

# 2522 GRAND CANAL BOULEVARD

STOCKTON, CALIFORNIA

AVAILABLE FOR LEASE

YOUR NAME HERE

EXCLUSIVE BROKER - OFFICE SERVICES TEAM:

**ERICA FREY**

ASSOCIATE VICE PRESIDENT

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COLLIERS INTERNATIONAL

3439 Brookside Rd, Suite 108

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# 2522 GRAND CANAL BOULEVARD

## STOCKTON, CALIFORNIA

**COLLIERS INTERNATIONAL IS PLEASED TO OFFER 4,000 SF OF OFFICE SPACE AT 2522 GRAND CANAL BOULEVARD THAT IS AVAILABLE FOR LEASE. THIS CENTRALLY LOCATED CLASS "B" OFFICE BUILDING OFFERS CONVENIENCE AND EASE OF ACCESS TO I-5 NORTH AND SOUTH VIA MARCH LANE. THE SPACES AVAILABLE, PREVIOUSLY OCCUPIED BY RIDGELINE ENGINEERING AND THE BRADFORD CAREER CENTER, BOTH FOR OVER FIVE YEARS FEATURES A RECEPTION AREA, MULTIPLE PRIVATE OFFICES, CONFERENCE ROOM, PRIVATE RESTROOMS, KITCHEN/BREAKROOM AND PLENTY OF STORAGE.**

**PLEASE CALL BROKER FOR MORE INFORMATION ABOUT THIS PROPERTY.**

### **PROPERTY SPECIFICATIONS**

**AVAILABLE SF:** ±4,000 SF divisible to ±1,000 SF

**TOTAL BLDG SIZE:** ±4,000 SF divided between two (2) ±2,000 SF buildings

**PARKING RATIO:** 4/1,000 SF

**ZONING:** CG, Commercial General

Direct access to I-5 via March Lane

Professional property management

Pedestrian friendly, within steps of a variety of retailers, restaurants, and professional service providers

Centrally located in Stockton, ten minutes from Downtown and Northwest Stockton submarkets

**Call broker for quote**

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