

FULLY BUILT OUT - OFFICE/MEDICAL SPACE FOR LEASE - 2,012± SF

2087 GRAND CANAL BLVD., #12 & #13, STOCKTON, CA



LISTING DATA:

- FORMER CHIROPRACTIC OFFICE
- SUBJECT SPACE INCLUDES:
 - RECEPTION AREA
 - WAITING AREA
 - FOUR (4) LARGE OFFICES
 - ONE (1) MID-SIZE OFFICE
 - TWO (2) RESTROOMS
 - BREAKROOM AREA
 - STORAGE & SHELVING
 - SKYLIGHTS
 - SPACE WILL HAVE 2 NEW HVAC UNITS INSTALLED
 - OWNERSHIP WILL PAY TO HAVE HVAC SERVICED TWICE ANNUALLY
 - OWNERSHIP WILL COVER PAYMENT OF THE ASSOCIATION DUES, PROPERTY TAXES, SEWER AND WATER FOR THE SPACE

LEASE RATE: 1.70 PSF/MG

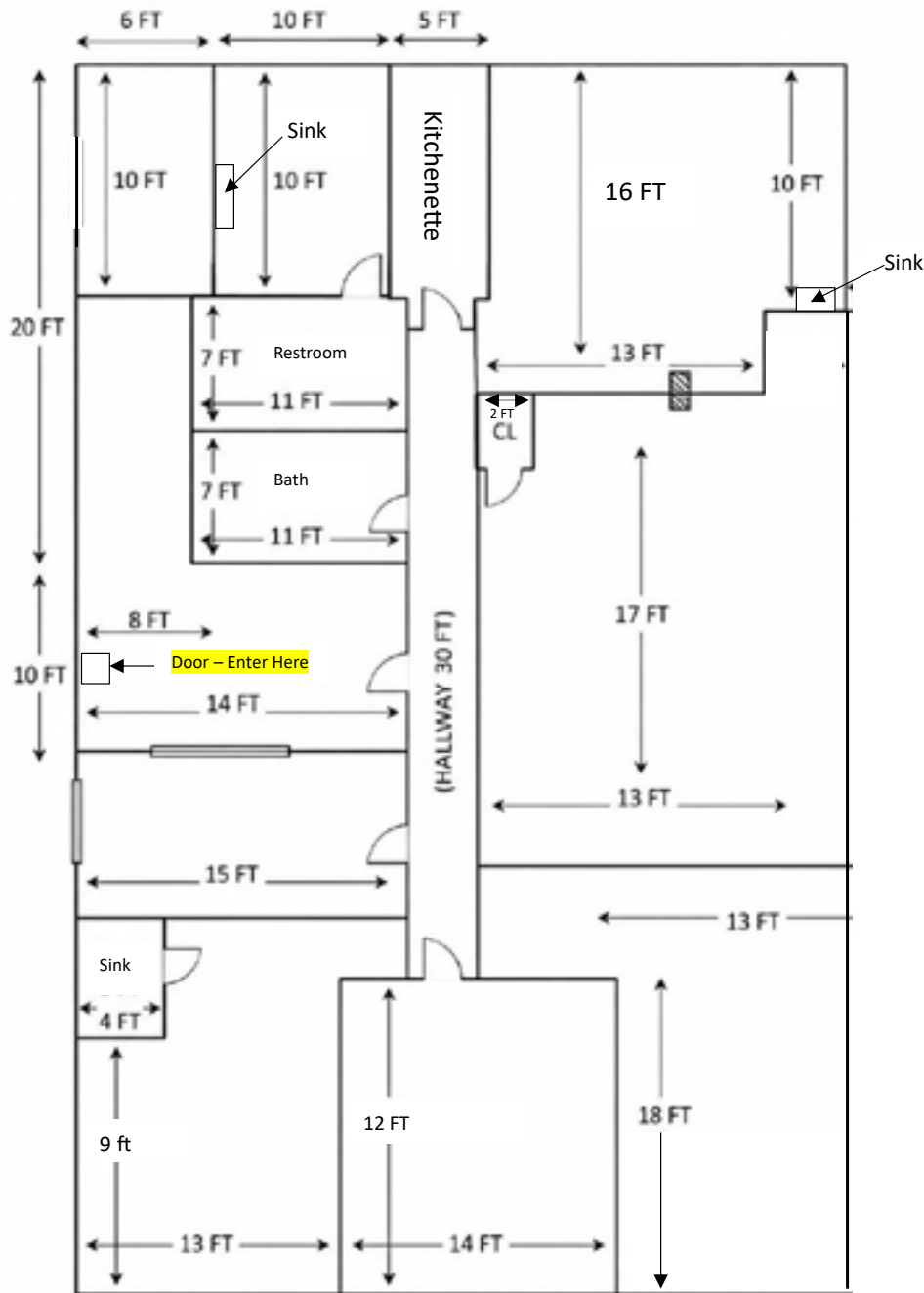
- DEDICATED ON-SITE PARKING FOR STAFF AND PATIENTS
- MOVE IN READY WITH EXISTING MEDICAL/OFFICE BUILDOUT
- BUILDING SIGNAGE AVAILABLE

