

FOR LEASE
PROFESSIONAL OFFICE SPACE
302 CHERRY LANE, MANTECA, CA



LISTING DATA

- Attractive two-story office building
- ±2,000 square feet available on the 1st level
- Ample parking on-site with additional street parking available
- Building signage available
- Well-maintained building with nice landscaping
- Co-tenants include the City of Manteca, and Community Psychiatry
- Located directly across from the DMV
- Close proximity to a variety of retail amenities and restaurants



ECONOMIC DATA

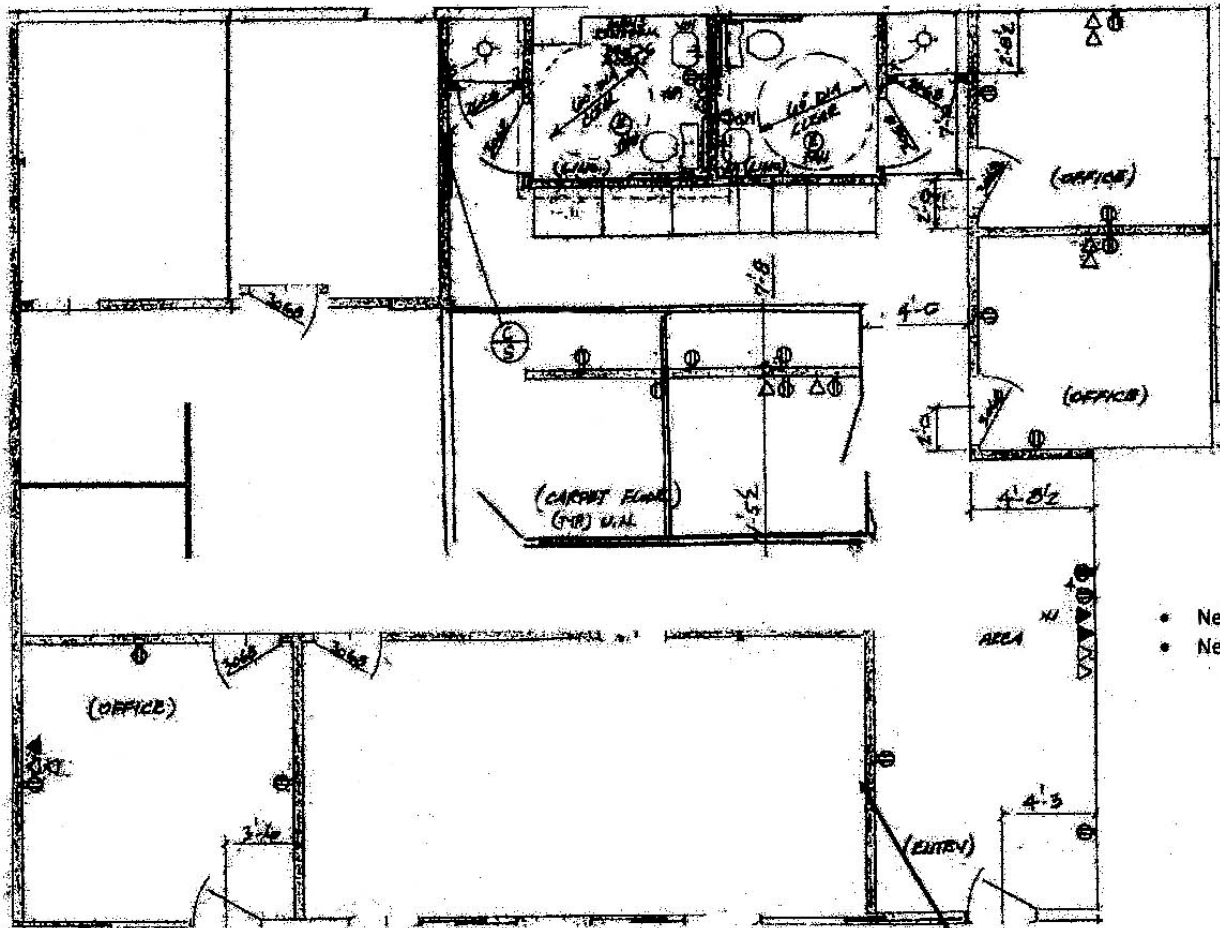
LEASE RATE: \$1.65 PSF (MG)

Wendy Coddington, SIOR
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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.

