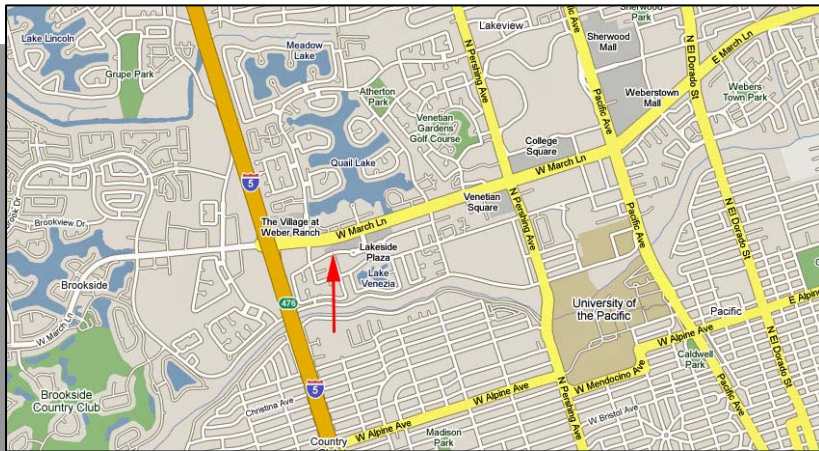


OFFICE SPACE



2453 Grand Canal Blvd., Suite 1, Stockton, CA



Commercial Real Estate

1101 Sylvan Ave., Suite A25
Modesto, CA 95350
209-529-9610 209-521-4289 (fax)
License #01460663

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

FOR LEASE

SIZE: 3,800 +/- square foot office suite.

LOCATION: Located on the north side of Grand Canal Blvd. between Da Vinci Drive and Venezia Blvd. Just south of and visible from March Lane. Easy access to I-5 at the March Lane interchange. Proximate to San Joaquin Delta College and University of the Pacific. Also near all the shopping and restaurants on March Lane and Pacific Avenue.

PARKING: Parking ratio is approximately 1 space per 200 sq. ft.

GENERAL:

- *En suite kitchen and restrooms.
- *8 private offices of varying sizes.
- *Secure entrance with reception station.
- *Large, open area could be used for meetings, classes, or workstations.
- *Attractive, professional building.
- *Great, convenient location.
- *Loads of parking.

RENT: \$.90 psf/month gross. Tenant pays own utilities and janitorial.
(This is a sublease that runs through June 30, 2012.)

Sublessor would consider a tenant for less than the entire space or a low starting rent with increases.

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