

REMODEL UNDERWAY!

1,111± - 4,274± SF Office, Medical & Retail Suites



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2291 W. MARCH LANE | STOCKTON, CA
Office, Medical and Retail Suites
AVAILABLE FOR LEASE

AVAILABLE SUITES

Quail Lakes Office Park is a professional campus along Stockton's premier commercial corridor on West March Lane. Originally developed by Grupe Huber, one of the region's most respected builders, the property is now under new ownership and undergoing a comprehensive remodel aimed at modernizing the buildings, refreshing common areas, and elevating the overall tenant experience.

The project will feature updated building and monument signage, including a new monument sign at the signalized March Lane entrance.

With excellent visibility, ample parking, and convenient access to I-5, Quail Lakes Office Park provides an exceptional setting for professional tenants seeking a refreshed, high-quality office environment in Stockton.

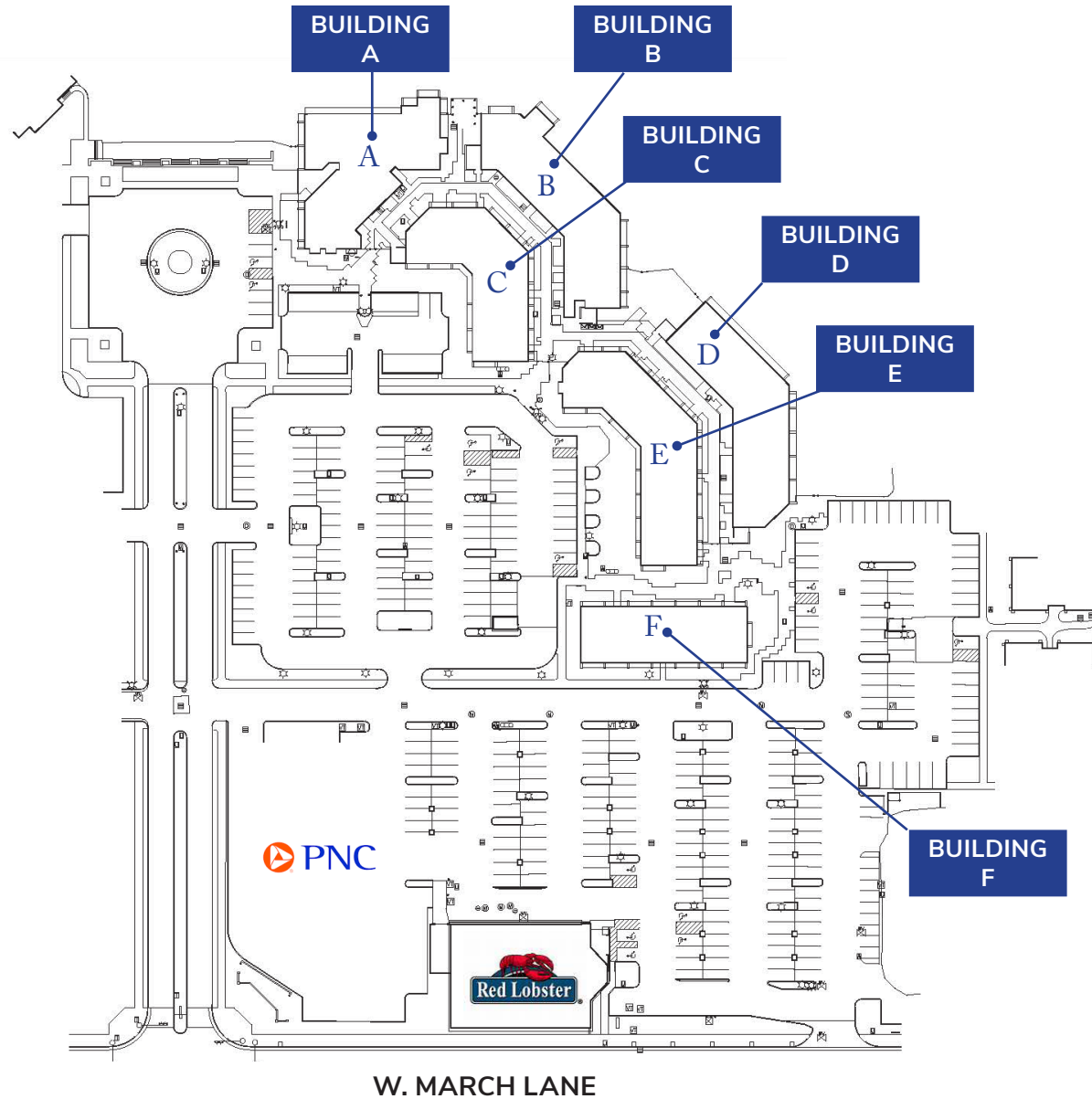


AVAILABLE SPACES	RATES
BUILDING A SUITE A115 = 1,129± SF	RATE: \$2.09
BUILDING B SUITE 103 = 3,334± SF DIVISIBLE (1,000± SF - 2,334± SF)	RATE: \$1.99
BUILDING D SUITE 205 = 2,879± SF SUITE 215 = 1,395± SF SUITE 205 & 215 combined for 4,274± SF of contiguous space.	RATE: \$1.99 RATE: \$2.09