SITE PLAN

EXHIBIT A



- New flooring throughout
- New paint throughout

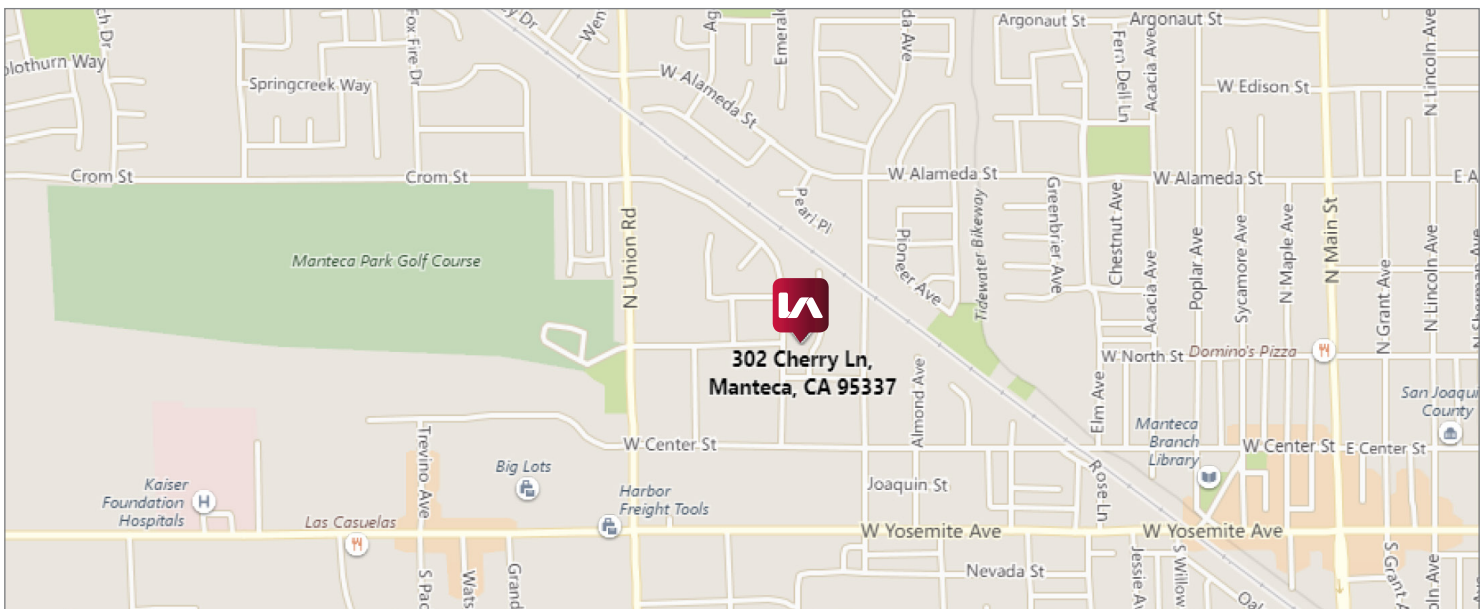
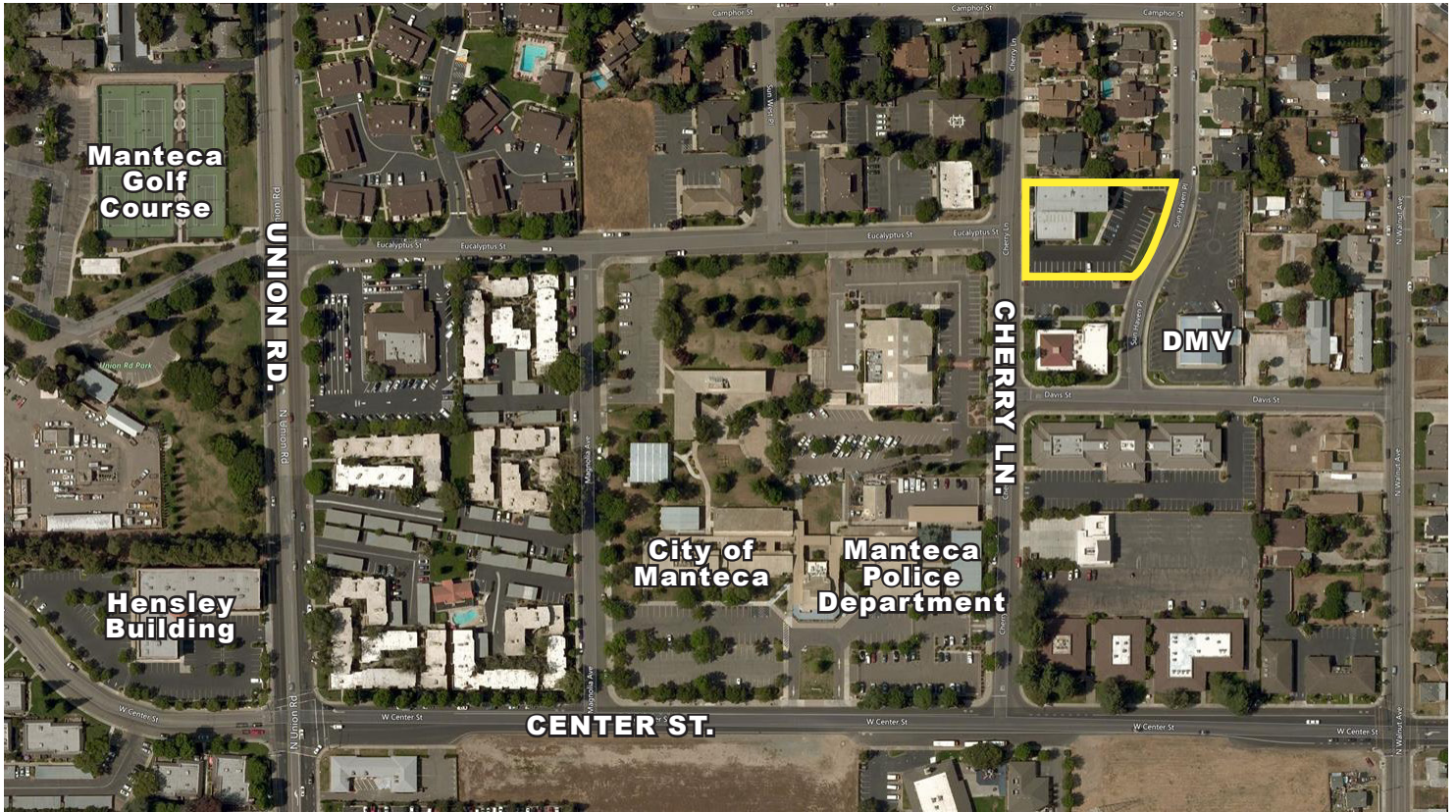
PRELIMINARY FINAL SPACE PLAN

WOOD FRAMED DOUBLE-DOOR WITH EITHER
CLEAR OR FROSTED GLASS ENTRY
INTO CONFERENCE ROOM

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