

SHERWOOD EXECUTIVE CENTER

5250 CLAREMONT AVE

STOCKTON, CA

FOR LEASE

374 RSF - 495 RSF OFFICE SUITES

ETHAN CONRAD

PROPERTIES INC.

NOW REMODELED



FOR MORE INFORMATION CONTACT:

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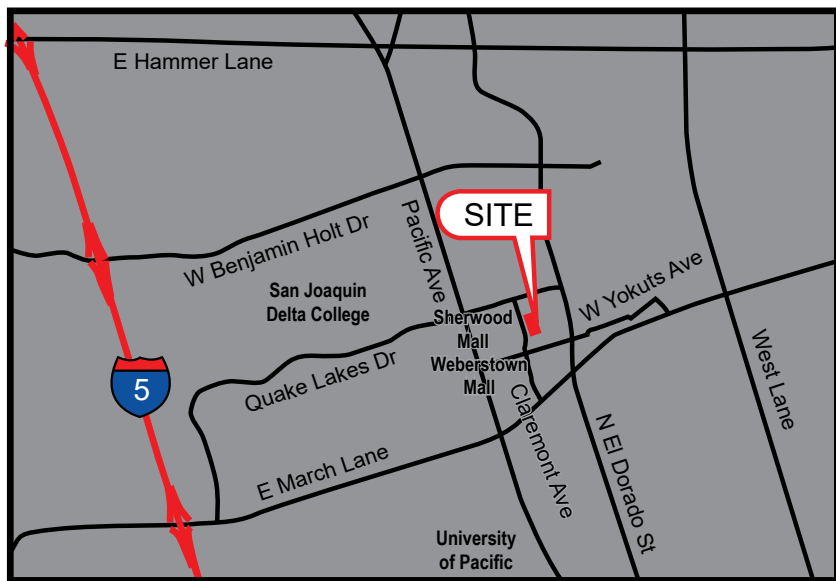
ETHAN CONRAD PROPERTIES, INC

1300 NATIONAL DRIVE, SUITE 100 | SACRAMENTO CA, 95834 | 916.779.1000

www.ethanconradprop.com

FEATURES:

- Executive full service suites, Executive Office services available (furnished suites available)
- Adjacent to Sherwood Mall and Weberstown Mall
- Large lobby with skylights and well-maintained flora through the building
- Minutes from I-5 freeway
- Conference and meeting rooms
- 5.5:1,000 SF parking ratio



PROPERTY DETAILS:

Sherwood Executive Center, a 2-story, 54,084 RSF multi-tenant executive suite office building located in Stockton, CA. The property sits behind two of the major shopping malls in the region, Sherwood Mall and Weberstown Mall off Pacific Ave which is the major retail corridor in Stockton.

The area is a major hub in Stockton with many national tenants as well as two colleges: San Joaquin Delta College and University of Pacific.

LEASE RATES:

Please see additional pages for more information.