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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.

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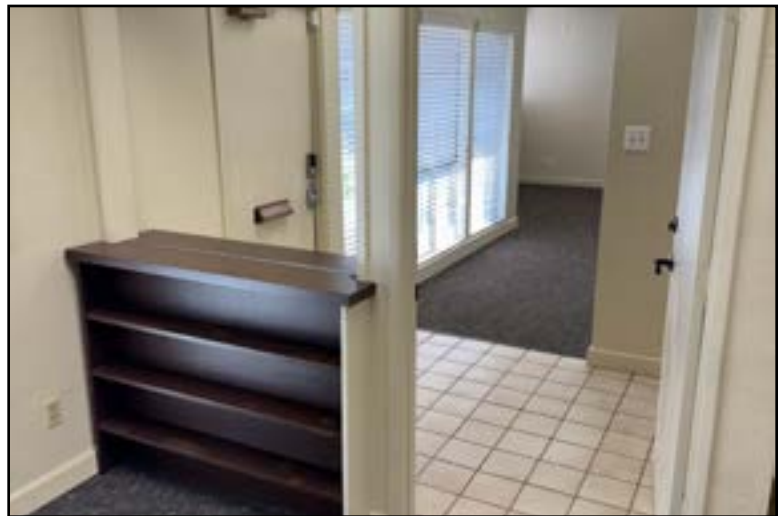
***NOT TO SCALE**

