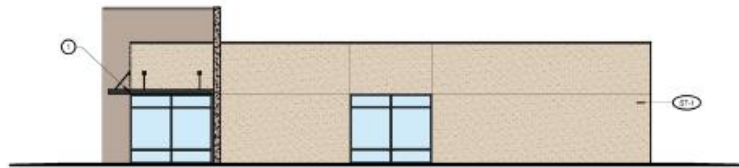




Raman Singh, Broker
D: 209-846-2220
C: 209-605-6500
E: ramansingh@thejrpgroup.com
BRE#01889002



EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



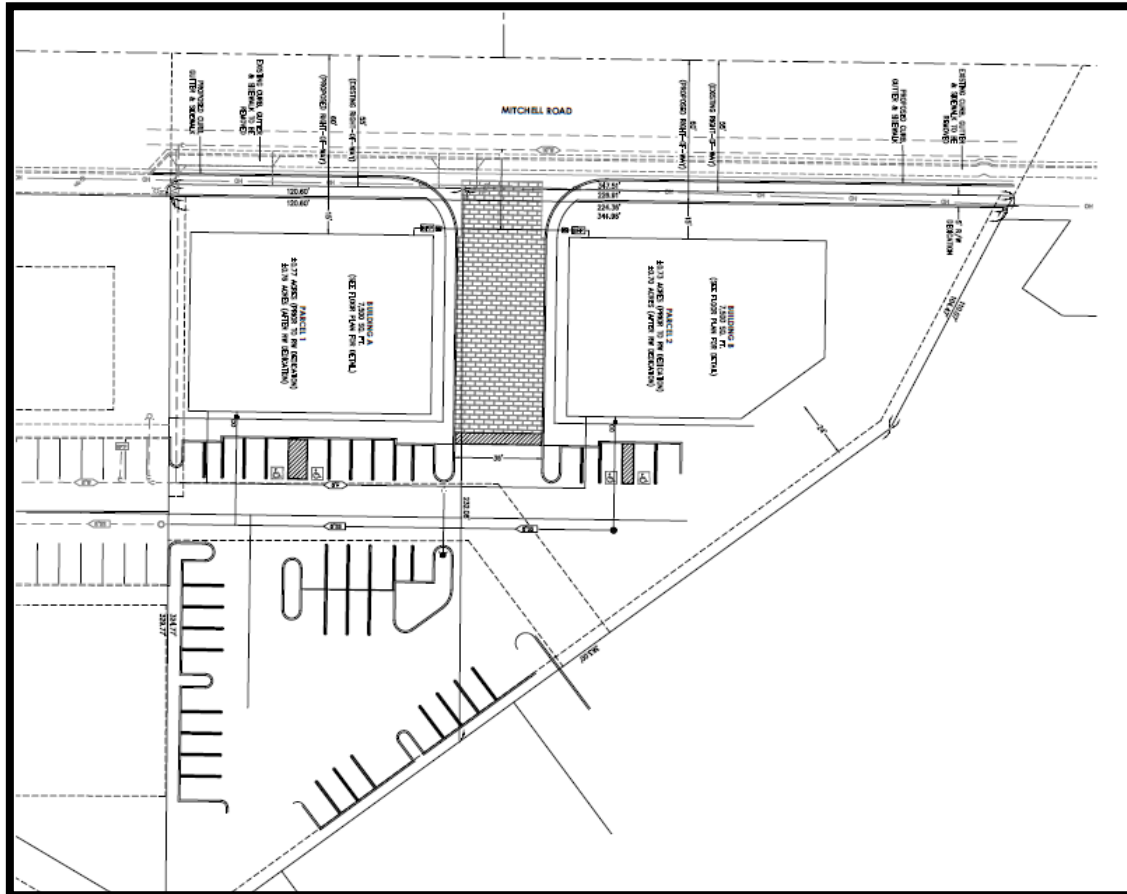
SOUTH ELEVATION

PROPERTY INFORMATION

Prime owner-use/investment opportunity. Mitchell Office Complex will consist of two class A office buildings in Modesto, CA. Each building will be approximately 7500 square feet. Minimum divisible space available is 1,500SF. Both buildings will have the frontage on Mitchell Road. Spaces are available for sale or lease.

