

FOR SALE OR LEASE

FREE STANDING OFFICE BUILDING
105 E. 10TH STREET
TRACY, CA



BUILDING SIZE: ±3,340 Sq. Ft. (divisible to 2,630 sq. ft.)

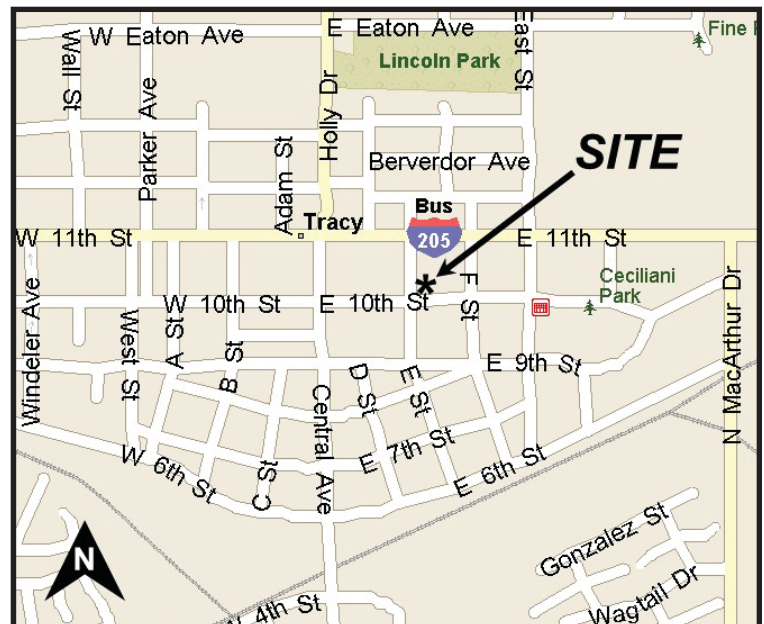
LEASE RATE: \$1.25 per Sq. Ft. NNN

SALE PRICE: \$725,000 (\$217 per sq. ft.)

ZONING: CBD (Central Business District)

FEATURES:

- Two-story well-maintained office building
- Seven (7) private offices; three (3) conference rooms; two (2) restrooms
- Improved with built-in cabinetry and other high quality finishes
- Ample on-site and street parking
- Within walking distance to Downtown Tracy and Tracy City Hall
- Existing furniture available for sale



For further information, please contact:

Mike Glazzy

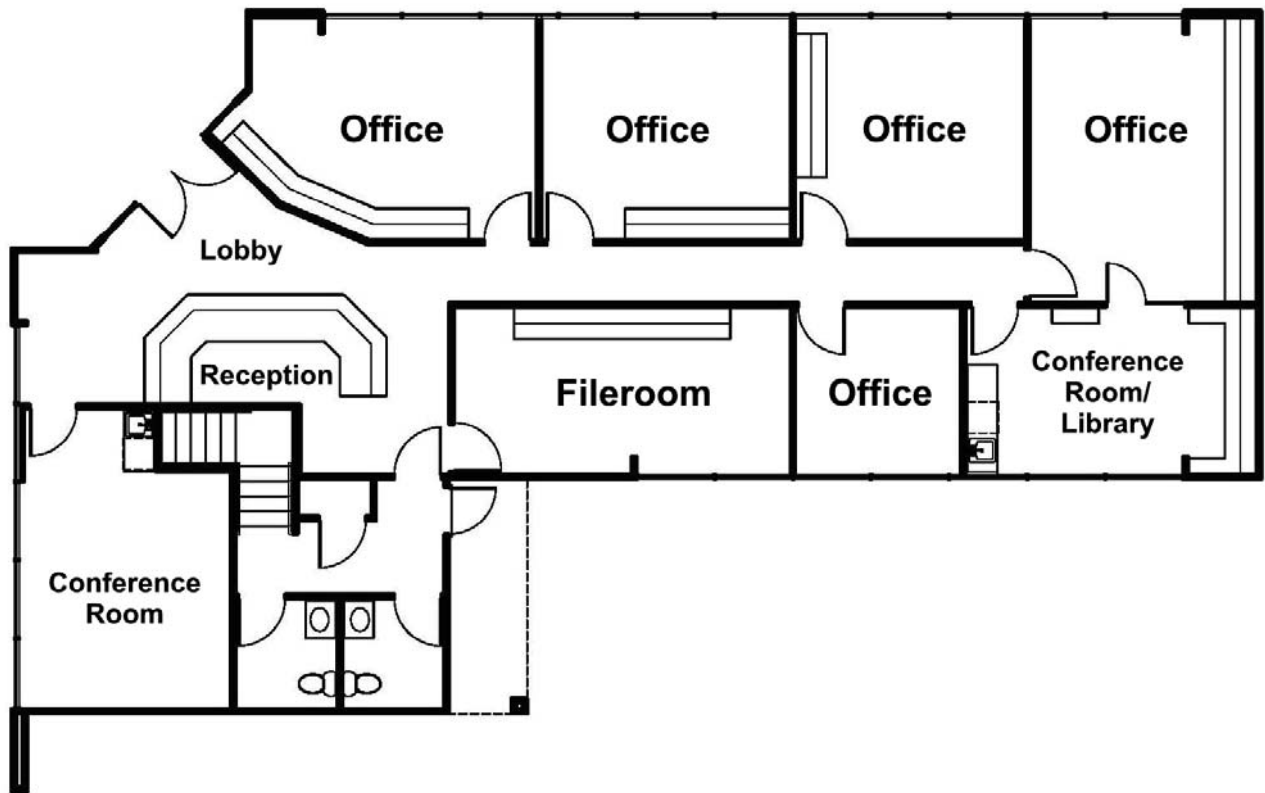
DRE #01204579

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FIRST FLOOR PLAN



SECOND FLOOR PLAN

