



3501 COFFEE ROAD, MODESTO



Multi-tenant professional office building
Upgrades including updated interior and exterior finishes

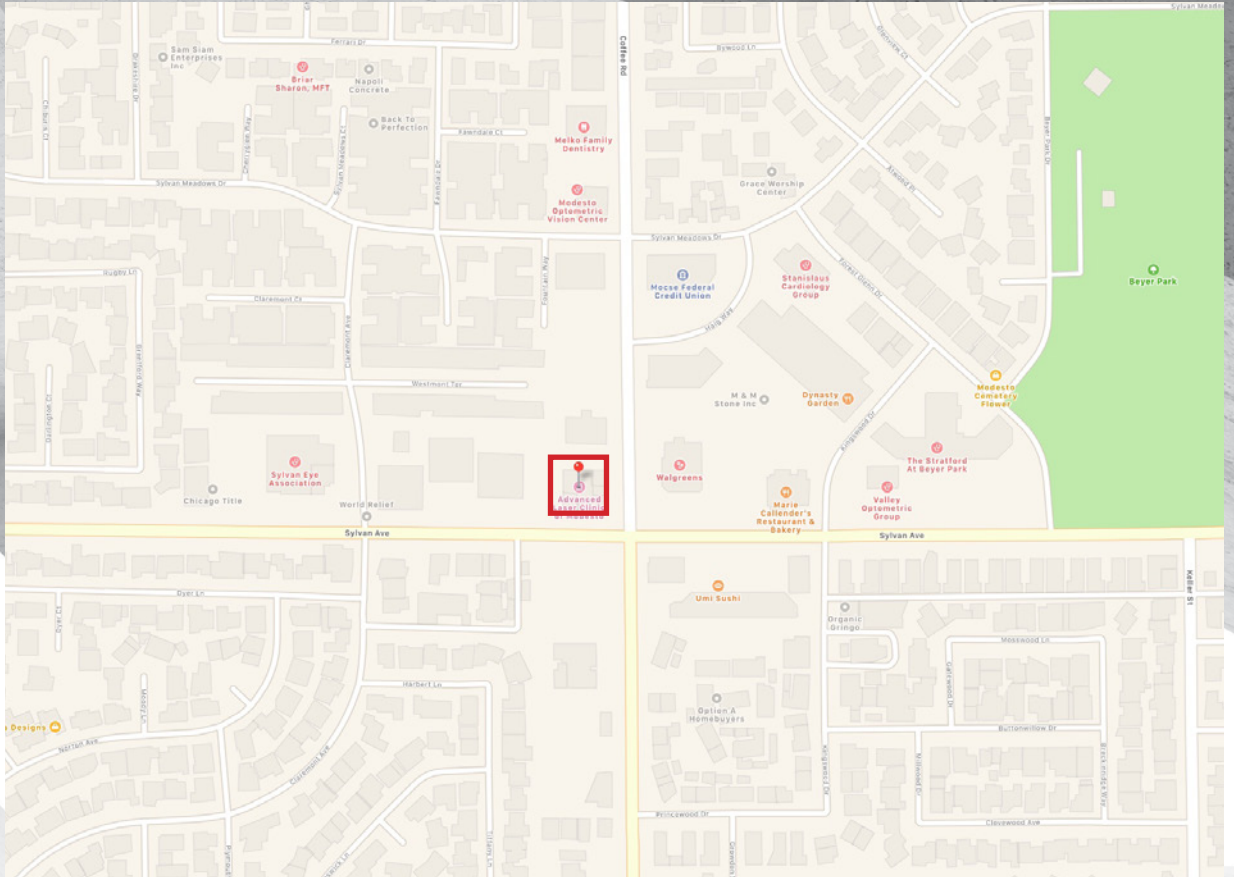
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PROPERTY DESCRIPTION

Property is a multi-tenant professional office building that is currently undergoing several upgrades including updated interior and exterior finishes, landscaping, covered parking, and improved ingress and egress from neighboring property for ease of access.

Property is located in desirable north Modesto professional office corridor on the corner of Sylvan Ave. and Coffee Rd. providing high traffic counts and close proximity to Modesto's main commercial and office corridors.

ADDRESS	3501 Coffee Road, Modesto
LOT SIZE	41,832 SF
LIST PRICE	\$1.25/SF per month
COUNTY	Stanislaus
PROPERTY TYPE	Office building



FOR MORE INFORMATION, PLEASE CONTACT



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MATT JONES
(209) 614-2571 | MJONES@PMZ.COM
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AVAILABLE UNITS



Suite 1

Rental Rate	\$1.25/SF per month
Space Available	3,821 SF (2 floors)
Date Available	June 2017



