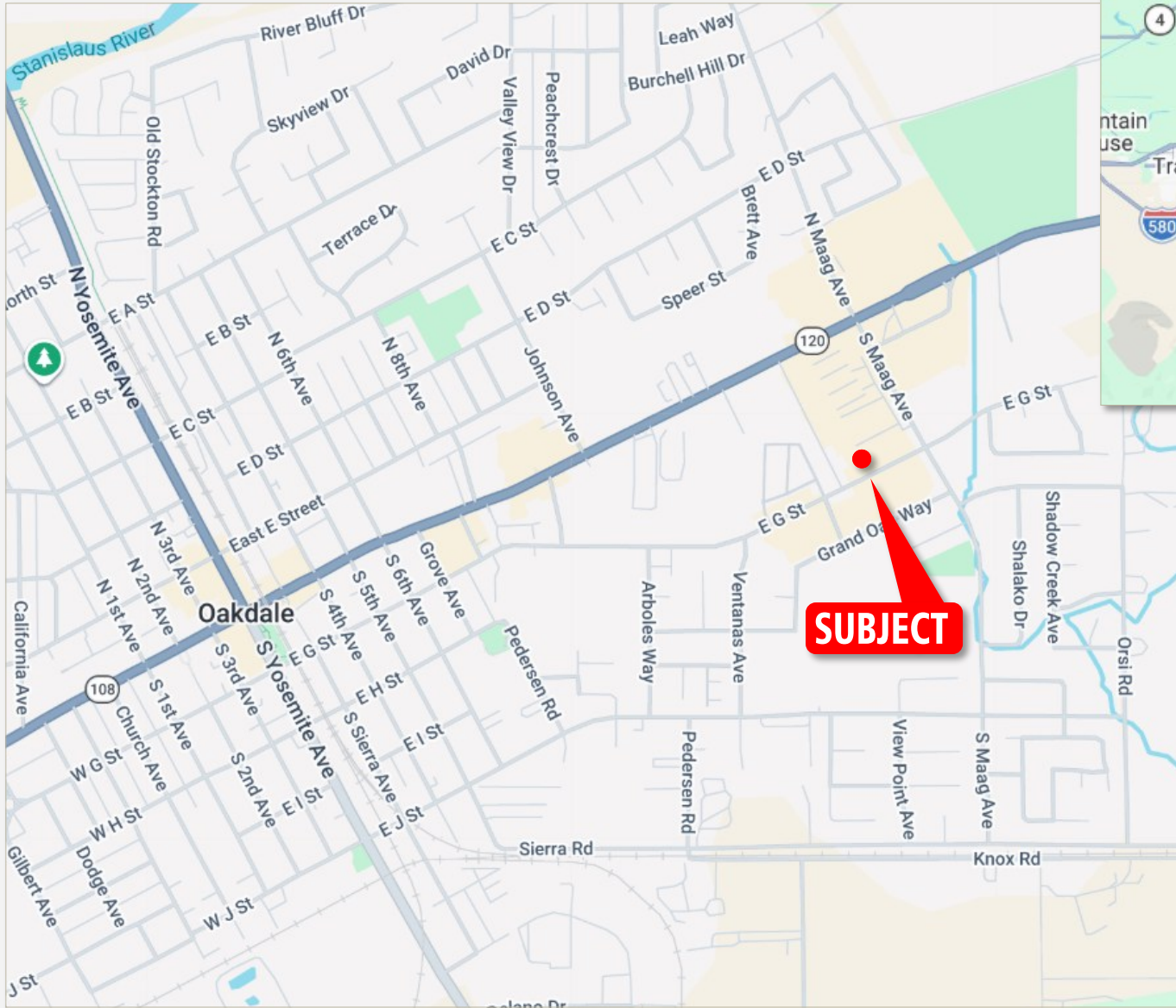
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MAPS & DISTANCES



DISTANCES

- To Modesto 16 miles
- To Manteca 21 miles
- To Stockton 32 miles
- To Sonora 35 miles
- To Turlock 19 miles
- To Sacramento 75 miles
- To San Francisco 100 miles



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