

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Commercial Office For Lease 1414 L Street, Modesto, CA



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

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

DUKE LEFFLER, SIOR, CCIM
CalBRE Lic. No. 00711882
209.491.3414 | duke@pmz.com

PROPERTY INFORMATION

Address	1414 L Street, Modesto, CA	County	Stanislaus County
Sale Price	\$1.75 MG	Property Type	Office
Square Footage	±1,600 SF	Year Built	1943
Tenancy	Single	APN	105-010-013-000
Parking	Street Parking	Procurring Broker Fee	2.5%

Property Description:

Unique open floor plan. Lots of storefront glass with great natural light. Very flexible layout that would accommodate a multitude of tenants especially architects, engineers, etc.

Owners recently replaced the flooring in this space, and they will be having the carpets cleaned for a new tenant.

Highlights:

- Open layout
- Natural lighting
- Great space for group collaborations
- Nice location in downtown Modesto

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LOCATION MAP



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AERIAL VIEW



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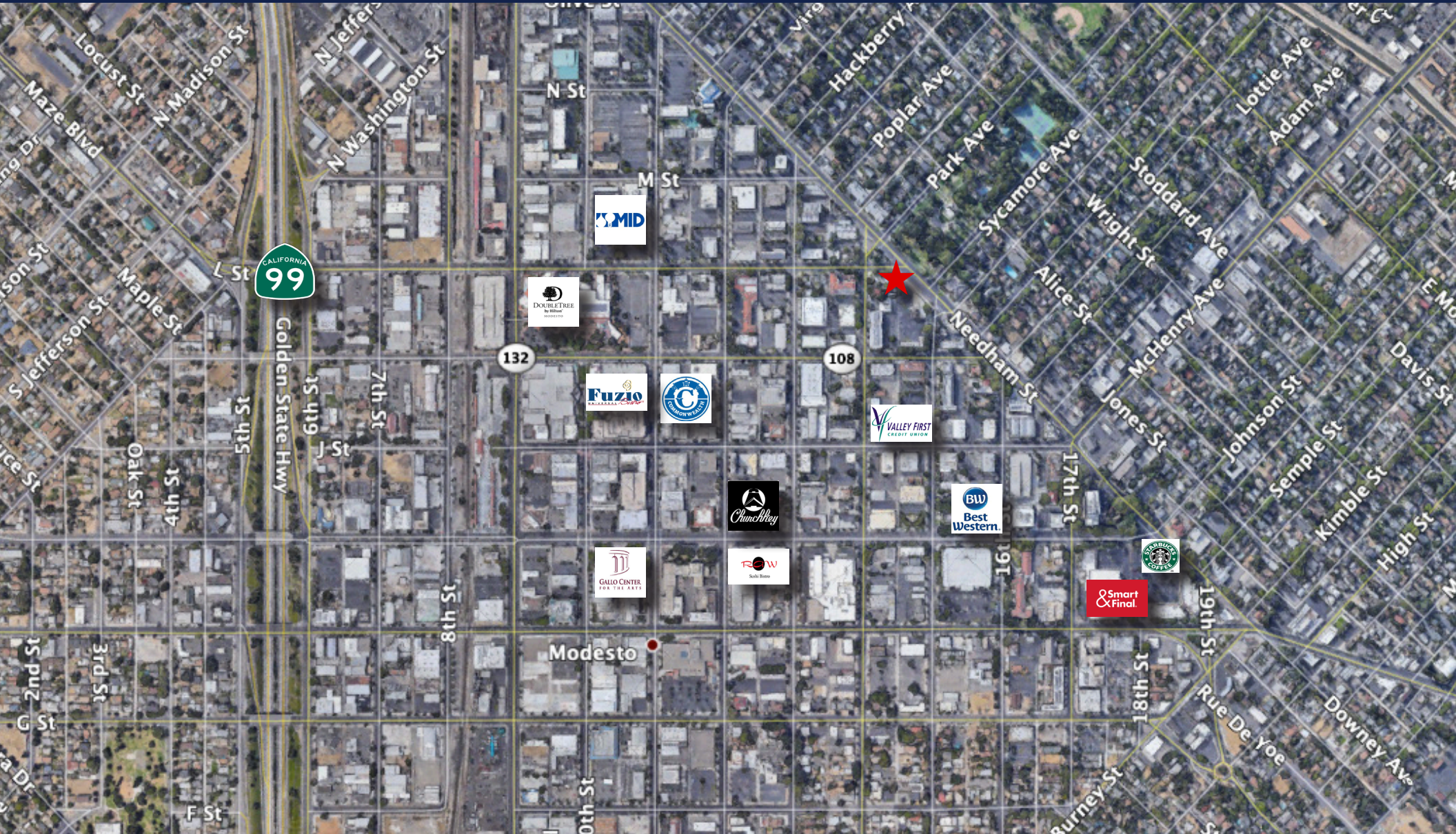
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BUSINESS MAP



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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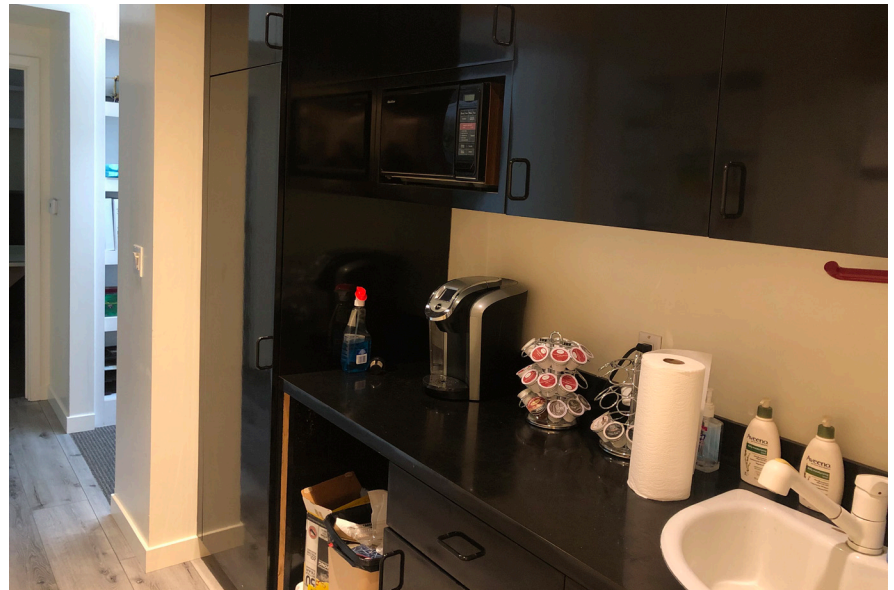
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