Suite 2

Rental Rate	\$1.25/SF per month
Space Available	870 SF
Date Available	June 2017



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AVAILABLE UNITS



Suite 3

Rental Rate \$1.25/SF per month

Space Available 1,072 SF

Date Available June 2017



Suite 8

Rental Rate \$1.25/SF per month

Space Available 1,319 SF

Date Available June 2017



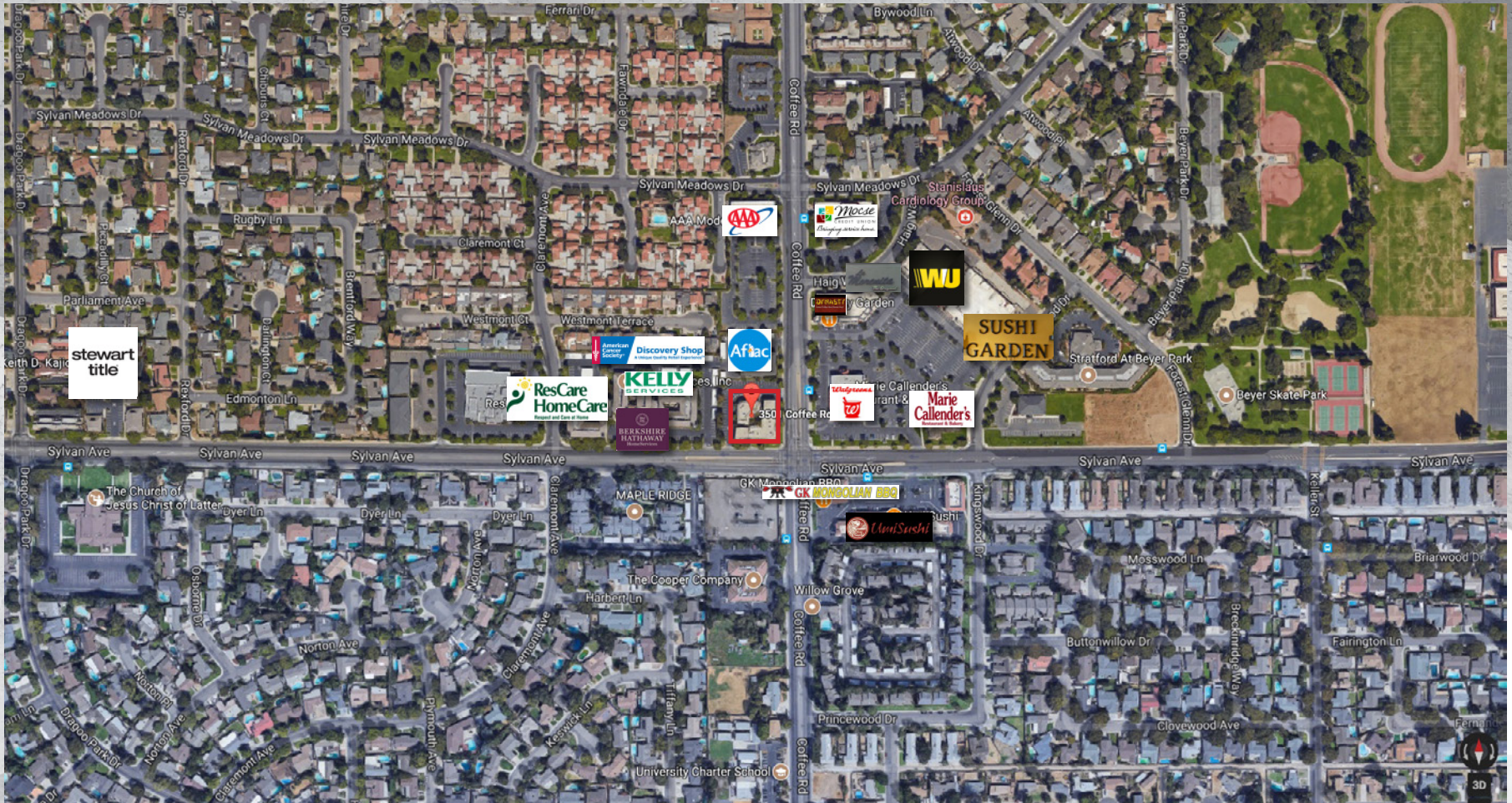
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LOCAL BUSINESSES



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AERIAL VIEW



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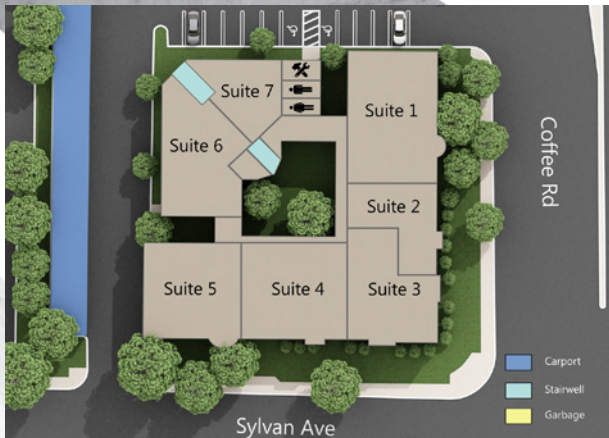


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ADDITIONAL PHOTOS



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