

400 E. MAIN STREET STOCKTON CALIFORNIA



CBRE



400 E. Main Street is a Class "A", 8-story, mid-rise professional office building. The building totals a rentable area of $\pm 246,551$ square feet and includes two levels of underground secured parking. It is located 1.25 miles east of the junction of Interstate 5 and California Highway 4, in downtown Stockton, near entertainment, retail, restaurant and banking establishments.

AMENITIES

- 24-hour on-site security and camera surveillance
- Secured two-story subterranean parking garage
- Granite interior and exterior finishes
- Institutional quality construction of concrete and steel
- Modern heat and air conditioning systems
- Energy efficient light system
- On-site manager and engineer, professionally managed by CBRE



BUILDING AT-A-GLANCE

Year Built: 1988

Original General Contractor: Rudolph & Sletten

Class: A

Zoning: CD (Commercial Downtown)

Load Factor: 15.7%

Parking: Up to 2 stalls per 1,000 square feet of leased space



TENANT MIX

- | | |
|-----------------------|-----------|
| • City of Stockton | • CBRE |
| • San Joaquin County | • Verizon |
| • State of California | • SCIS |



AVAILABILITY

Third Floor: $\pm 5,668$ RSF



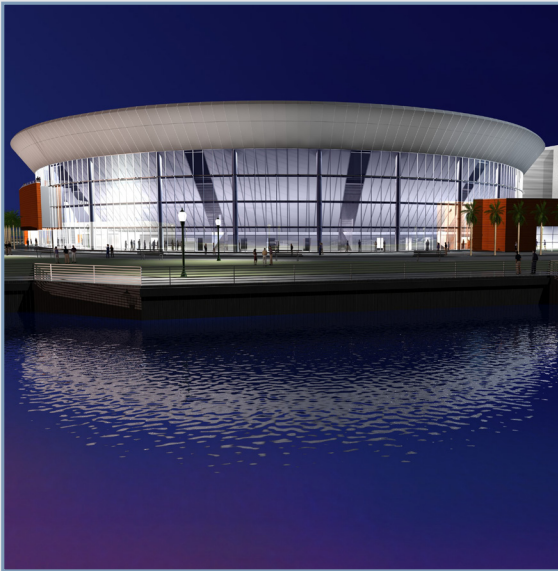




LOCATION

The City of Stockton is centrally located in northern California with easily accessible to U.S. western states off of the I-5 corridor. With a population estimated at 300,000, Stockton is one of the fastest growing communities and is currently the 13th largest city in California. The town is situated along the San Joaquin Delta waterway which connects to the San Francisco Bay, the Sacramento River and San Joaquin River. Stockton is located 83 miles east of San Francisco and 45 miles south of Sacramento, the capitol of California. The community leaders of Stockton are committed to cultivating and sustaining a positive business environment.

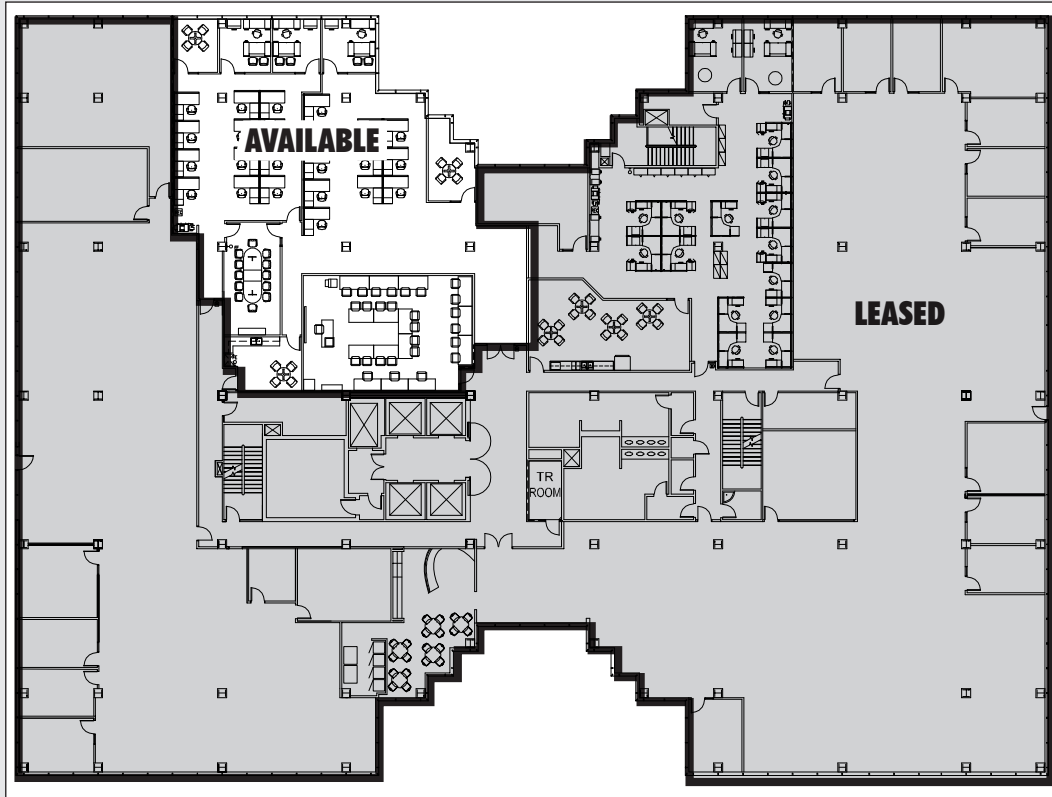




DOWNTOWN STOCKTON AMENITIES

Downtown Stockton is a vibrant and evolving environment with a mix of new and historic architecture, sports, entertainment, and a variety of dining choices. Our downtown celebrates its unique geography with parks, amphitheaters, urban plazas and promenades. Public art, a spectacular interactive fountain and weekly Farmer's Markets are some of the things to enjoy in Downtown Stockton.

The Stockton Events Center includes the Stockton Arena, Stockton Ballpark, 7 story parking structure, University Plaza Waterfront Hotel, City Center Cinema, restaurants and retail opportunities. Located nearby, the Stockton Arena and Ball Park host the Stockton Heat Hockey team and the Stockton Ports Minor League Baseball Team.



**THIRD FLOOR
AVAILABILITY**

Total Floor: ±25,501 RSF

Available: ±5,668 SF



NEW STOCKTON COURTHOUSE

SITE AERIAL

1. San Joaquin County - 102 S. San Joaquin St.
2. City of Stockton - 400 E. Main St.
3. Cort Tower - 343 E. Main St.
4. Masonic Temple - 340 E. Market St.
5. San Joaquin County - 44 N. San Joaquin St.
6. San Joaquin County - 222 E. Weber St.
7. San Joaquin County - 24 S. Hunter St.
8. City of Stockton - 22 E. Weber St.
9. Bank of America - 110 E. Weber St.
10. City of Stockton - 131 N. San Joaquin St.
11. Stockton City Center - 222 N. El Dorado St.
12. State of California - 31 E. Channel St.
13. Weber Point Events Center - 221 N. Center St.
14. Stockton Arena - 248 N. Fremont St.
15. University Plaza Waterfront Hotel
16. Stockton Civic Auditorium - 525 N. Center St.
17. Stockton Unified School District
18. Filipino Organization of San Joaquin County
19. Banner Island Ball park
20. Stockton Courthouse





For additional information, please visit:
www.cbre.us/cacentralvalley

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