

# Horizon Business Park

**N. WILMA AVENUE & CANAL BOULEVARD, RIPON, CA**



**OFFICE SPACE - FOR LEASE**

**580 sf - 3,690± sf**

## FEATURES

- Immediate access to/from Hwy. 99
- Proximity to cities in S. San Joaquin County & N. Stanislaus County
- Excellent signage and visibility from Hwy. 99
- Attractive and well maintained property
- Near restaurants, retail, hotel, downtown & City Hall
- Abundant windows that are conducive to a desirable office environment
- Located in one of Central Valley's most desirable communities

## RENT & TI ALLOWANCE

- \$1.40 - 1.50 per sf/mo. (NNN)
- TI allowance negotiable

## DETAILS

- 580 to 3,690± sf
- Parking Ratio: 4 spaces per 1,000 sq. ft.
- Quality construction & landscaping

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult with independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs. Randy Brekke CalBRE #00856863 Jeanette Woerman CalBRE #01748696



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**BUILDING A - 650 N. WILMA AVE.**



### Suite A: 580± sf

Two private offices, one restroom, reception & waiting area. Beautiful finishes throughout. Class "A" tenant improvements, a part of former headquarters for large homebuilder.

Rent: \$1.40 per sf/mo. (Mod. Gross)

*Available October 1, 2017*

**BUILDING B - 580 N. WILMA AVE.**



### Suite H: 3,690± sf

Five private offices, conference room, large bullpen area, two restrooms, storage room, reception & waiting area. Former regional headquarters for agriculture firm.

Rent: \$1.40 per sf/mo. (NNN)

*Available September 1, 2017*

**BUILDING C - 578 N. WILMA AVE.**



### Suite B: 1,200± sf

Three private offices, one restroom, conference room, breakroom, reception & waiting area. Excellent location with street frontage. Former law office.

Rent: \$1.50 per sf/mo. (NNN)

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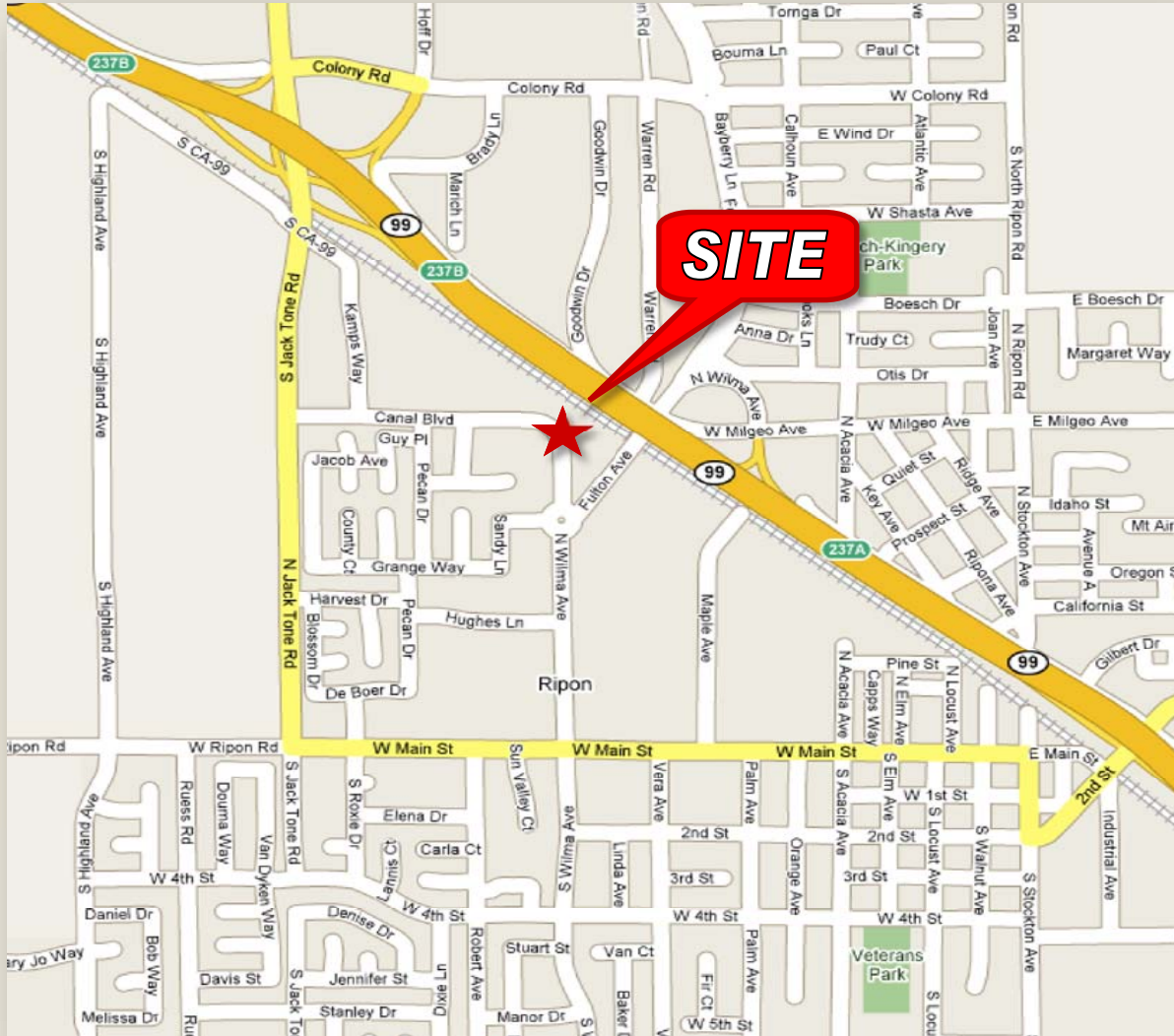
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### LOCATION MAP



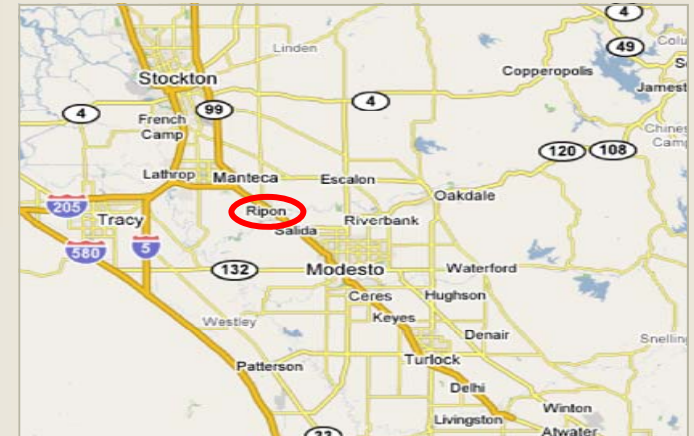
### TRAFFIC COUNTS (Average Daily Totals)

Hwy 99 @ Milgeo Ave. (South)	116,000
Hwy 99 @ Milgeo Ave. (North)	129,000

### DISTANCES

To Stockton	21 Miles
To Modesto	12 Miles
To Tracy	19 Miles
To Sacramento	70 Miles
To San Francisco	81 Miles
To Fresno	108 Miles

### REGIONAL MAP



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