



MEDICAL OFFICES TO BE LEASED

801 S HAM LANE, SUITE O
LODI, CALIFORNIA



AMOUNTS ARE MONTHLY LEASE RATES

<u>UNIT</u>	<u>SQ FT</u>	<u>1 YEAR (\$2.50)</u>	<u>3 YEAR (\$2.25)</u>	<u>5 YEAR (\$2.00)</u>
O	1,770	\$4,425	\$3,983	\$3,540

(3% annual increase on multiple year Leases)

Tenant Pays: Gas, Electric, Water, Garbage, Janitorial Service and Liability Insurance

Zoning: O (Office)

Comments: Outstanding medical space and location. One block from Lodi Memorial Hospital. Has additional basement storage. Some medical and other furniture included.

Contact Exclusive Agent:

Chuck Lantzner
209-951-1888 x1002

1313 W Robinhood Drive, Suite A3, Stockton, CA 95207

Note: No representations or warranties are expressed or implied as to the accuracy of the information contained herein and may be subject to errors, omissions, change of price, rental, lease rate, or withdrawal without notice or other conditions not specified herein. This information is supplied with the understanding that all purchase and/or lease proposals will be negotiated through the offices of American Commercial Brokerage. DRE# 01260760 receptionpc/documents/flyerscurrent/office-medical/lo/801shamlane#O/9-1-25