

Office Spaces For Lease

1101 Sylvan Ave, Modesto CA 95350



1,784 - 5,895 SF AVAILABLE

To discuss your property or any commercial real estate needs please contact:

PMZCommercial.com

Jordan Amarant

DRE # 01911219
209.345.8209 | Jordanamarant@gmail.com

Rob Sauser

DRE # 01460001
209.484.6713 | robs@pmz.com



Property Overview



Excellent North Modesto office complex with recently renovated exterior, well located near many retail shops and restaurants on Sylvan Ave. The ±58,892 sf two-story building offers a variety of improved office spaces for lease with 225 surface parking spaces, elevator service, common area bathrooms, courtyard, balcony, signage opportunities, 24-hour access, and bus line access.

Well suited for a variety of professional office uses including medical, financial services, legal, insurance, or other commercial businesses. Please check with the City of Modesto planning department for further details on permitted uses. Call listing agent for more details and to arrange a showing.

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Available Spaces

SPACE	SIZE	USE	RATE	STATUS
1st - A5	1,784 SF	Office	\$1.90 MG	Active
2nd - A29	2,858-5,895 SF	Office	\$1.75 MG	Active
2nd - B24	2,508 SF	Office	\$1.75 MG	Active
3 SPACES	10,187 SF Total		\$1.75 - \$1.90 MG	

Rent quoted on a \$/SF/Month Modified Gross basis. Lease terms negotiable.

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Property Facts

BUILDING SIZE

± 58,892 SF

STORIES

2

YEAR BUILT

1990

PARKING

225 SPACES

Property Features

24 HOUR ACCESS

ELEVATOR & COMMON AREAS

COURTYARD & BALCONY

SIGNAGE & BUS LINE

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Location

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Aerial Photos



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