




3247 W. MARCH LANE

STOCKTON, CALIFORNIA





3247 West March Lane is located within the Brookside Business Park which is comprised of 67.5 acres, one mile west of the Interstate 5 and March Lane interchange in Stockton, California. Situated on approximately 3 acres, the building is nearly 75,000 square feet, making it the largest in the business park. Designed by Lynn T. Lohr, AIA, and built in 1992 as a build-to-suit for State Compensation Insurance Fund by The Grupe Commercial Company, the building was recently purchased by Greenlaw Partners in 2014. The building boasts all the local market standards and characteristics of a Class A building and is undergoing renovations making it a premier location in the Northwest Stockton sub-market.

ABOUT GREENLAW PARTNERS, LLC

Greenlaw Partners is a full service real estate investment management and operating company focused on top-tier real estate. Greenlaw prides itself as being an entrepreneurial firm with an institutional mind-set. With a portfolio exceeding 5 million square feet and over \$1.8 billion in acquisitions since inception, Greenlaw has the resources and experience to provide its tenant partners with the best possible service and work environment.



CLASS A PRESTIGE





A FEW OF THE MANY REASONS TO LOCATE AT 3247 WEST MARCH LANE

LOCATION

- Easy access to Interstate 5 and March Lane, a major arterial thoroughfare
- Centrally located in Brookside Business Park
- Pedestrian friendly, walkable distance to restaurants, medical offices, and nearby retailers
- Ten minutes from Downtown and Northwest Stockton submarkets

PARKING

- On-site covered/secured parking garage in addition to surface parking:
 - Up to 4 stalls per 1,000 square feet of leased space
 - Limited allocation of stalls in on-site garage

AMENITIES

- Professional property management
- Energy star building
- Fiber optic capability
- On-site locker-room and showers
- Security:
 - On-site security guard service during business hours
 - Building security systems include: camera & alarm

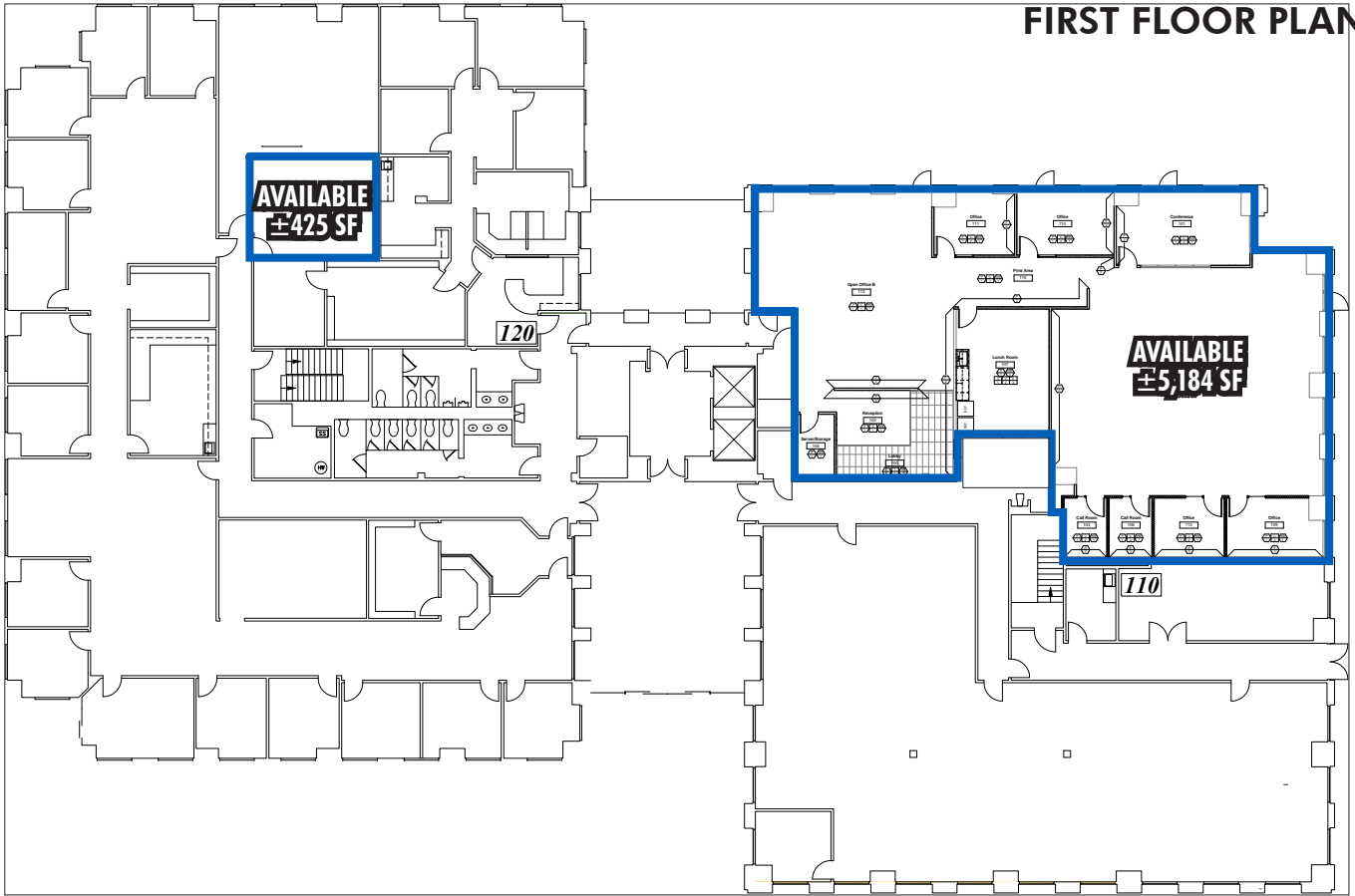
BUILDING FACTS

- Year Built: 1992
- Architect: Lynn T. Lohr, AIA
- Developer: The Grupe Commercial Company

FLOOR SIZES

- 1st: ±21,835 RSF (±5,609 RSF available)
- 2nd: ±25,458 RSF (fully leased)
- 3rd: ±25,968 RSF (fully leased)

FIRST FLOOR PLAN



AMENITIES MAP



TENANT MIX

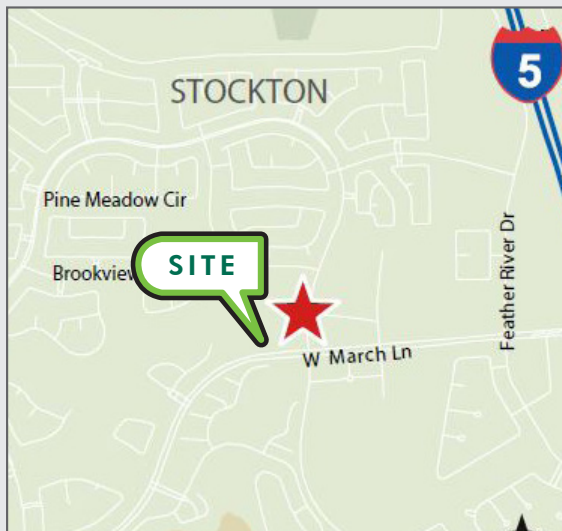
CBRE

**STATE
COMPENSATION
INSURANCE
FUND**

GSA

Michael & Cammack

3247 WEST MARCH LANE



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

Brian Peterson
Senior Vice President
Lic. 01718738
+1 209 476 2907
brian.peterson@cbre.com

Steve White
First Vice President
Lic. 01781200
+1 209 476 2906
steve.white@cbre.com

3247 W March Lane, Suite 100
Stockton , CA 95219

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