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



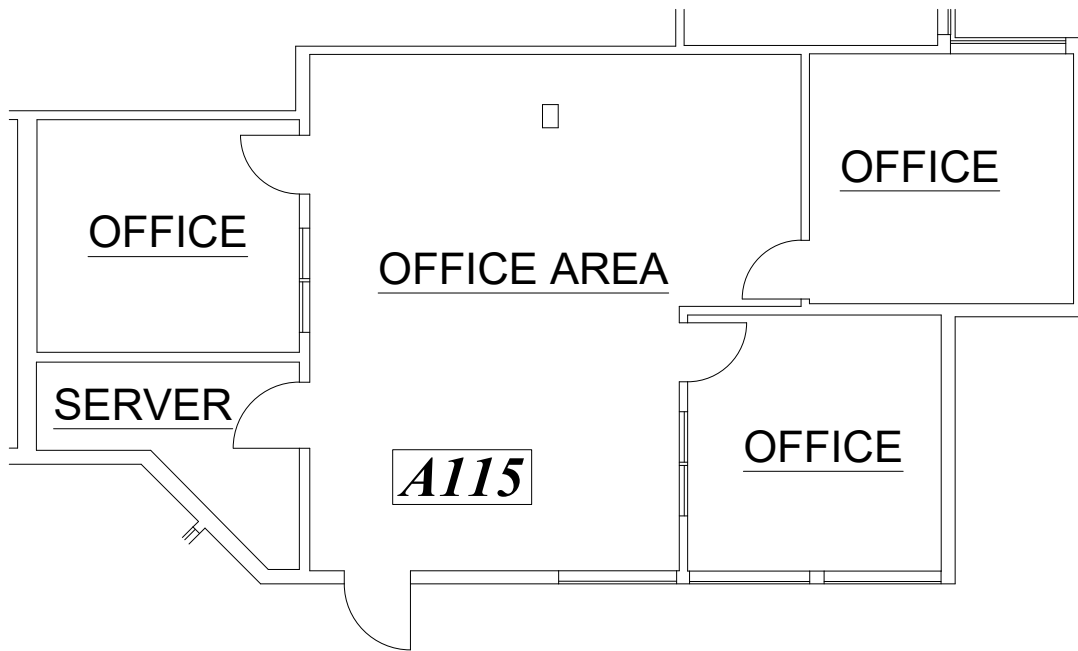
- Great location in Quail Lakes surrounded by beautiful, mature trees with stunning lake views!
- Quail Lakes is centrally located surrounded by nearby restaurants, retail, public transit, freeway access, and much more!
- Six (6) buildings
- 67,634± SF on 7.7± acres
- Zoning: Commercial Office which allows office, medical and retail uses
- Flexible floorplans!
- Full Service Gross Leases with utilities included (janitorial is separate)
- Brand new on site property management office!
- 24 Hour Security
- Elevator serves all 2nd floor suites
- 4.5 parking stalls per 1,000 SF
- Covered/reserved stalls available



