



1111 I St.

FOR LEASE | OFFICE SPACE

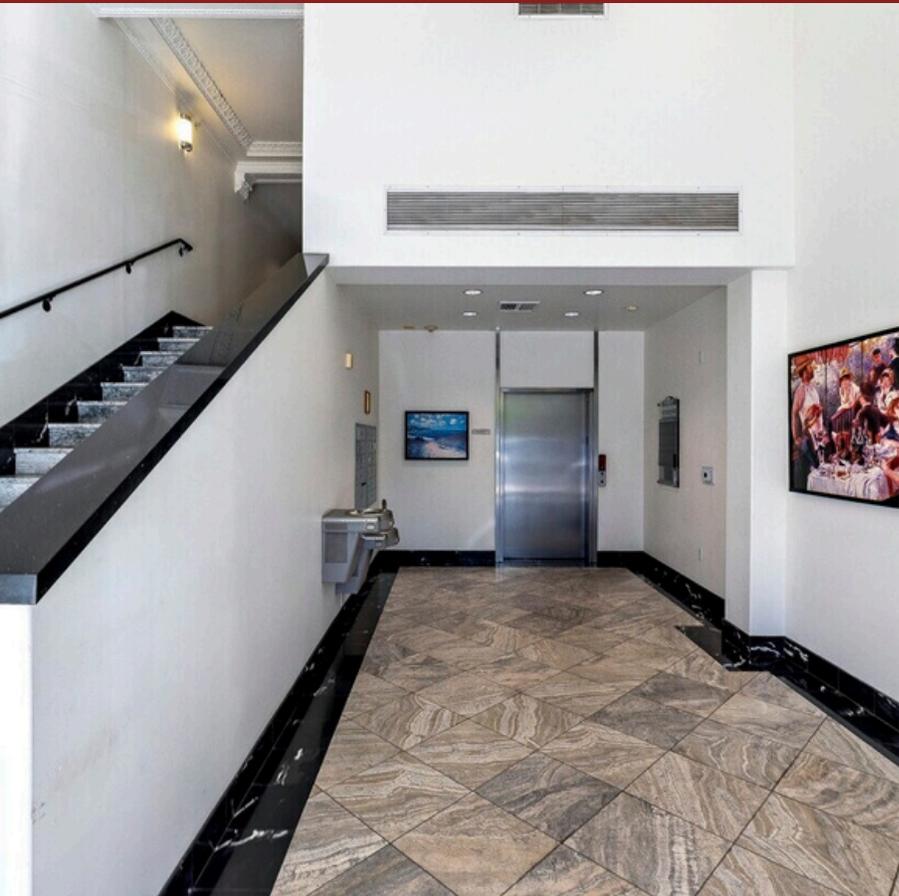
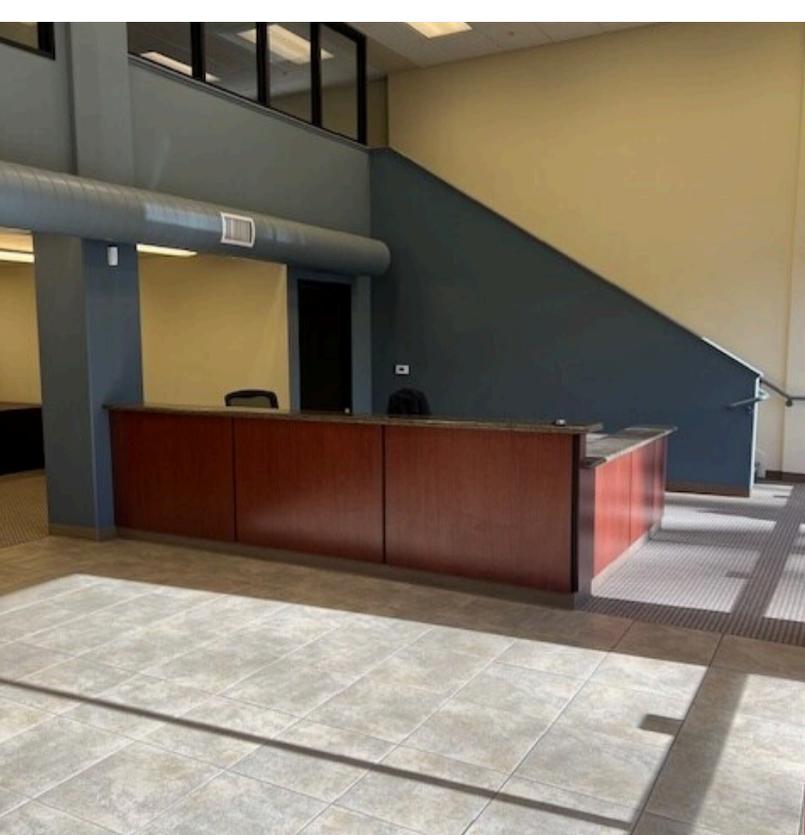
3,794 SF | PRIME DOWNTOWN MODESTO LOCATION

\$1.49 PSF NNN

Beautifully maintained downtown building in a prime location, within walking distance to the courthouse, county recorder, and a variety of popular restaurants. The property is exceptionally well cared for, featuring high-quality interior finishes that reflect pride of ownership. With a strong history of long-term tenants, this building continues to be a desirable and well-regarded property.



209-595-4426
5580 PIRRONE RD.
SALIDA, CA 95368



Property Highlights

- Prime Downtown location
 - walking distance to courthouse, dining and more.
- 3,794 square feet
- 2 floors with mixture of private offices and cubbies
- Shared building restrooms
- Ample 2 hour street parking and two parking garages within walking distance
- Vacant & ready for immediate occupancy



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