

**EXCELLENT
LOCATION**

FOR LEASE

1165 SCENIC DRIVE • SUITE C2 • MODESTO • CA • 95350



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

RANDY HIGH JR., CCIM
CALBRE Lic. No. 01238404
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DANNY PRICE
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DESIREE HOLLAND
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(209) 672-6792
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PROPERTY SUMMARY

ADDRESS: 1165 Scenic Drive • Suite C2

LEASE RATE: \$1.80 PSF

VACANT SF: ± 1,349 SF

LOT SIZE: ± 37,630 SF • ± 0.86 AC

YEAR BUILT: 2005

COUNTY: Stanislaus County

PROPERTY TYPE: Office

PARCEL NUMBER: 034-005-017

PROCURING BROKER FEE: 2.5%

PROPERTY DESCRIPTION:

Built in 2005, 1165 Scenic Drive is situated in a well-trafficked area, providing high visibility and connectivity to major thoroughfares. It is in close proximity to Downtown Modesto and Highway 99. This Class B commercial office space is located within a tree-covered complex, offering a serene and professional environment. It features ± 1,349 SF, a spacious reception and lobby area, three private offices, and an open conference room ideal for meetings and collaboration. Additionally, the space includes a kitchen, common area restrooms, and ample parking.



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PHOTO GALLERY



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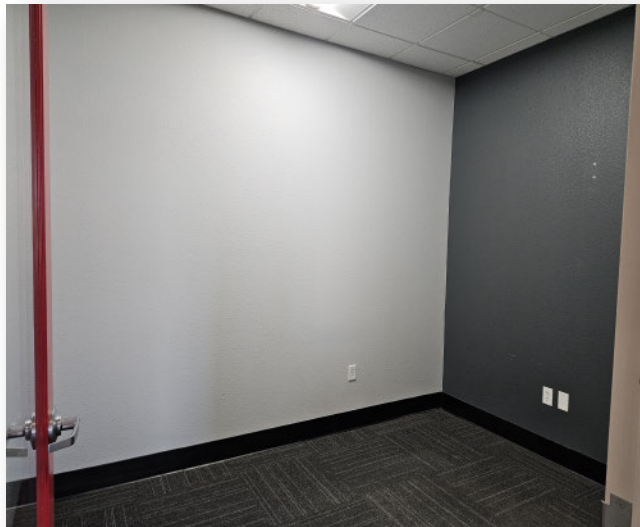
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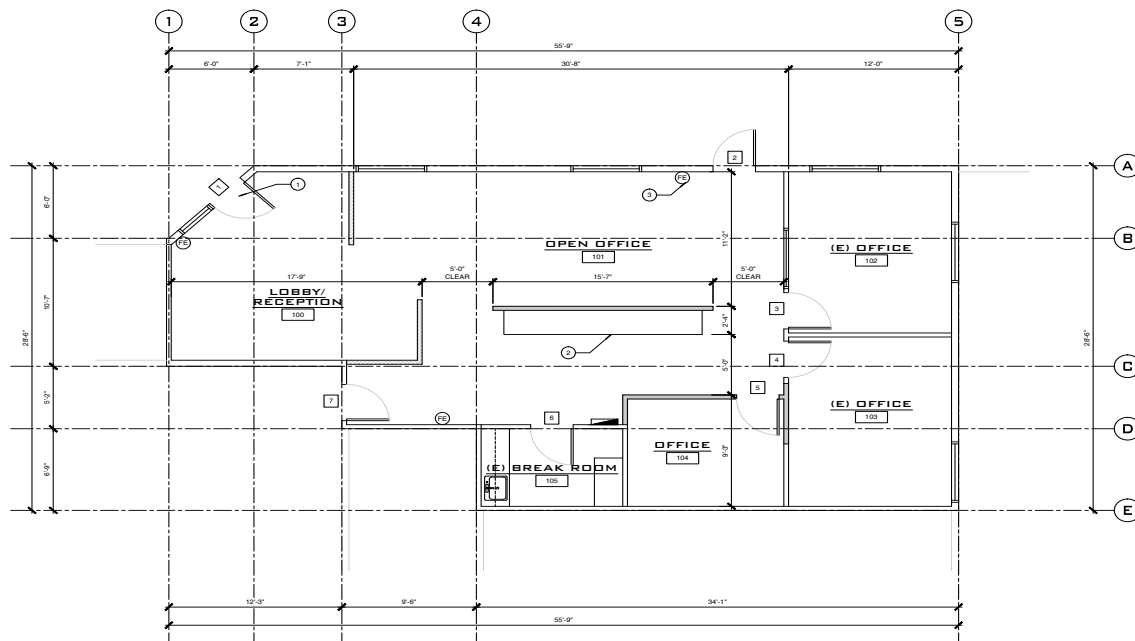
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FLOOR PLAN



