



- 1,720 sf @ \$1.50 per sf/mo. (NNN lease)
- Location on corner of major arterial
- Ideal for insurance, tax prep, law office, sales, service company, accountant, staffing, financial services, etc.
- Includes 3 private offices, 2 storage rooms, conference room, break room with sink, file room, restroom, open bull pen area and reception/waiting area.
- Excellent signage and street visibility
- Easy access and ample on-site parking Close proximity to Hwy 99 interchange
- Near shops, banks & restaurants
- Co-tenants include ASL Dentistry, Placer Title & Home Smart Real Estate

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

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





RECEPTION & BULL PEN AREA



PRIVATE OFFICE



RECEPTION & BULL PEN AREA



PRIVATE OFFICE



CONFERENCE ROOM



STORAGE ROOM



BREAK ROOM



FILE/STORAGE ROOM

723 North Main Street
Manteca, California

PRIME OFFICE SPACE FOR LEASE



**1,720± SF
FOR LEASE**

N. MAIN ST.

ARGONAUT ST.

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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.

723 North Main Street Manteca, California

PRIME OFFICE SPACE FOR LEASE



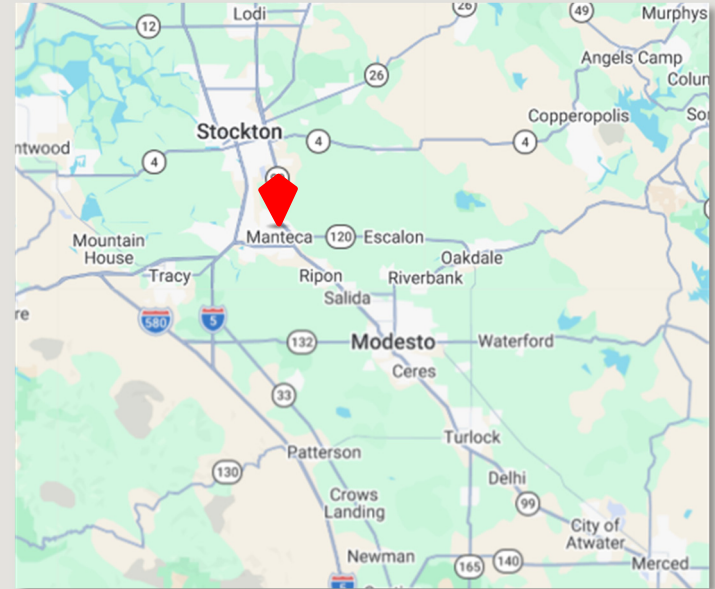
SUBJECT

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LOCATION MAP



MAP OF CENTRAL VALLEY



AREA INFORMATION

- Population: ±97,000
- Median Household Income: ±\$104,000
- High-Visibility N. Main Street Location
- Approx. 3 miles to Hwy 99 & 4 miles to Hwy 120
- Growing Central Valley Market
- Strong Residential & Commercial Growth