

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
REAL ESTATE**
SINCE 1957

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DESIREE HOLLAND
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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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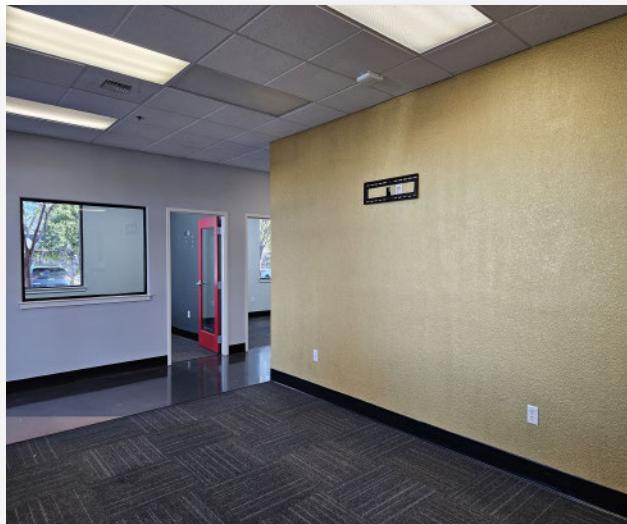
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PHOTO GALLERY



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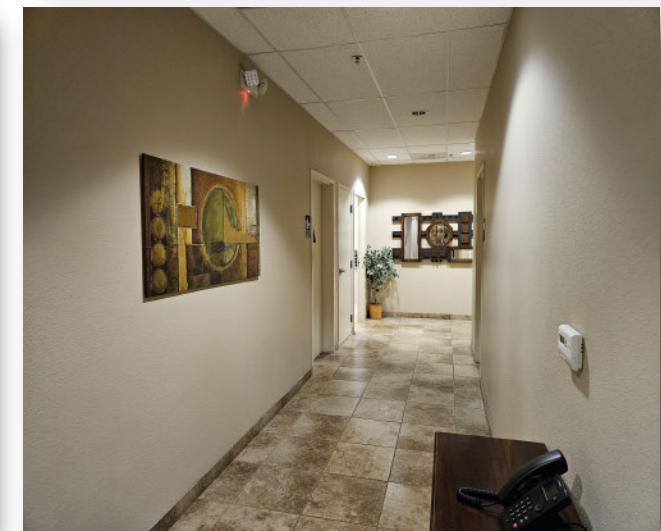
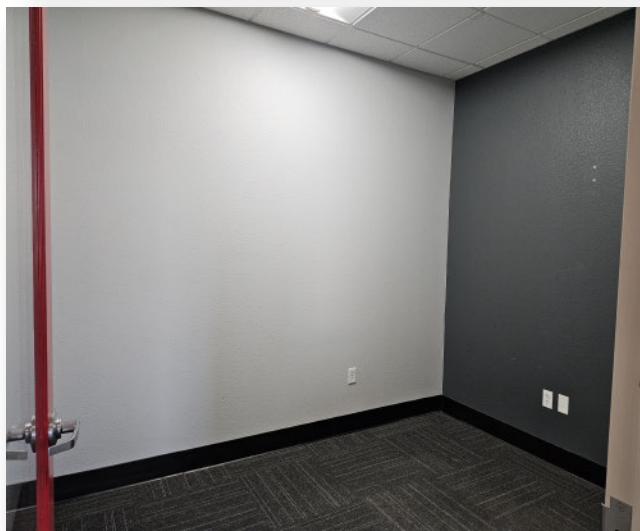
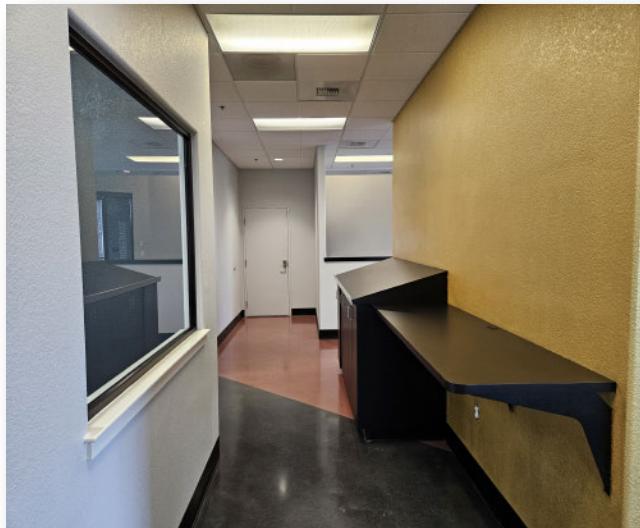
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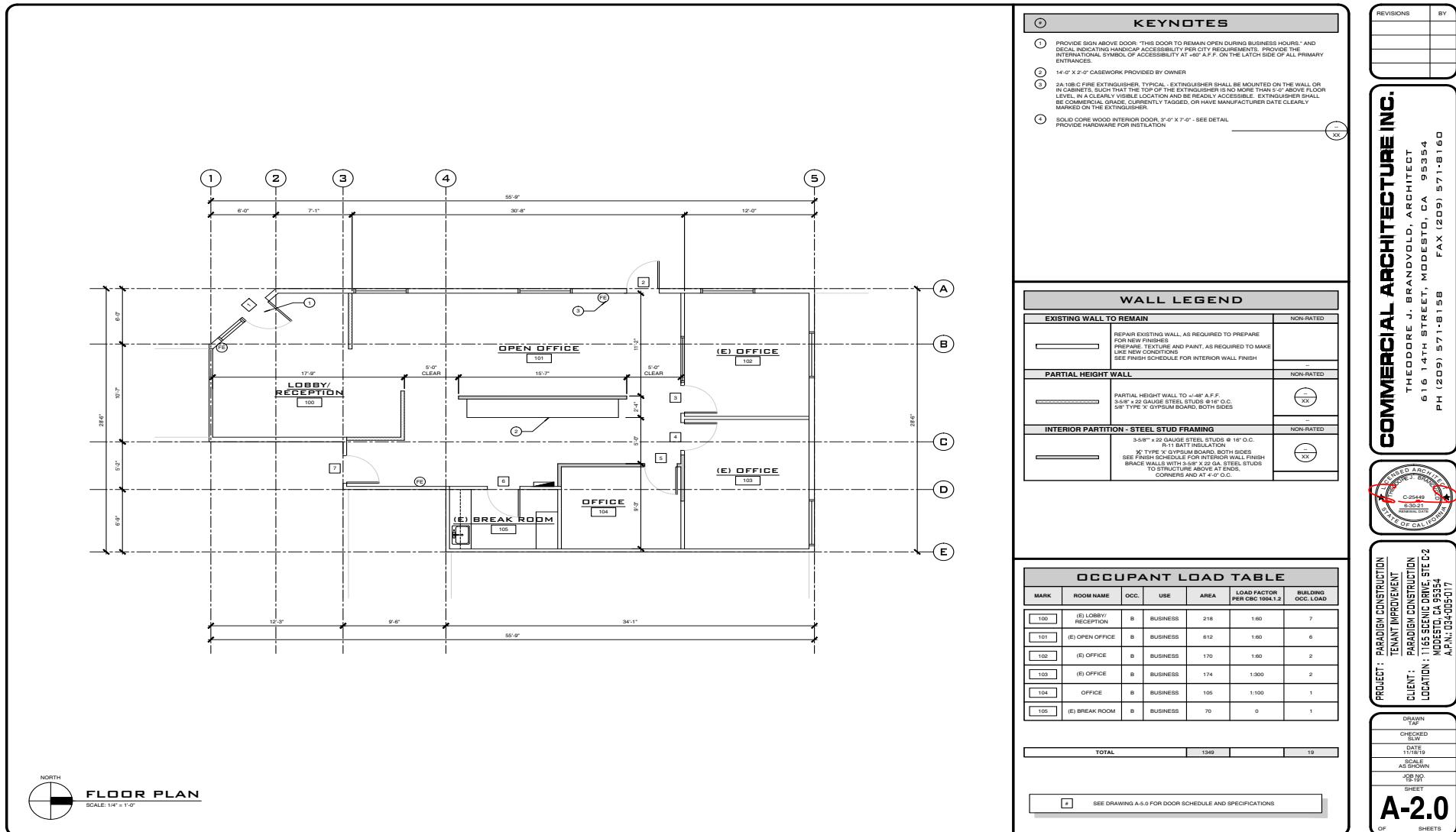
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FLOOR PLAN



