

# Lease Availability Report

## 2607 N Wigwam Dr

Stockton, CA 95205 - Stockton Submarket



### BUILDING

Type:	Class B Office
Tenancy:	Multiple
Year Built:	2000
RBA:	22,200 SF
Floors:	2
Typical Floor:	11,100 SF

### AVAILABILITY

Min Divisible:	7,000 SF
Max Contig:	7,000 SF
Total Available:	7,000 SF
Asking Rent:	\$16.20/MG

### SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	A	Office	Direct	7,000	7,000	7,000	\$16.20/MG	Vacant	Negotiable

### SALE

Last Sale: Sold on Jan 10, 2020 for \$1,650,000 (\$74.32/SF)

### AMENITIES

Accent Lighting, Air Conditioning, Conferencing Facility, Fenced Lot, Skylights, Yard

### TRANSPORTATION

Parking:	16 Surface Spaces are available; Ratio of 0.72/1,000 SF
Commuter Rail:	6 minute drive to Stockton (Altamont Corridor Express - Altamont Commuter Express (ACE))
Airport:	14 minute drive to Stockton Metro
Walk Score ®:	Car-Dependent (25)
Transit Score ®:	Minimal Transit (0)

### KEY TENANTS

Crown Enterprises	7,200 SF
-------------------	----------