- KEYNOTES**
- 1 PROVIDE SIGN ABOVE DOOR. THIS DOOR TO REMAIN OPEN DURING BUSINESS HOURS. AND DECAL INDICATING HANDICAP ACCESSIBILITY PER CITY REQUIREMENTS. PROVIDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AT +02' A.F.F. ON THE LATCH SIDE OF ALL PRIMARY ENTRANCES.
 - 2 14'-0" X 5'-0" CASEWORK PROVIDED BY OWNER.
 - 3 2A-108-C FIRE EXTINGUISHER, TYPICAL. EXTINGUISHER SHALL BE MOUNTED ON THE WALL OR IN CABINETS, SUCH THAT THE TOP OF THE EXTINGUISHER IS NO MORE THAN 5'-0" ABOVE FLOOR LEVEL, IN A CLEARLY VISIBLE LOCATION AND BE READILY ACCESSIBLE. EXTINGUISHER SHALL BE COMMERCIAL GRADE, CURRENTLY TAGGED, OR HAVE MANUFACTURER DATE CLEARLY MARKED ON THE EXTINGUISHER.
 - 4 SOLID CORE WOOD INTERIOR DOOR, 3'-0" X 7'-0" - SEE DETAIL. PROVIDE HARDWARE FOR INSTALLATION.

WALL LEGEND

| EXISTING WALL TO REMAIN | NON-RATED |
|--|-----------|
| REPAIR EXISTING WALL, AS REQUIRED TO PREPARE FOR NEW FINISHES. PREPARE, TEXTURE AND PAINT, AS REQUIRED TO MAKE LIKE NEW CONDITIONS. SEE FINISH SCHEDULE FOR INTERIOR WALL FINISH. | - |
| PARTIAL HEIGHT WALL | NON-RATED |
| PARTIAL HEIGHT WALL TO 4'-0" A.F.F. 3/8" X 22 GAUGE STEEL STUDS @ 16" O.C. 5/8" TYPE 'X' GYPSUM BOARD, BOTH SIDES. | XX |
| INTERIOR PARTITION - STEEL STUD FRAMING | NON-RATED |
| 3/8" X 22 GAUGE STEEL STUDS @ 16" O.C. R-11 BATT INSULATION 1/2" TYPE 'X' GYPSUM BOARD, BOTH SIDES. SEE FINISH SCHEDULE FOR INTERIOR WALL FINISH. BRACE WALLS WITH 3/8" X 1/2" GALV. STEEL STUDS TO STRUCTURE ABOVE AT ENDS, CORNERS AND AT 4'-0" O.C. | XX |

OCCUPANT LOAD TABLE

| MARK | ROOM NAME | OCC. | USE | AREA | LOAD FACTOR PER CBC 1904.1.2 | BUILDING OCC. LOAD |
|--------------|---------------------|------|----------|------|------------------------------|--------------------|
| 100 | (E) LOBBY/RECEPTION | 8 | BUSINESS | 218 | 1.60 | 7 |
| 101 | (E) OPEN OFFICE | 8 | BUSINESS | 612 | 1.60 | 6 |
| 102 | (E) OFFICE | 8 | BUSINESS | 170 | 1.60 | 2 |
| 103 | (E) OFFICE | 8 | BUSINESS | 174 | 1.300 | 2 |
| 104 | OFFICE | 8 | BUSINESS | 105 | 1.100 | 1 |
| 105 | (E) BREAK ROOM | 8 | BUSINESS | 70 | 0 | 1 |
| TOTAL | | | | 1349 | | 19 |

SEE DRAWING A-5.0 FOR DOOR SCHEDULE AND SPECIFICATIONS

| REVISIONS | BY |
|-----------|----|
| | |
| | |
| | |

COMMERCIAL ARCHITECTURE INC.
THEODORE J. BRANDVOLD, ARCHITECT
616 14TH STREET, MODESTO, CA 95354
PH (209) 571-8158 FAX (209) 571-8160



PROJECT: PARADIGM CONSTRUCTION
TENANT IMPROVEMENT
CLIENT: PARADIGM CONSTRUCTION
LOCATION: 1165 SCENIC DRIVE, STE C2
MODESTO, CA 95354
APN: 034-005-017

