

EST. 1907 · RENAISSANCE REVIVAL · NATIONAL REGISTER OF HISTORIC PLACES

# Stockton's first skyscraper.

## *Now available.*

Historic landmark office space · 301 E. Main St., Downtown Stockton

ASKING RENT

**\$1.75 / SF**

ALL-IN · UTILITIES INCLUDED



Ground floor entrance • 301 E. Main St.



GROUND FLOOR • 6,000 SF • AVAILABLE FOR LEASE

## A ground floor built for *what you need.*

6,000 SF of premium street-level space in a landmark building. Best suited for retail — but ownership is open to the right concept: restaurant, innovation lab, showroom, or creative headquarters.

### FIRST TIME AVAILABLE IN OVER 20 YEARS

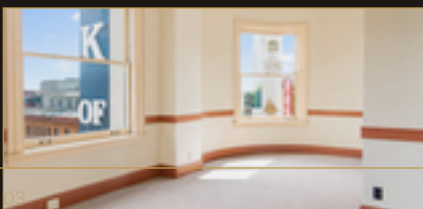
Held exclusively by Bank of Stockton. Now open to outside tenants for the first time.



OFFICE SPACE · FLOORS 2-5 · LEASE BY FLOOR OR BY OFFICE

# Your office, *reimagined.*

5,000 SF per floor · Up to 20,000 SF · Floors 2-5



ACTUAL SPACE

- **Lease by Floor or by Office**  
Full floor or individual offices — flexible to your needs
- **5,000 SF Per Floor**  
Up to 20,000 SF contiguous across floors 2-5
- **Corner Windows**  
Unobstructed downtown Stockton views on every level
- **Customizable**  
Turnkey buildout available for the right tenant



OPEN OFFICE FLOOR · RENDER



6TH FLOOR CORNER OFFICE · RENDER

THE SPACE · YOUR CANVAS

# Open floor plates. *Curved corner offices.*

Each floor is unique — open spans for collaborative teams, curved bay corners for executive suites. Brass pendant lighting. Hardwood floors. Downtown Stockton views from every angle.

OPEN OFFICE FLOOR · ACTUAL SPACE

THE DEAL

**\$1.75 / SF All-In**

Full-service lease · Utilities included · Ownership willing to make a deal

— **TI Flexibility**

Allowance for the right tenant.

— **Turnkey Buildout**

Delivered built to your specs.

— **Rent Abatement**

Free rent on qualifying deals.

— **Flexible Lease Terms**

We work around your needs.

— **Anchor Tenant Package**

Creative structure for the right user.

— **Test Fit Available**

We'll show you how your team fits.

— **Customizable Space**

We build around your tenant.

— **Competitive Pricing**

Market-creative. Not market-rigid.

— **Tour-Ready**

Call us. We'll show you today.

**Ready to make a deal.**

Ownership is hands-on. We close. · 301 E. Main St., Stockton, CA 95202

# The block is *coming alive.*

The Bank of Stockton sits steps from some of downtown's most storied cultural landmarks — and a growing calendar of street events, dining, and activations happening right outside the door.

- **Bob Hope (Fox) Theatre**  
Built 1930. National Register landmark. 2,042 seats — concerts, comedy, live theatre, musicals & classic film series.
- **Feast at the Fox**  
Annual farm-to-table dining event on Main Street. String lights, local wine, four-course dinner. Right out front.
- **Street Activations**  
Movie nights, food trucks, block parties & community gatherings on E. Main St. — and growing.
- **Fox Classic Movie Series**  
Monthly screenings at the Bob Hope Theatre — a neighborhood ritual and reason to be downtown.
- **Live Entertainment**  
Year-round programming — national concerts to local theatre. After-work plans already handled.
- **A District in Motion**  
SID is actively programming the block. More events, more activation, more reasons to be here.



*Feast at the Fox · Annual street dining on E. Main St.*

THE YOSEMITE CLUB · FLOORS 6, 7 & 8

# A private club, *in your building.*

The Yosemite Club is coming back — reestablished on floors 6, 7 & 8 of the Bank of Stockton Building. A world-class amenity, steps from your desk.

- **Restaurant & Bar**

High-end dining and craft cocktails in a storied downtown setting.

- **Rooftop Lounge**

Panoramic views of downtown Stockton — open air, lit up at dusk.

- **Private Meeting Rooms**

Bookable spaces for client meetings and executive sessions.

- **Cigar Lounge**

A proper room — the kind that closes deals.

- **Private Lounges**

Members-only spaces for working, networking, and hosting.

- **Events & Networking**

A curated calendar of gatherings for founders, leaders, and builders.

#### EXCLUSIVE TENANT BENEFIT

Building tenants receive preferred access and special membership incentives at the Yosemite Club — ask us for details.



THE BAR · YOSEMITE CLUB

STOCKTON INNOVATION DISTRICT

# Downtown Stockton *is open for business.*

The Stockton Innovation District is a public-private effort to build a lasting innovation ecosystem in the heart of downtown Stockton — bringing together properties, partnerships, and community.

- **Central Valley Hub**

Stockton sits at the crossroads of logistics, agriculture, and freight — California's most connected corridor.

- **Fraction of Bay Area Cost**

Office rents at a fraction of SF and Sacramento. More runway. Better return on every dollar.

- **Talent & Workforce**

Access to UC Merced, CSU Stanislaus, and a growing regional talent pipeline across the Central Valley.

- **Momentum Now**

New investment, activated streets, and a growing roster of founders, builders, and anchor institutions.

*Bank of Stockton sits at the center of it.*

Be the first tenant in the district's flagship address.



DOWNTOWN STOCKTON