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LOCATION MAP



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AERIAL VIEW



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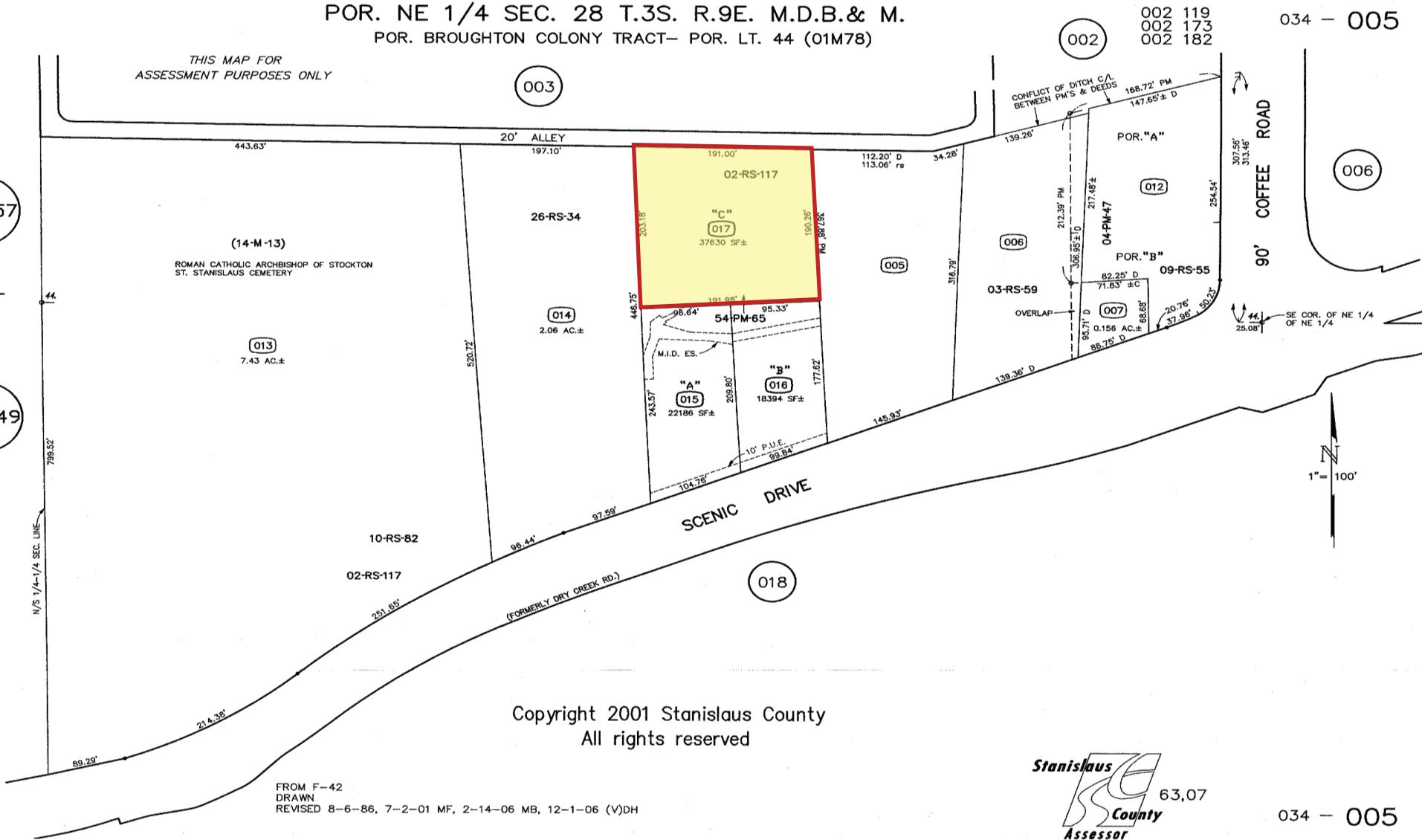
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EXCELLENT LOCATION

PARCEL MAP

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

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



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