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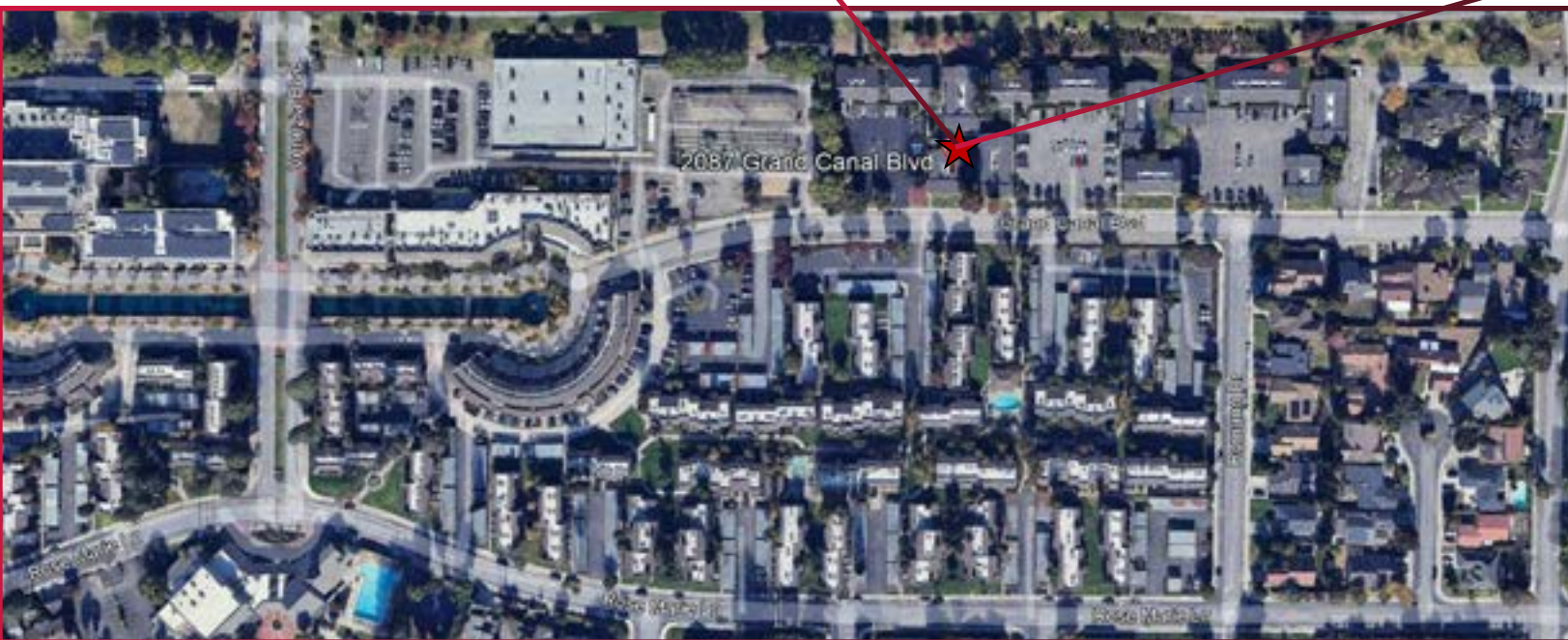
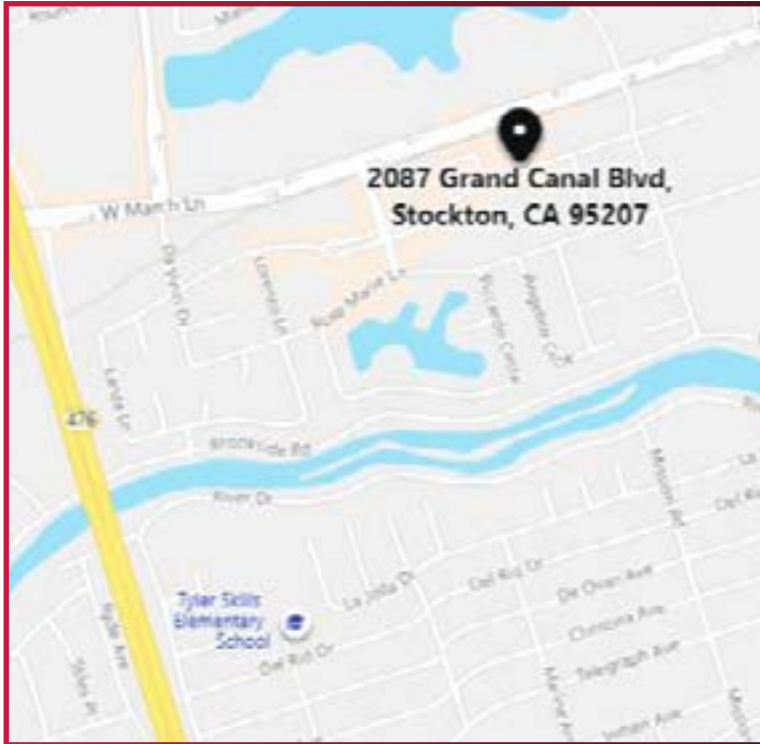
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