

FOR LEASE | ±1,000 SF | GREAT STREET VISIBILITY

229 E. 11<sup>th</sup> STREET

TRACY, CA



LEASE RATE: \$1.45 psf NNN | WELL MAINTAINED | STREET VISIBILITY | FUNCTIONAL LAYOUT

FOR MORE INFORMATION  
CONTACT:

**P**ARTNERS  
COMMERCIAL

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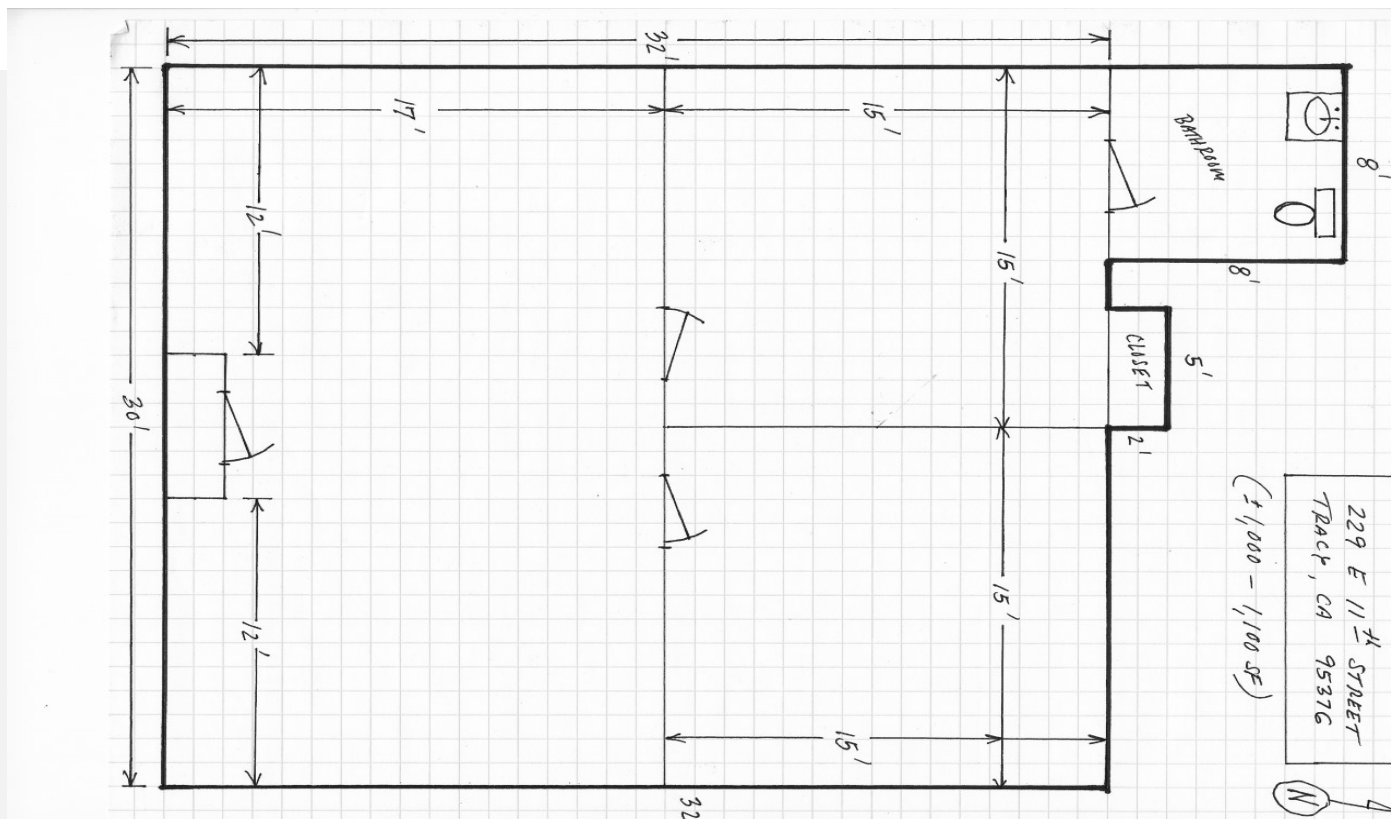
## FLOOR PLAN

\*Not to Scale

### PROPERTY FEATURES:

- Building Size: ±1,000 SF
- Lease rate: \$1.45 psf NNN
- Direct Street Visibility
- Two Offices
- Large Reception Area
- New Build Out
- Fresh Paint
- New Flooring
- Restroom within Suite
- Unassigned onsite parking available

Great location for Insurance, Tax or Law Office! Within walking distance to Tracy High School. Contact agents to tour, suite will be ready to occupy in January 2022



All information found in this marketing package have been gathered from resources believed to be reliable. Brokers and Agents do not warrant, guarantee or represent the accuracy of the Information and recommend that all information be verified prior to a transaction.

