

FOR LEASE > TWO SUITES - 15,832± SF CLASS A OFFICE BUILDING

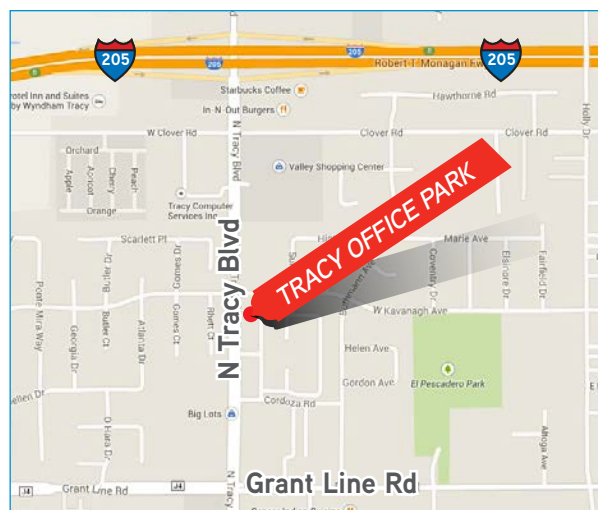
Tracy Office Park

2850 N. TRACY BOULEVARD, TRACY, CA



Building Features:

- > A 15,832± SF Class A Office Building
- > 3,861± SF Ground floor bank space - \$2.05/SF NNN
- > 2,046± SF Second floor office/medical suite - \$1.90/SF NNN
- > Medical uses approved
- > Common area restrooms
- > Elevator
- > 4.42/1000 parking
- > Near retail amenities
- > Building and monument signage available
- > Professionally managed
- > Call for tour details



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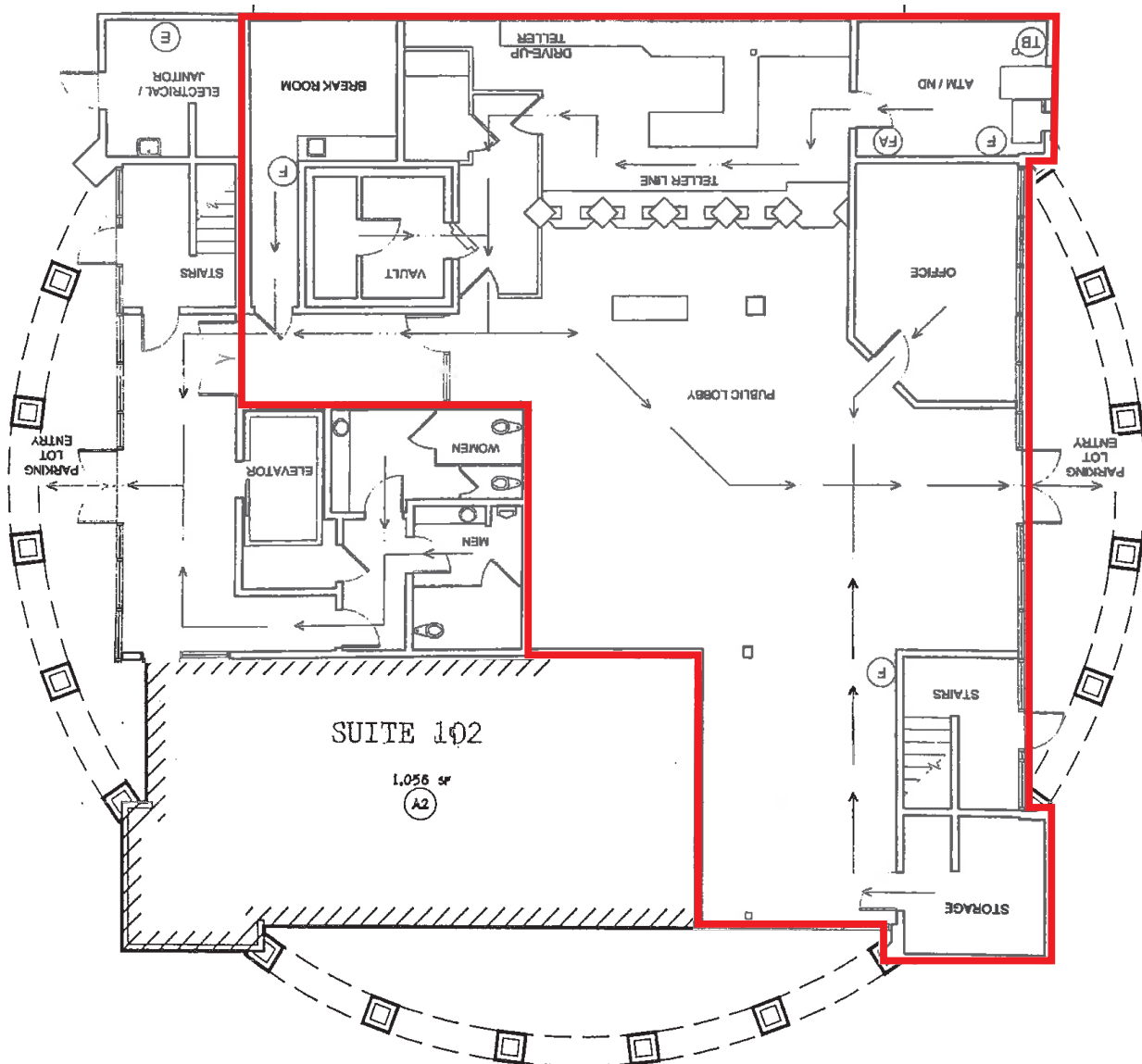
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1st Floor Current Buildout - Bank or Medical Space (potentially divisible)



