



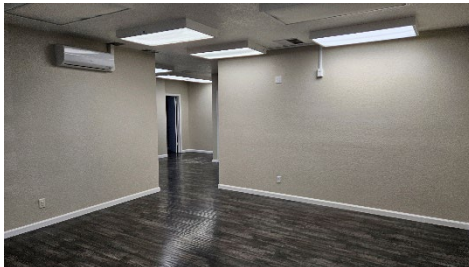
OFFICE FOR LEASE MID-CENTURY MODERN BUILDING

739, 1,287, 1,575 & 2,026 sq ft suites

Lease Rate: \$1.45 - \$1.63 psf

1301 K Street

Modesto, CA 95354



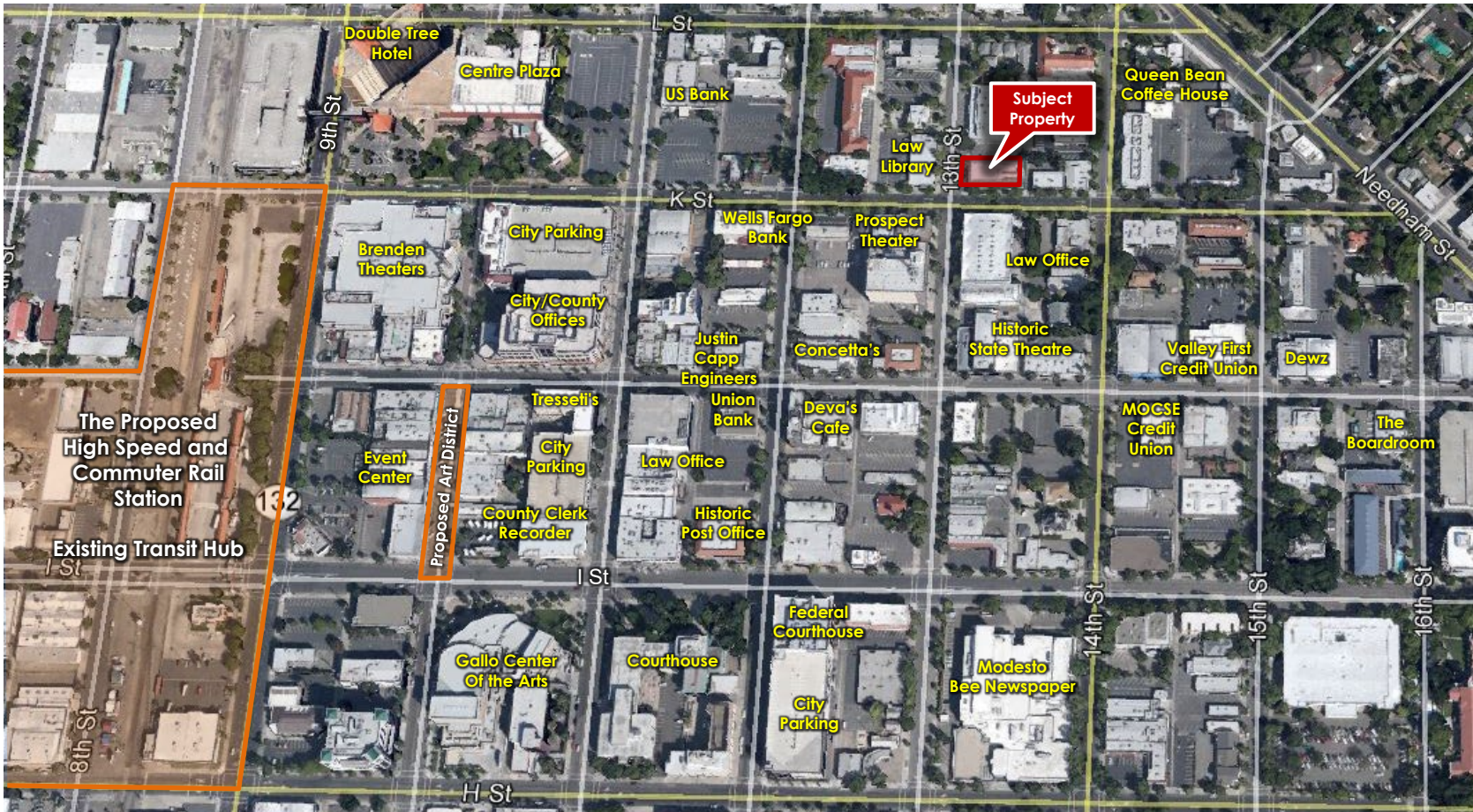
- Landmark office building located in Downtown Modesto
- Gated parking with 2 spaces
- Plenty of street parking
- Elevator access
- New in-suite remote controlled AC/heating units
- Immediate access to CA Highway 99 and Central Modesto
- Near coffee shop, sandwich shop, restaurants and financial institutions

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Property Details

	Unit A	Unit C	Unit E	Unit F
Size:	2,026 SF	1,287 SF (could be combined w/unit E for 2,026 SF)	739 SF (could be combined w/unit C for 2,026 SF)	1,575 SF
Lease Rate:	\$3,300 (\$1.63) per Month Gross	\$1,866 (\$1.45) per Month Gross	\$1,200.00 (\$1.63) per Month Gross	\$2,362.50 (\$1.50) per Month Gross
Description:	<ul style="list-style-type: none"> • Reception/admin area • 3 private offices (1 could be conference room) • Break room with sink and upper/lower cabinets • 2 parking spaces in gated parking lot for Tenants 	<ul style="list-style-type: none"> • Reception/admin area • 3 private offices (1 could be conference room) • Break room with sink and upper/lower cabinets • Closet with built in shelves great for storage • 2 parking spaces in gated parking lot for Tenants 	<ul style="list-style-type: none"> • Reception/admin area • 1 large private office can accommodate desk, small round table and lounge/seating area • Break room with sink and upper/lower cabinets • 1 parking space in gated parking lot for Tenants 	<ul style="list-style-type: none"> • Reception/admin area • 3 private offices • 1 conference room • Break room with sink and upper/lower cabinets • 2 parking spaces in gated parking lot for Tenants

Photos



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