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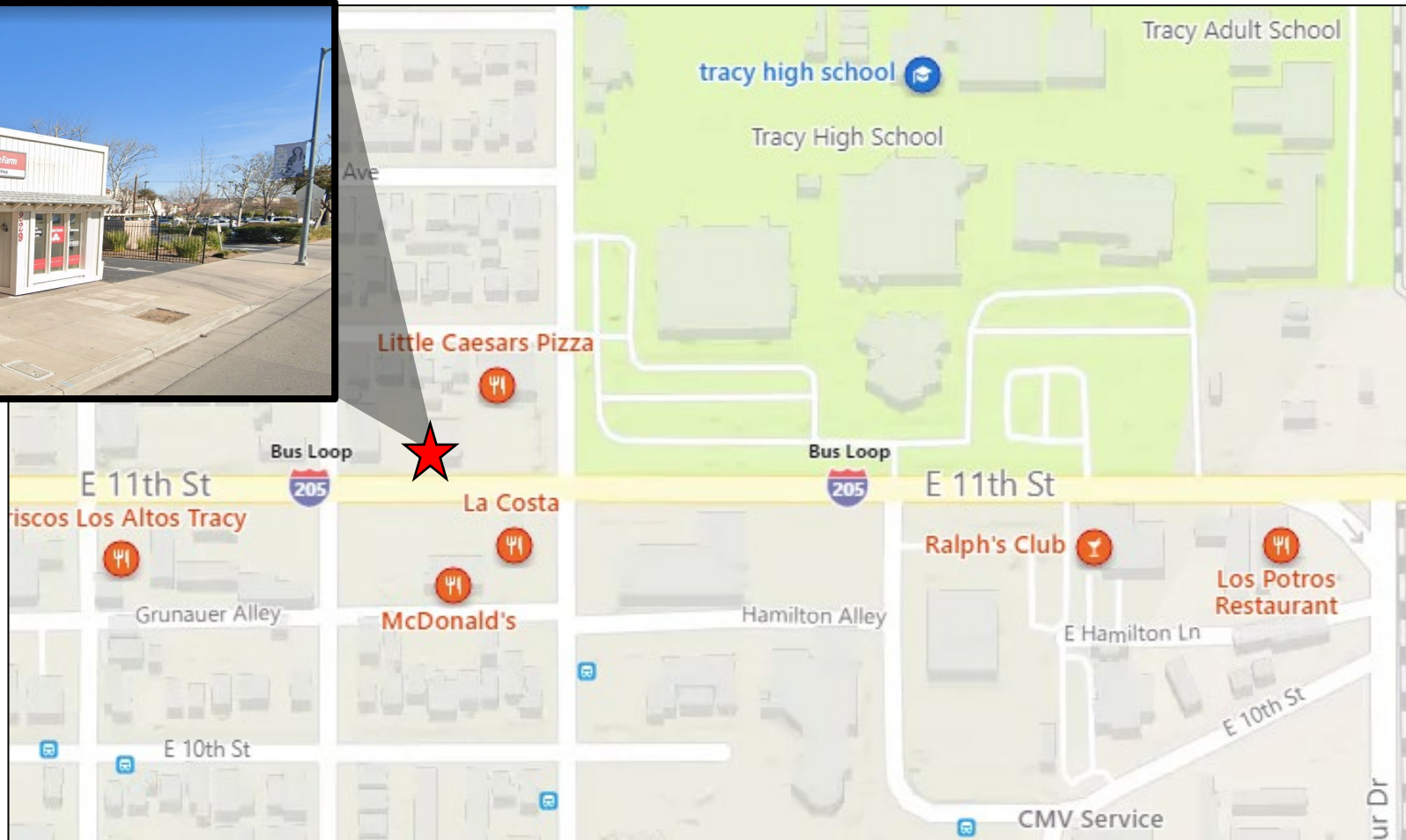
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229 E. 11<sup>th</sup> Street, Tracy, CA  
Is located conveniently across the street from Tracy High School. Neighboring tenants include several restaurants, police station and retail stores.

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