

# PROFESSIONAL MEDICAL OFFICE BUILDING

305 E GRANGER, MODESTO, CA

# FOR LEASE



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# PROPERTY OVERVIEW

**Address:** 305 E GRANGER AVE.  
MODESTO, CA 95350

## Overview:

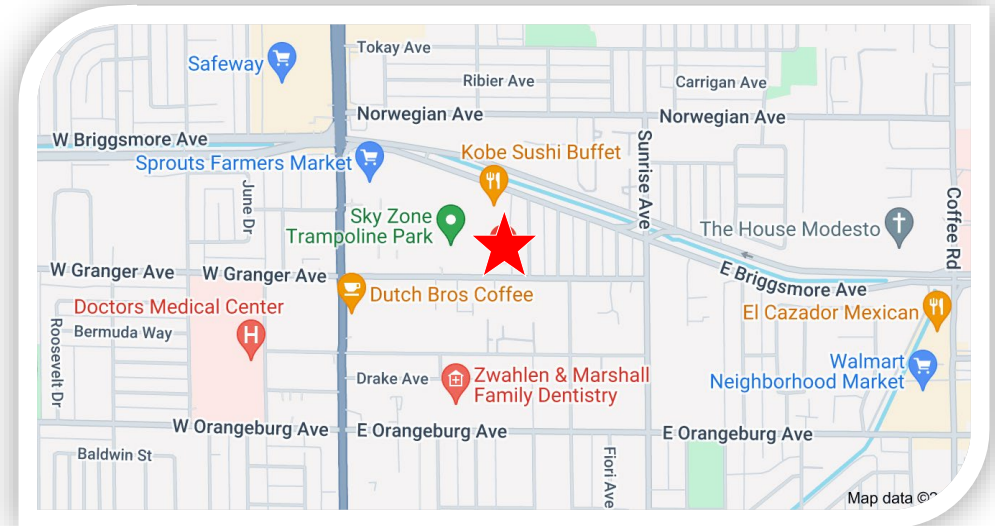
- Former pediatric office located in a medical office building adjacent to McHenry village, Modesto's Premier lifestyle center
- Second floor office space with elevator service
- Fully sprinklered office building
- Ample on-site and street parking available
- Six medical exam rooms
- Large reception area
- One spacious corner office
- Two interior restrooms and break room
- Size: +/- 2,122 SF
- **Asking Lease Rate: \$1.65/SF NNN**

## PROPERTY PROFILE

### Professional Medical Office Building

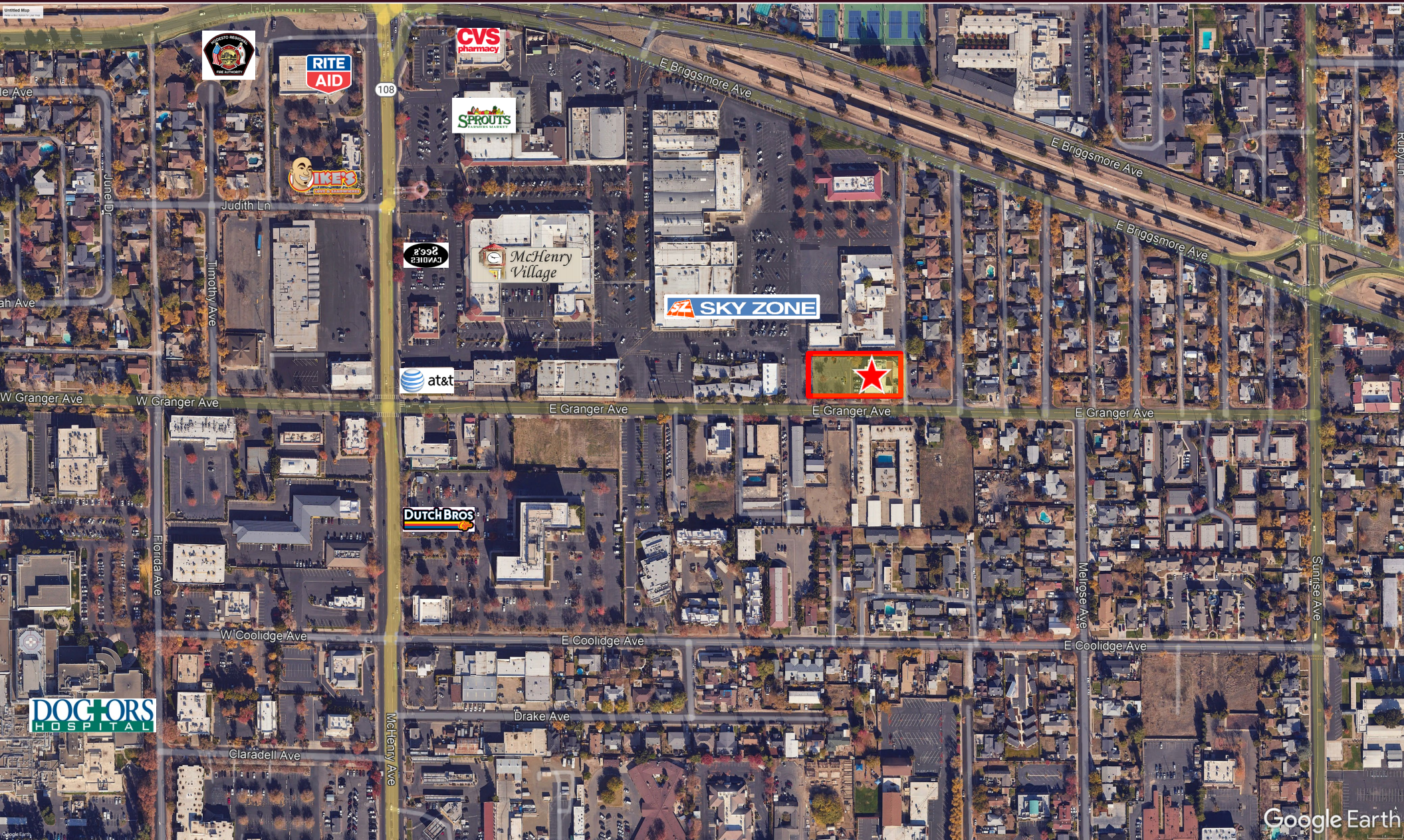
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**Zoning** MU-P-Mixed Use-  
Pedestrian-Oriented





# AERIAL



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