3,861± SF Available
(\$2.05/SF NNN)

Drawings not exact/not to scale. The information furnished has been obtained from sources we deem reliable and is submitted subject to errors, omissions and changes. Although colliers international has no reason to doubt its accuracy, we do not guarantee it. All information should be verified by the recipient prior to lease, purchase, exchange, or execution of legal documents. © 2017 Colliers International

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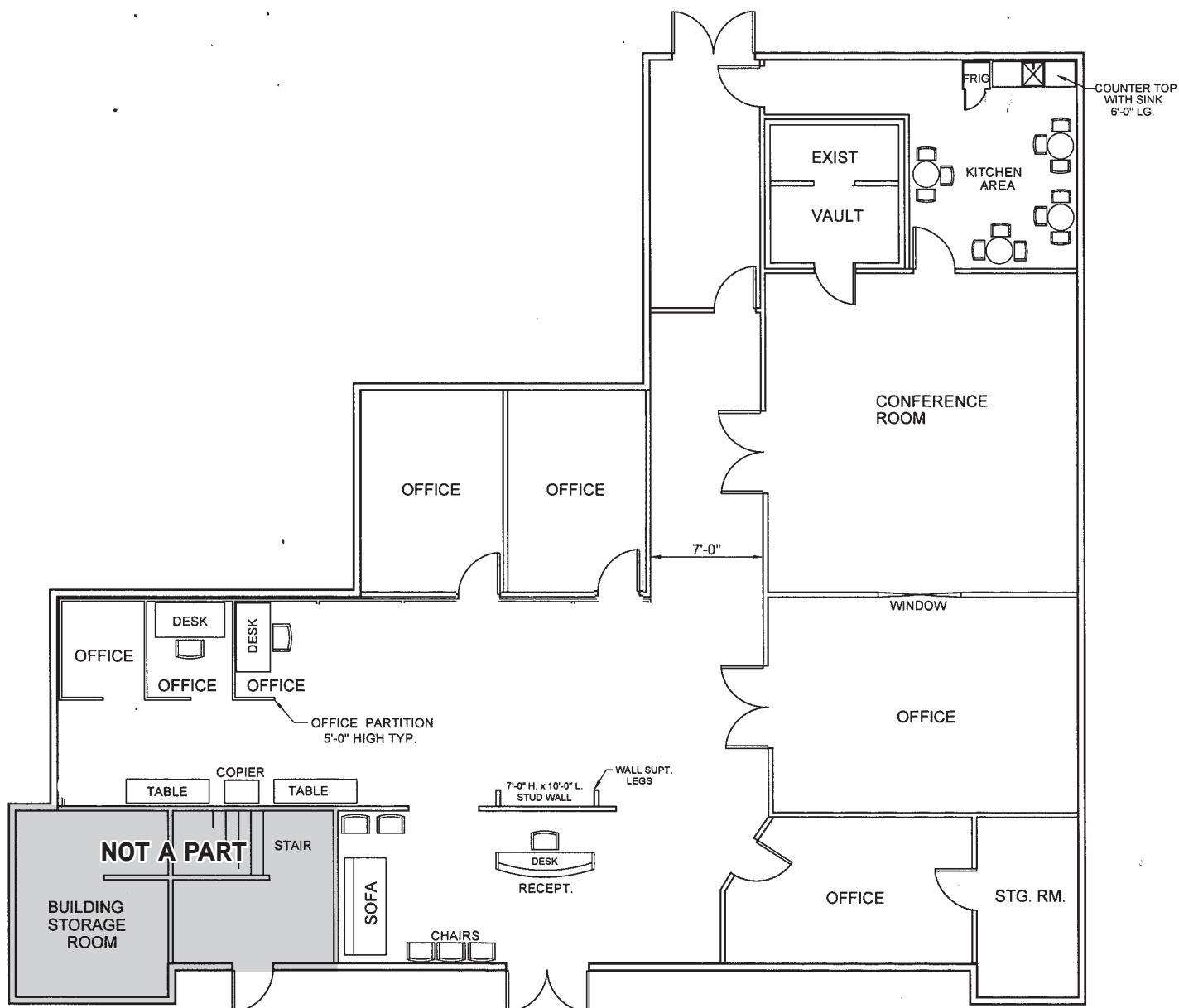
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1st Floor Potential Floor Plan -



