

FOR LEASE

917 13TH STREET • MODESTO • CA • 95354-0903



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
209.491.3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
209.491.3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
209.672.6792 | des@pmz.com

PROPERTY SUMMARY

ADDRESS: 917 13th Street • Modesto

LEASE RATE: \$1.65 PSF MG

AVAILABLE SIZE: ± 800 SF

LOT SIZE (SF/AC): ± 6,969 SF / ± 0.16 AC

COUNTY: Stanislaus County

PROPERTY TYPE: Commercial Office

PARCEL NUMBER: 105-023-004

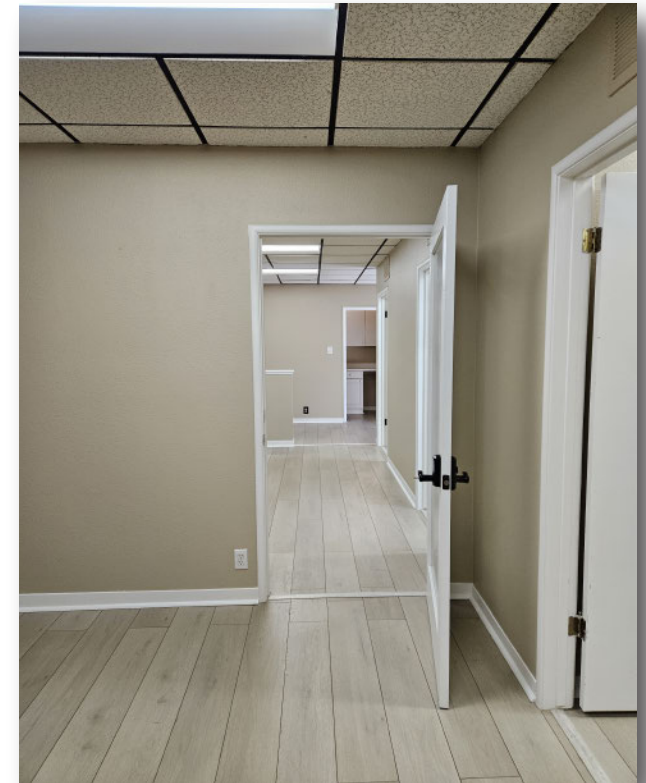
PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION:

Located in the heart of downtown Modesto, this versatile commercial property offers an ideal location for businesses seeking high visibility and accessibility. Surrounded by a variety of businesses, popular eateries, and local amenities. 917 13th Street provides excellent foot traffic and convenient access to major transportation routes.

FEATURES:

- Entry/Reception Area
- Open Area
- 3-4 Private Offices
- One (1) Restroom
- Three (3) On-site Parking Spaces



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
209.491.3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
209.491.3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
209.672.6792 | des@pmz.com

PHOTO GALLERY



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
209.491.3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
209.491.3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
209.672.6792 | des@pmz.com

LOCATION MAP



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
209.491.3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
209.491.3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
209.672.6792 | des@pmz.com

AERIAL VIEW



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

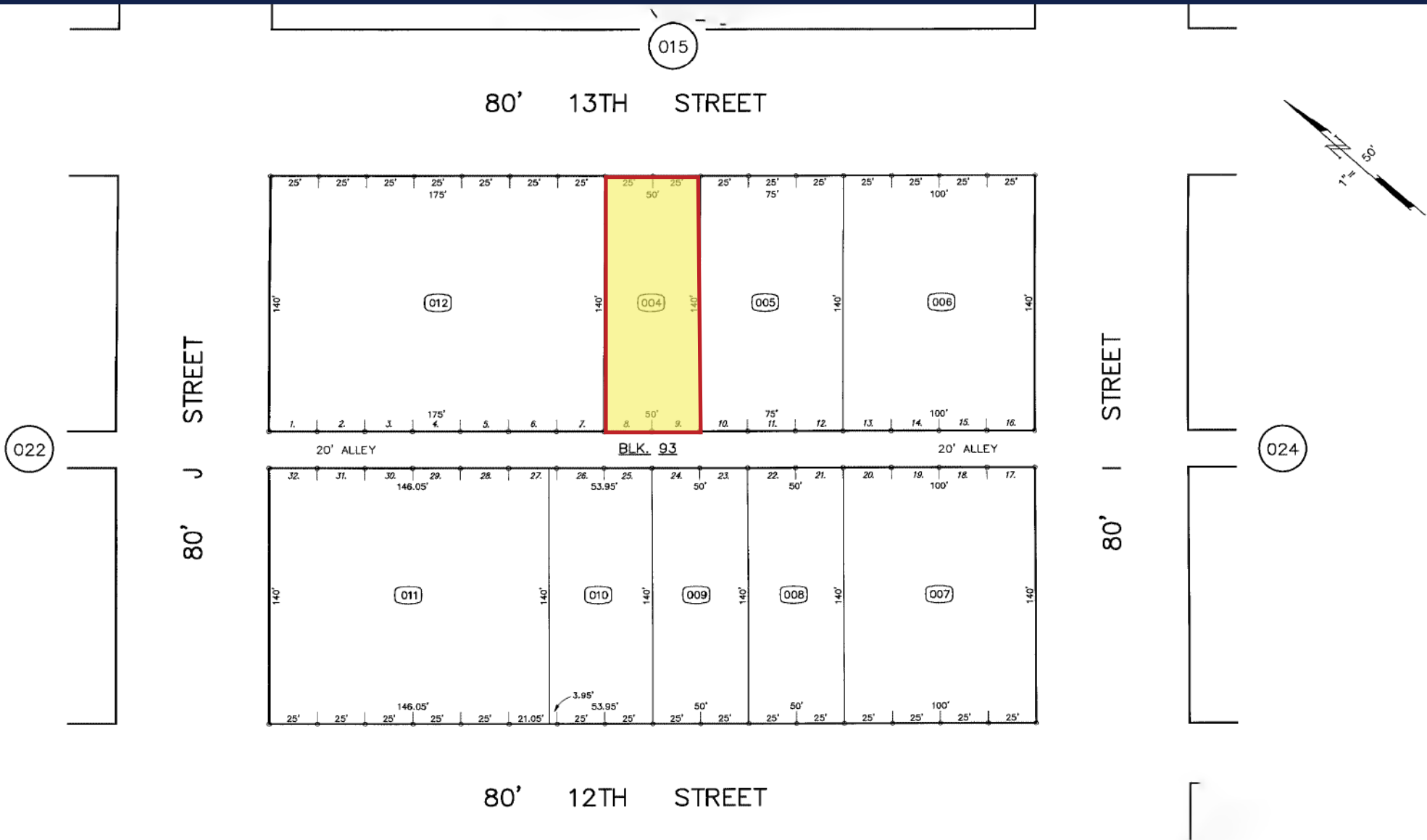
PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
209.491.3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
209.491.3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
209.672.6792 | des@pmz.com

PARCEL MAP



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

RANDY HIGH JR., CCIM
CalBRE Lic. No. 01238404
209.491.3413 | rhigh@pmz.com

DANNY PRICE
CalBRE Lic. No. 01895497
209.491.3415 | dprice@pmz.com

DESIREE HOLLAND
Administrative & Marketing Assistant
209.672.6792 | des@pmz.com