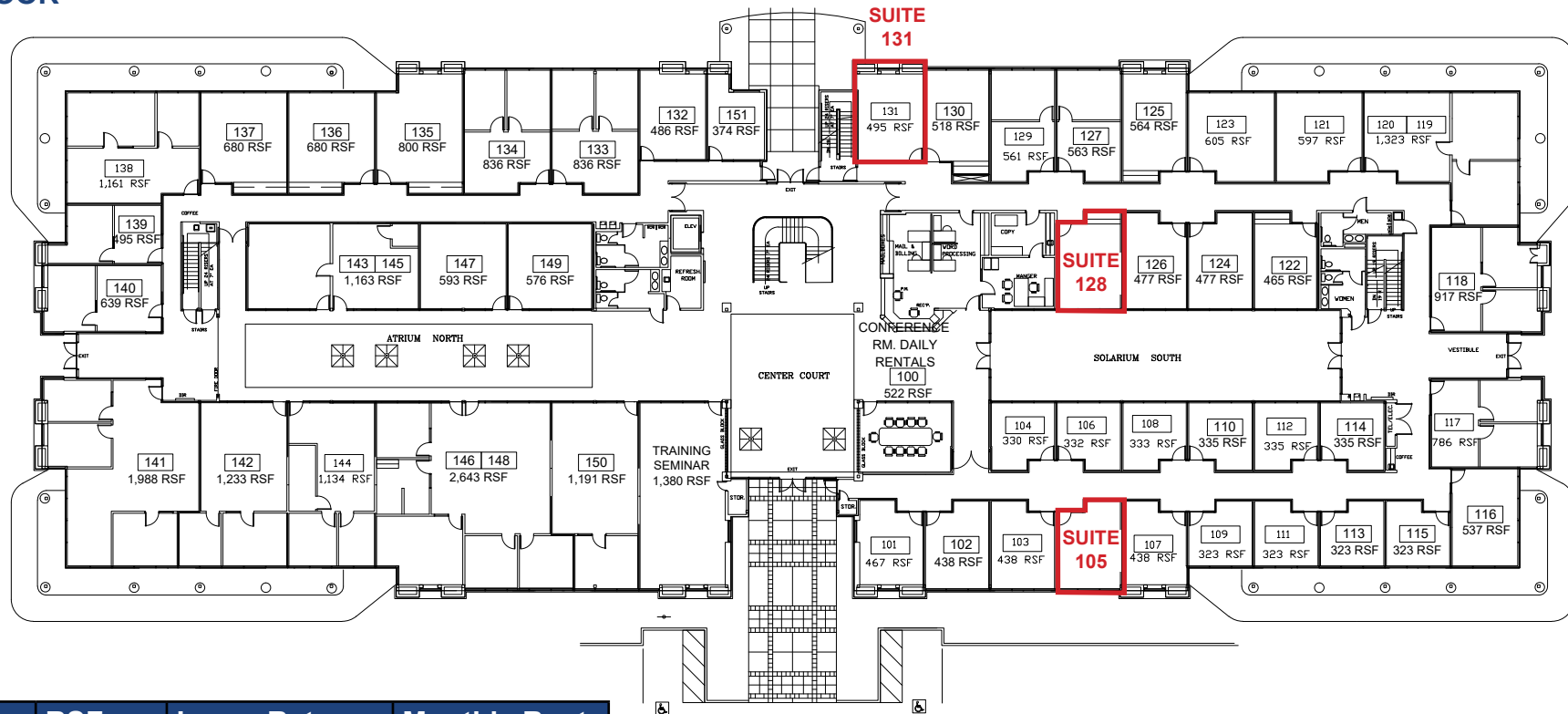
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1ST FLOOR



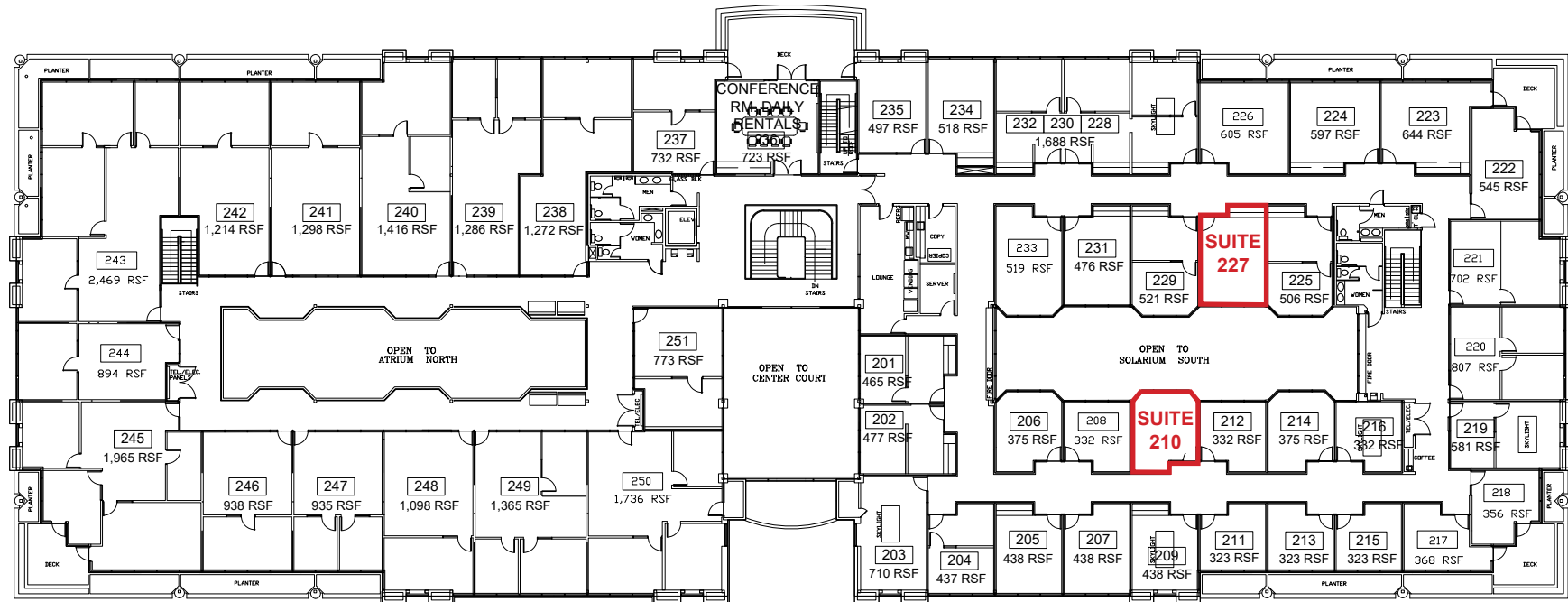
| Suite | RSF | Lease Rates | Monthly Rent |
|-------|-----|----------------|--------------|
| 105* | 439 | \$2.05 PSF, FS | \$ 898.00 |
| 128 | 477 | \$2.05 PSF, FS | \$ 978.00 |
| 131 | 495 | \$2.05 PSF, FS | \$1,015.00 |