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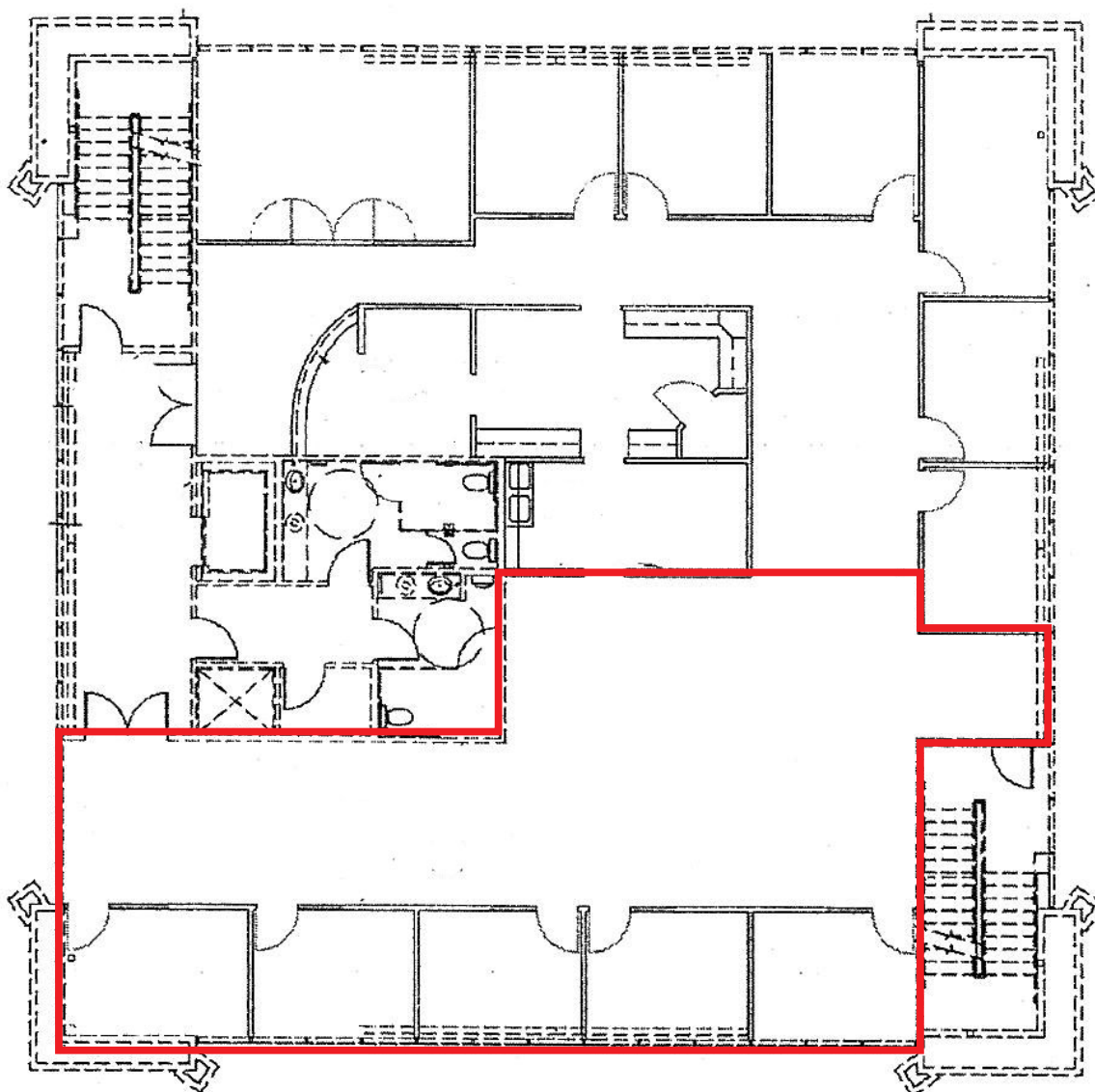
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2nd Floor - Office/Medical Space



2,046± SF Available
(\$1.90/SF NNN)

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