

EXECUTIVE OFFICE - FOR LEASE

4230 Kiernan Ave | Modesto, CA 95356

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE



M THE
MAUGERI GROUP
COMMERCIAL REAL ESTATE

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INFORMATION

- Available: ± 1,000 - 6,000 SF
- APN: 135-044-038
- Lease Rate: Contact Agent
- Project Total: ±41,254 SF
- Lot Size: 106,286/2.44 Acres
- Type: Flex, General Office

DESCRIPTION

Professionally maintained Class B flex building in one of Modesto's most active and expanding commercial corridors. Designed for users needing a blend of office and warehouse space with efficient access and strong street presence. Conveniently located near Highway 99, major retail centers, and expanding commercial and industrial growth in North Modesto.

HIGHLIGHTS

- Functional and flexible floor plans
- Private offices and flex spaces
- Dedicated reception areas
- Multiple conference rooms
- Off-street Parking



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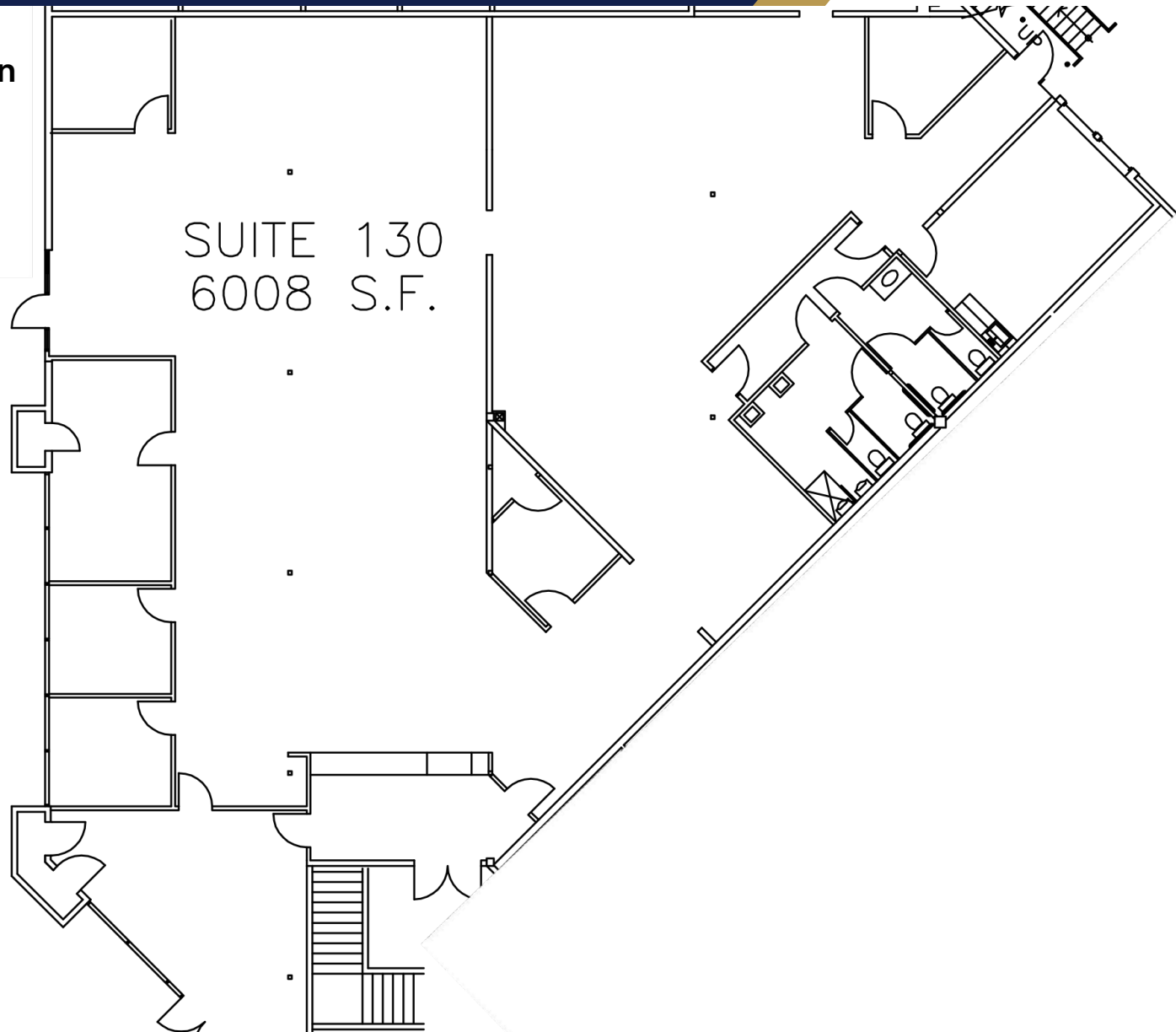
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Suite 130 - Floor Plan