DRAWN: TAF
CHECKED: CLW
DATE: 11/18/16
SCALE: AS SHOWN
JOB NO: 16-001
SHEET
A-2.0
OF SHEETS

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LOCATION MAP



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AERIAL VIEW



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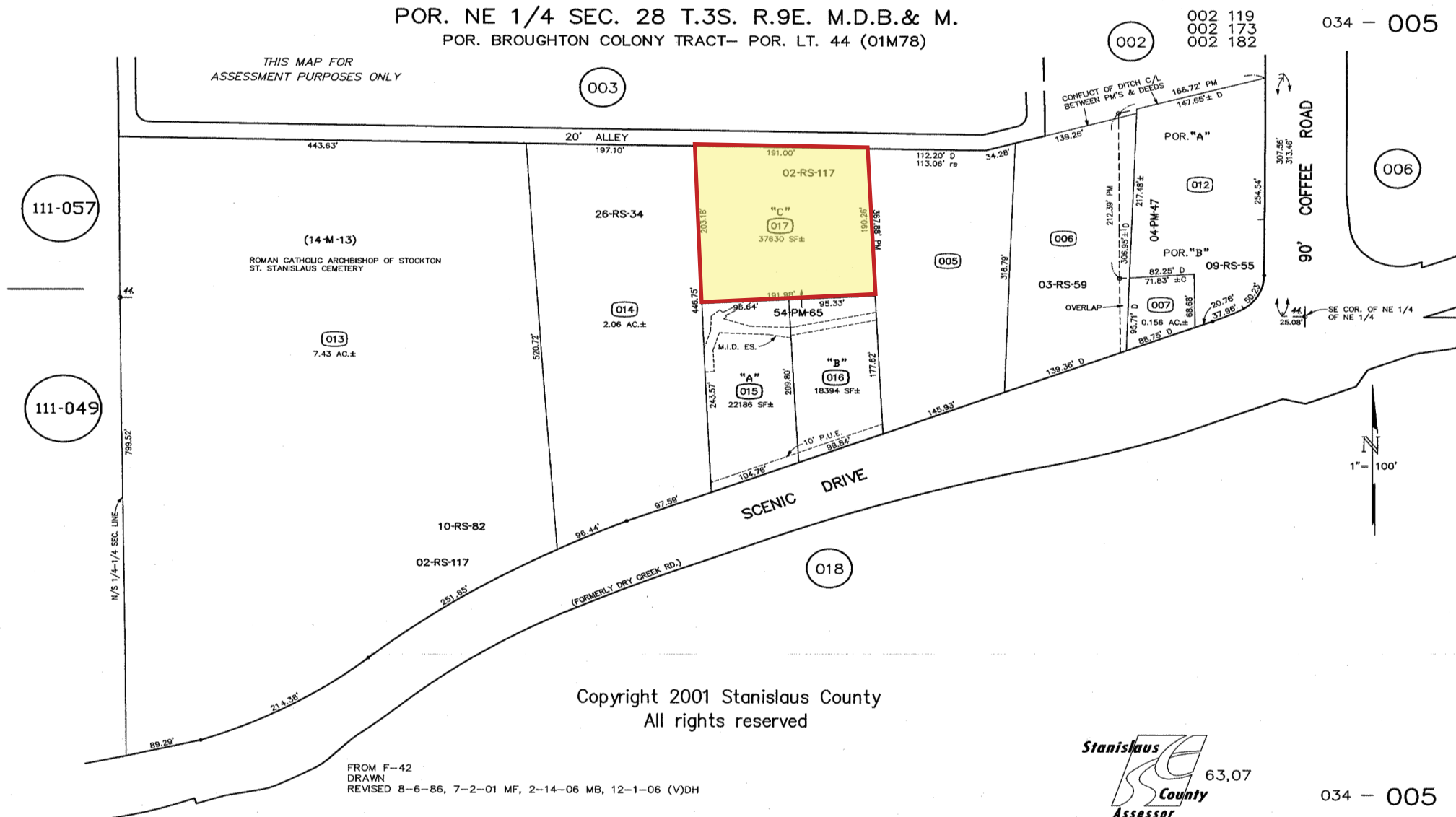
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PARCEL MAP

POR. NE 1/4 SEC. 28 T.3S. R.9E. M.D.B.& M.
POR. BROUGHTON COLONY TRACT- POR. LT. 44 (01M78)



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