The property is located next to Ceres Commerce Center which has a different variety of tenants that includes medical, dental, and professional offices.

This is a great opportunity for a medical tenant or any other business to acquire a brand new building. The property is located on a heavy traffic street which is Mitchell Road. All plans are approved by the City.



PROPERTY DETAILS

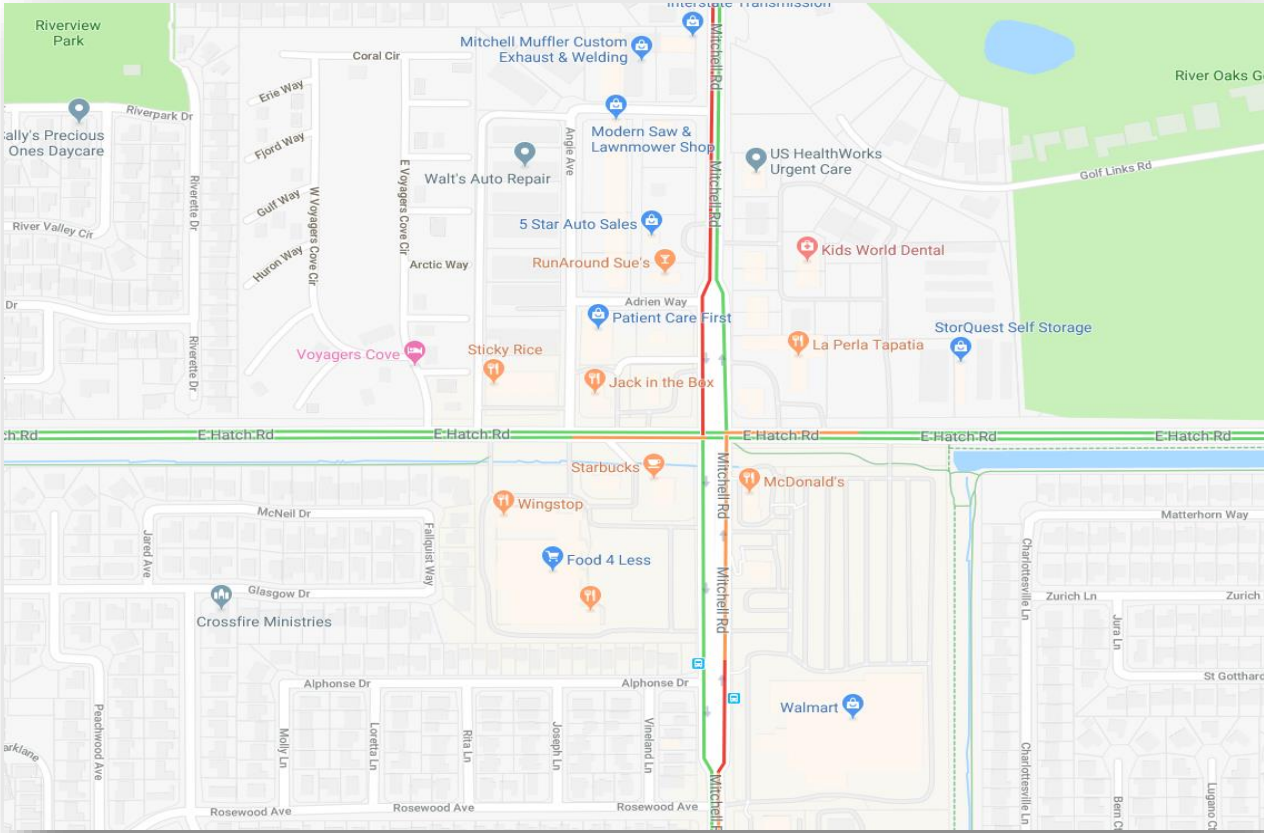
Asking Price- \$280.00/sqft

Lot Size- 1.52 Acres

Building Size- 7500sqft-15000 sqft

PROPERTY HIGHLIGHTS

- Brand New Class A Office Space Suitable for a Medical, Law Firm, CPA Firm, or Physician Practice.
- Prime Mitchell Road Frontage
- Located next to the major Medical tenants like United Health Care and Satellite Health Center



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