

PROFESSIONAL
OFFICE SPACE

FOR LEASE

915 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

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Administrative & Marketing Assistant
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PROPERTY SUMMARY

ADDRESS: 915 13th Street • Modesto

LEASE RATE: \$1.50 PSF MG

AVAILABLE SIZE: ± 1,600 SF

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

COUNTY: Stanislaus County

PROPERTY TYPE: Commercial Office

PARCEL NUMBER: 105-023-004

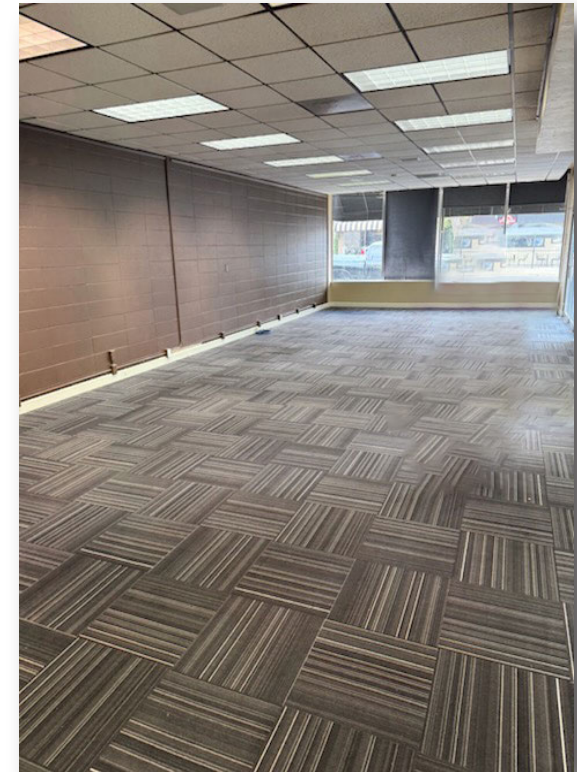
PROCURING BROKER FEE: 2.5%

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. 915 13th Street provides excellent foot traffic and convenient access to major transportation routes.

FEATURES:

- Large Open Area
- One (1) Private Office
- Server Room
- One (1) Restroom
- Break-room Area
- Ten (10) On-site Parking Spaces



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LOCATION MAP



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AERIAL VIEW



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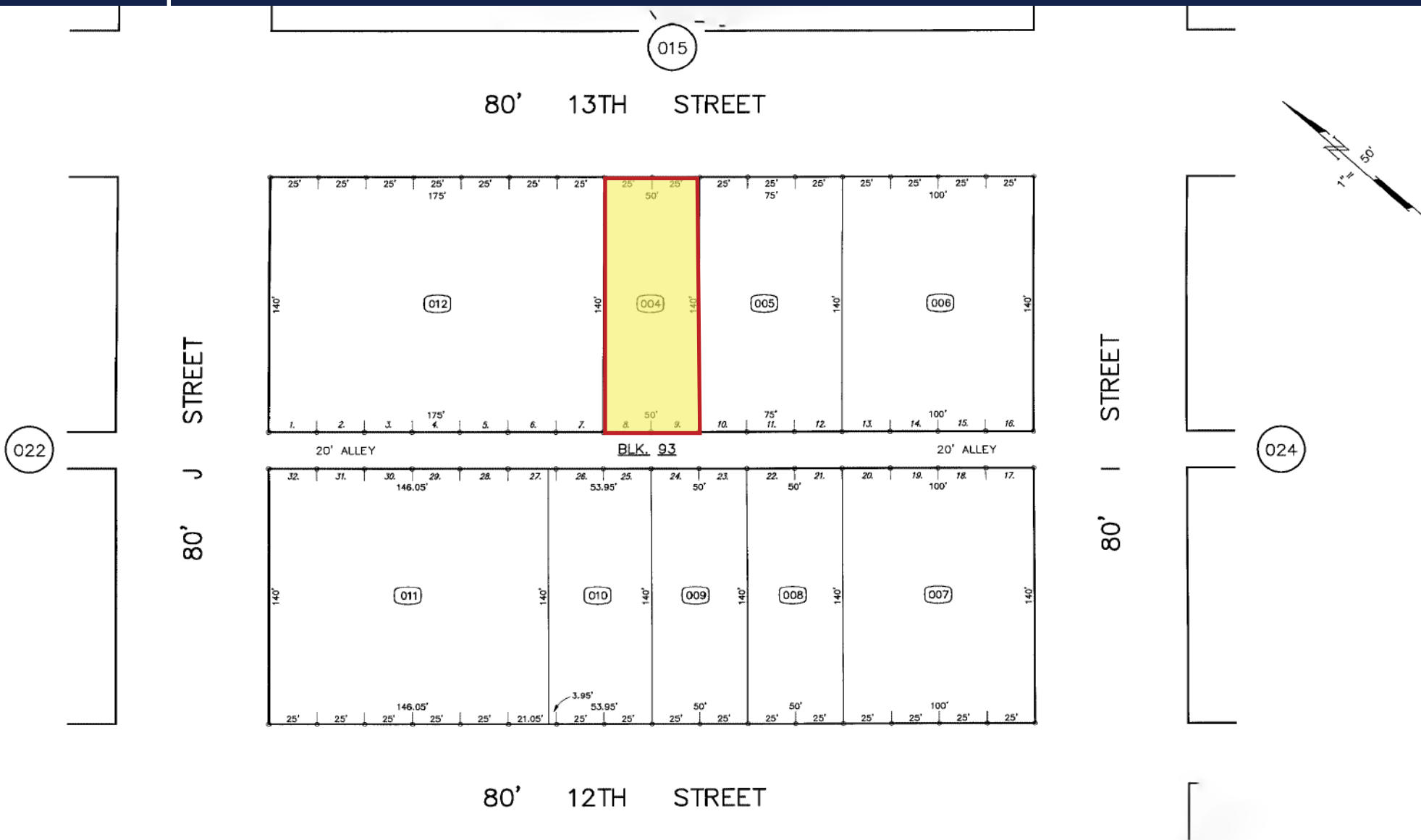
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PARCEL MAP



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PHOTO GALLERY



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