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BUILDING A

SUITE 115



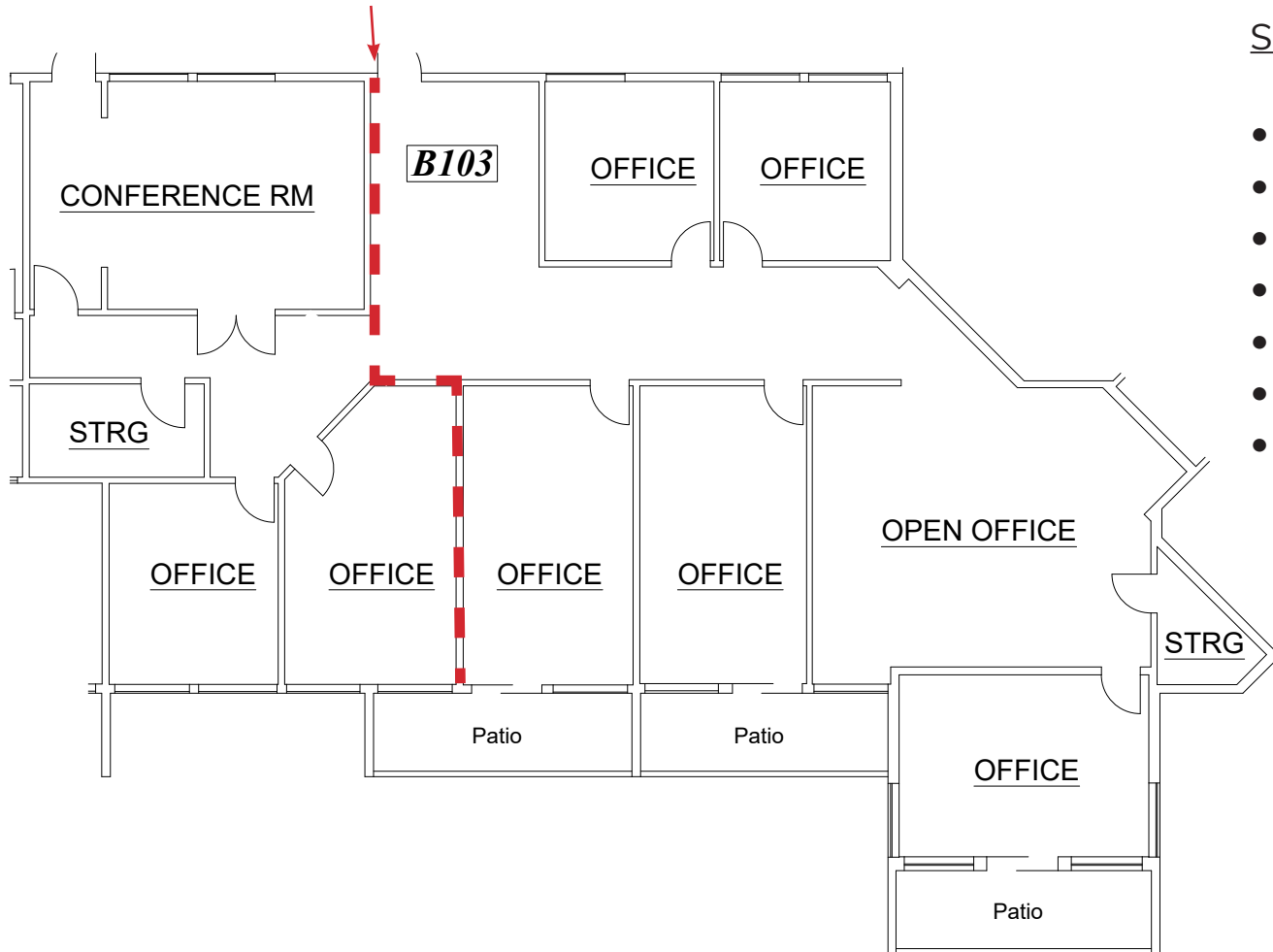
SUITE 115 HIGHLIGHTS

- 1,129± SF
- Ground floor
- Open workspace area
- 3 private offices
- Server room