*Available 05/01/26.

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2ND FLOOR



| Suite | RSF | Lease Rates | Monthly Rent |
|-------|-----|----------------|--------------|
| 210 | 374 | \$2.05 PSF, FS | \$767.00 |
| 227 | 477 | \$2.05 PSF, FS | \$978.00 |

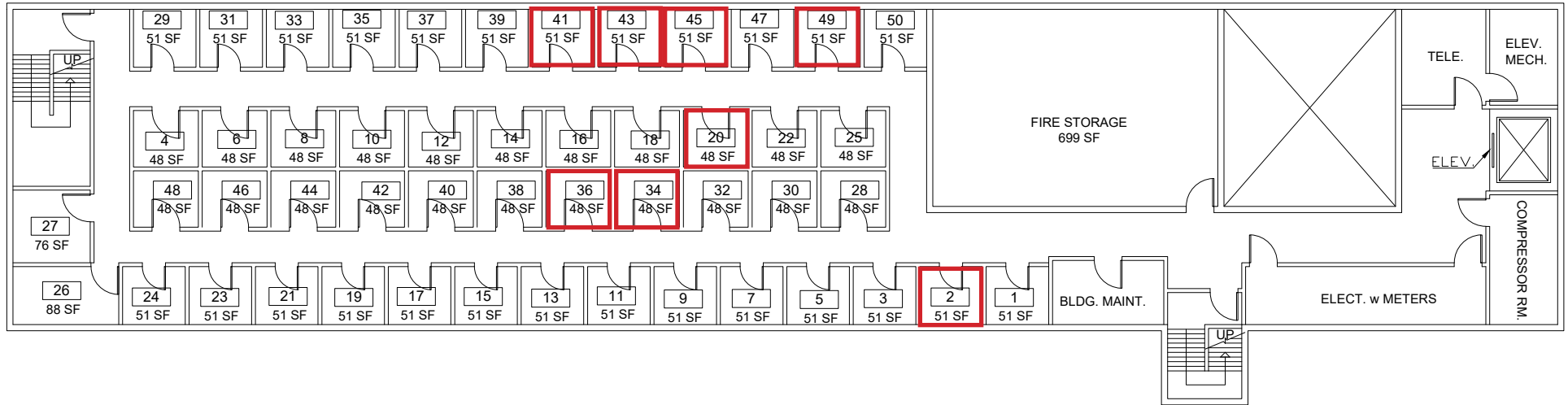
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LOWER LEVEL



STORAGE ROOMS:
\$45.00 per month

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SITE PLAN



FOR LEASE

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