

# FOR LEASE

# 6653 EMBARCADERO DR.

# STOCKTON, CA

- STREET VISIBLE BUILDING SIGNAGE AVAILABLE
- CONTACT SUZANNE GRANDE FOR MORE INFORMATION

Building Size: ±10,858 SF  
Office Space Up to ± 8,500 SF  
LEASE RATE: \$1.70 SF MG 2<sup>nd</sup> Floor  
\$1.80 SF MG Ground Floor



*All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the information and recommend that all information be verified prior to a transaction.*

FOR MORE INFORMATION  
CONTACT:

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COMMERCIAL

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**Building Size:** ± 10,858 SF

Up to ± 8,500 SF

Professional Waterfront Office Suites Position your business in one of Stockton's most desirable office settings—Lincoln Village West near the Marina. Available Suites

- Efficient layouts for private offices or small teams
- Move-in ready options available

## Property Features

- Quiet, professional office environment
- Waterfront / marina-adjacent setting
- On-site parking
- Secure, well-maintained property

## Location Overview

Positioned in a highly desirable office pocket of Stockton, the property benefits from proximity to major thoroughfares including Interstate 5 and March Lane. The surrounding area features a strong mix of professional office users, medical, and retail amenities, supporting long-term tenant demand.

FOR MORE INFORMATION  
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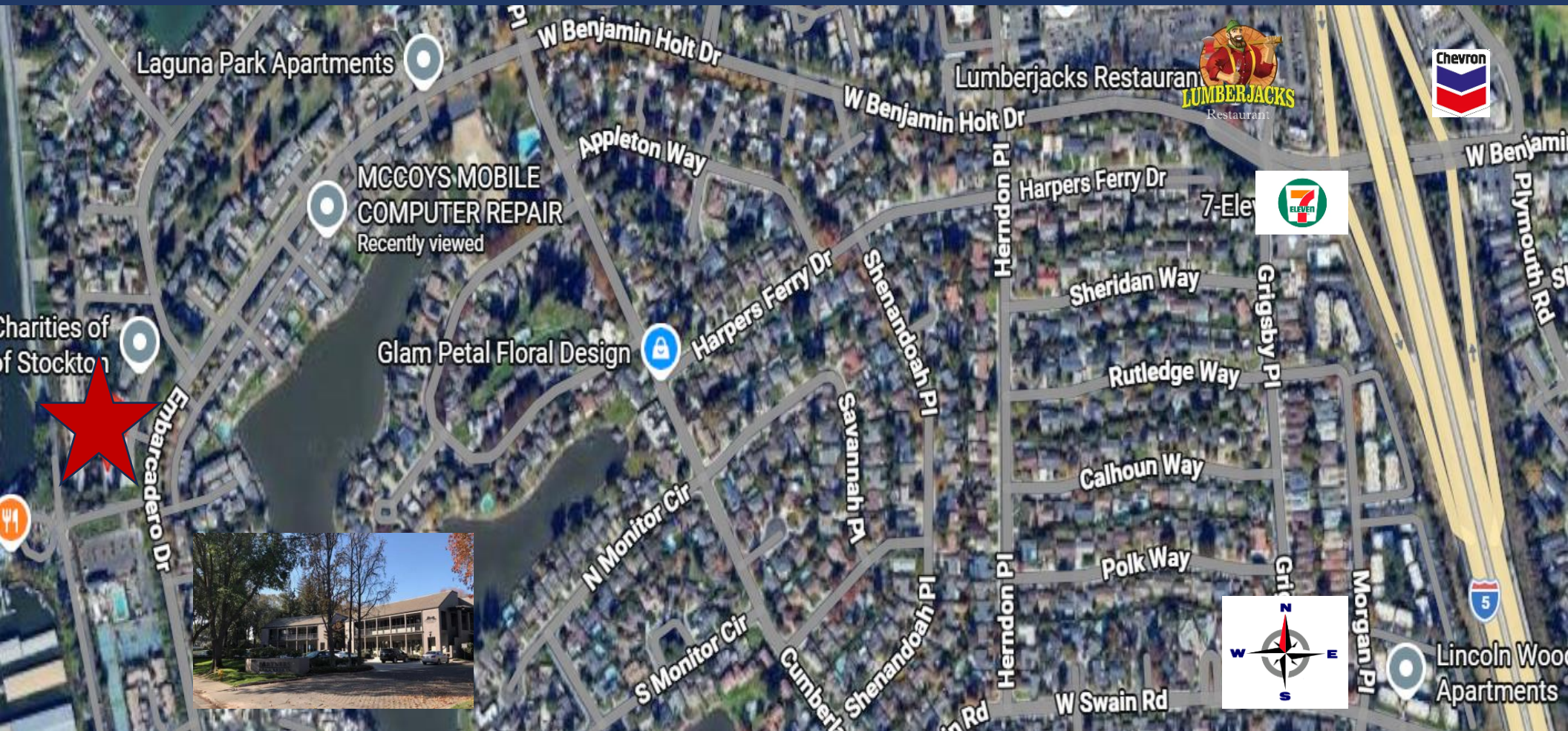
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