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BUILDING B SUITE B103

Potential Demising Line



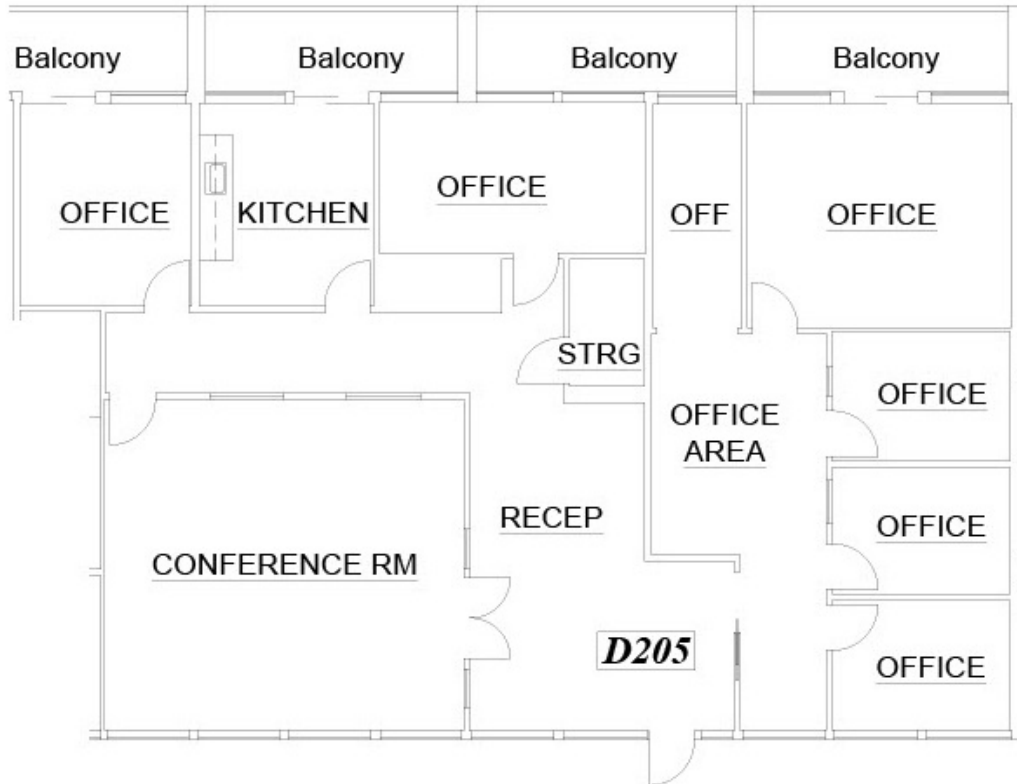
SUITE 103 HIGHLIGHTS

- ±3,334 SF
- *Divisible (1,000± SF - 2,334± SF)
- Seven (7) private offices
- 1 - 2 conference rooms
- Two entrances
- Reception area
- Offices overlook the lake

*Each space would have a higher asking rent of \$2.10 for 1,000± sf and \$2.05 for the 2,334± sf

BUILDING D

SUITE D205

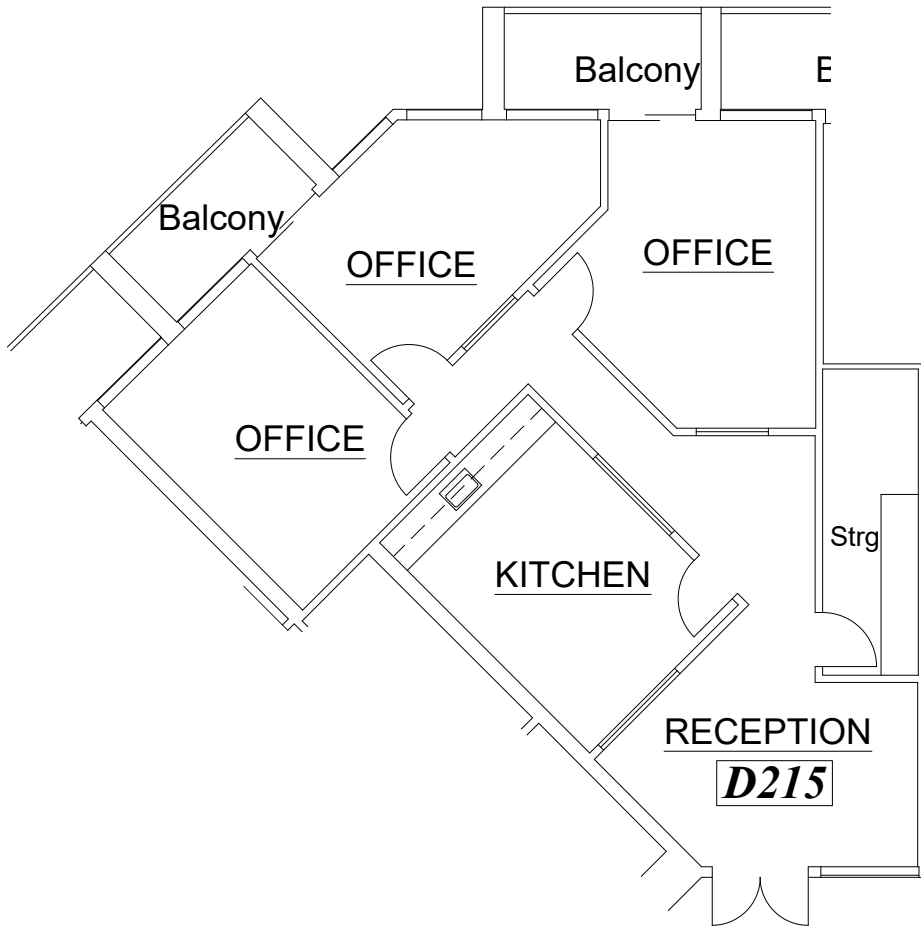


SUITE HIGHLIGHTS

- 2,879± SF*
- Large conference room
- Dedicated reception area
- 6 private offices
- Breakroom
- 4 private lakefront balconies

* Suite D205 and D215 can be combined equaling 4,274± SF

BUILDING D SUITE D215



SUITE HIGHLIGHTS

- 1,395± SF*
- 3 private offices
- Dedicated reception area
- Breakroom
- 2 private lakefront balconies

* Suite D205 and D215 can be combined equaling 4,274± SF

MARKET AERIAL



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