

# TWO LEVEL OFFICE GARDEN BUILDING FOR SALE OR LEASE

7407 TAM O'SHANTER DRIVE, STOCKTON, CA



## LISTING DATA

- 17,088± SF stand-alone, two-level office building situated on its own parcel of 39,065± SF
- A site area that can be completely secured
- Divisible to ±7,902 square feet - 1st floor 9,186± SF - 2nd floor 7,902± SF
- Efficient floor plan with large open areas, large breakroom facilities, multiple restrooms, and private offices throughout (many with sound proofing)
- Parking Ratio: 4.4 spaces per 1,000SF
- Zoned C-G (General Commercial – City of Stockton)
- Building and Monument signage available
- In close proximity to a San Joaquin Regional Transit District bus stop
- Adjacent to Kaiser Permanente Medical Center's campus of over 27± acres

## ECONOMIC DATA

**LEASE RATE:** \$1.15 per square foot, MG

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

## CONTACT

Wendy Coddington, SIOR

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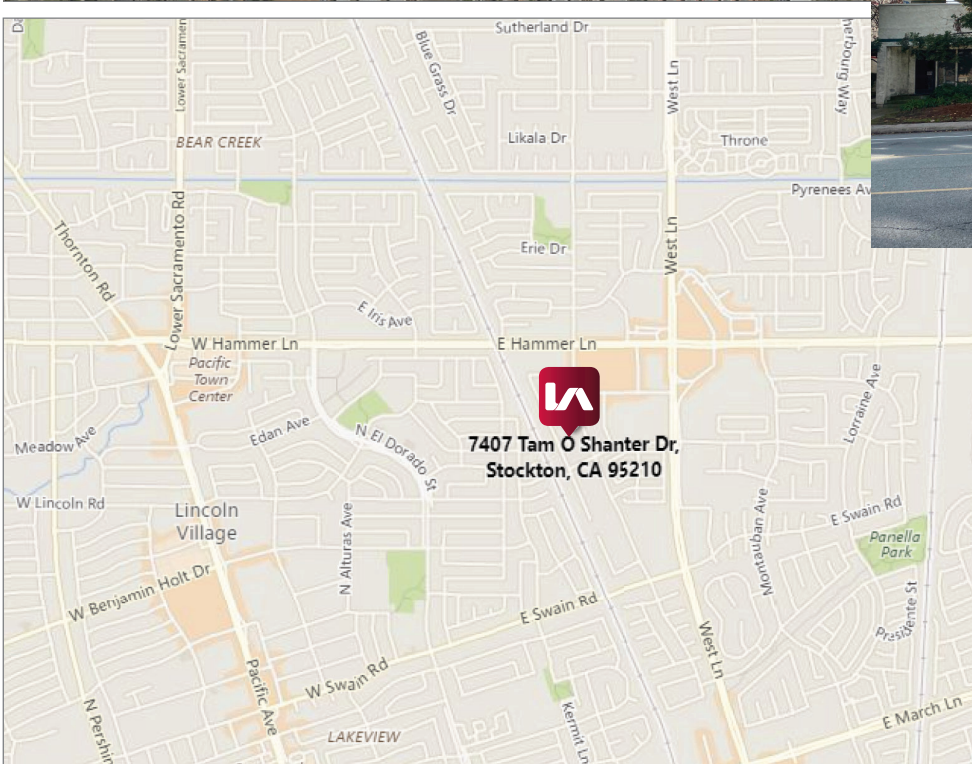
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