

# TWO LEVEL OFFICE GARDEN BUILDING FOR SALE OR LEASE

7407 TAM O'SHANTER DRIVE, STOCKTON, CA



## LISTING DATA

- 17,088SF± stand-alone, two-level office building
- Divisible to ±7,902 square feet
- Efficient floor plan with large open areas, large breakroom facilities, multiple restrooms, and private offices throughout
- Parking Ratio: 4.4 spaces per 1,000SF
- Zoned C-G (General Commercial – City of Stockton)
- Building signage available
- In close proximity to a San Joaquin Regional Transit District bus stop
- Close proximity to Kaiser Permanente Medical Center
- Located near Stockton's revitalized and expanded Hammer Lane corridor

## ECONOMIC DATA

**LEASE RATE:** \$1.10 per square foot, MG

**SALE PRICE:** \$2,200,000

## CONTACT

Wendy Coddington, SIOR

BRE #00592566

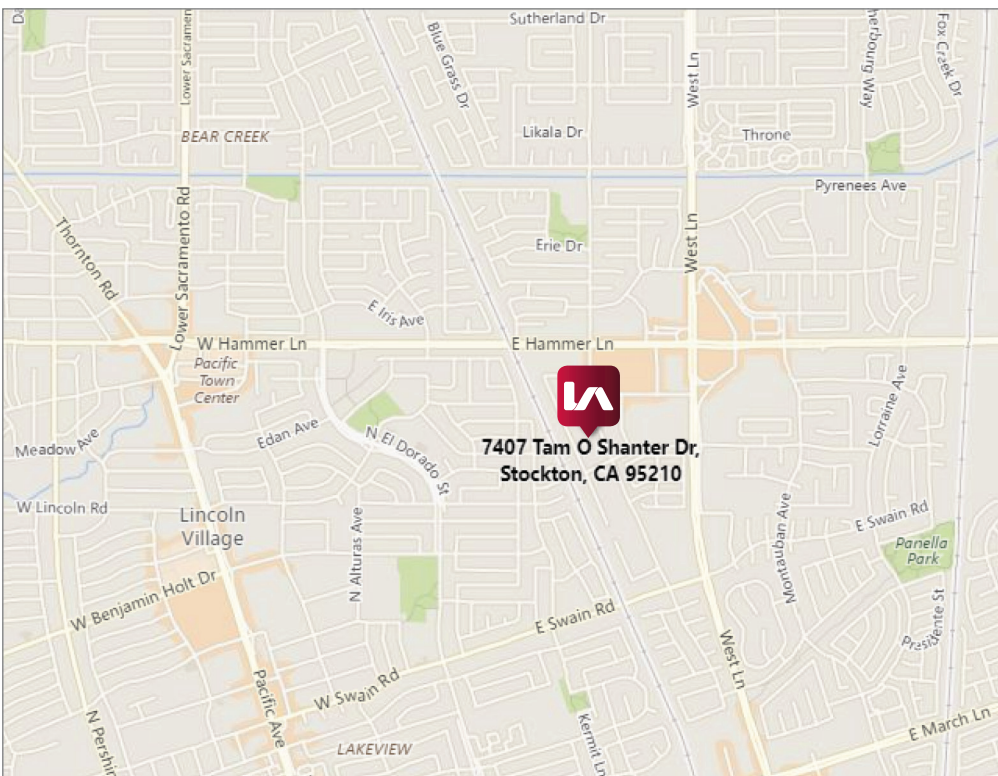
wcoddington@lee-associates.com

D 209.983.6830

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.

# TWO LEVEL OFFICE GARDEN BUILDING FOR SALE OR LEASE

7407 TAM O'SHANTER DRIVE, STOCKTON, CA



## CONTACT

Wendy Coddington, SIOR  
BRE #00592566  
wcoddington@lee-associates.com  
D 209.983.6830

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.