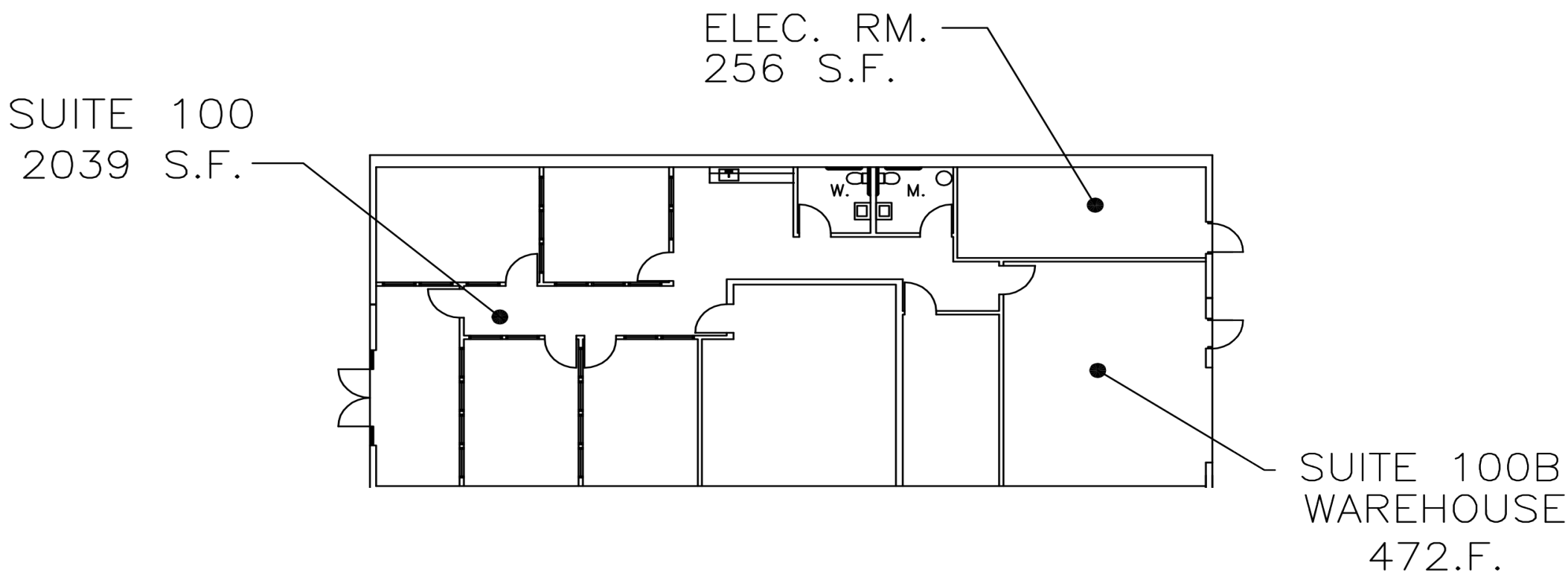
SUITE 130
6008 S.F.

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Suite 100 - Floor Plan



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The property consists of a 41,254 SF Class B flex building with approximately 80% built-out office space, offering a professional, move-in-ready environment supported by amenities and a fully sprinklered wet system. Originally constructed in 1992 and recently refreshed with new exterior paint and HVAC upgrades, the building provides modern functionality with strong curb appeal. Tenants benefit from prominent building signage, private restrooms, and immediate access to Highway 99, with tenant improvement allowances available for customized build-outs.



Features:

- ±41,254 SF total building area
- ±80% improved office buildout
- Wet fire sprinkler system
- Recent exterior paint & HVAC upgrades
- Building signage opportunity
- Immediate Highway 99 access
- Tenant improvement allowance available
- Class B

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ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



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ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor's perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

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