

## OFFICE SPACE



2071 Geer Road, Turlock

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## FOR LEASE

**SIZE:** 615 +/- square feet.

**LOCATION:** The northwest corner of the Geer Road/Pedras Road intersection, approximately midway between California State University Stanislaus and downtown Turlock. Geer Road is the primary north/south commercial road through Turlock.

**TRAFFIC COUNT:** 23,600+ vehicles per day according to the City of Turlock Traffic Engineering Division.

**ZONING:** Commercial – Office or Retail.

**GENERAL:**

- \*New, high-traffic center on Geer Road.
- \*Space in building shared with Chase/WaMu Bank and armed forces recruiting office.
- \*Other tenants in center include: Prudential California Realty, Guarantee Pacific Mortgage, a dentist, and a yoga studio.
- \*Excellent central Turlock location on high-traffic street.
- \*Suite is in warm shell condition with negotiable tenant improvements.

**RENT:** \$1.35 per square foot per month NNN. TI's negotiable.



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