

# FOR LEASE

4230 Kiernan Avenue • Modesto • CA • 95356-9321



*The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:*

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# Property Summary

<b>Address:</b>	4230 Kiernan Avenue • Modesto	<b>County:</b>	Stanislaus County
<b>Available Date:</b>	August 1, 2025	<b>Property Type:</b>	Commercial Office
<b>Space Available:</b>	±1,037 - 6,088 SF	<b>Parcel Number:</b>	135-044-038
<b>Lot Size (SF/AC):</b>	± 106,286 SF / ± 2.44 AC	<b>Procuring Broker Fee:</b>	2.5%

## Property Description:

Convenient access to Highway 99, ample on-site parking, and close proximity to residential neighborhoods and major commercial centers, this site combines accessibility with strong local traffic counts. Whether expanding or relocating, 4230 Kiernan is ideally suited for tenants looking to establish a prominent presence in a growing and dynamic area.



## Available Suites

<b>Suite 110B:</b>	<b>Suite 130:</b>	<b>Suite 230:</b>
▪ ±1,014 SF	▪ ±6,008 SF	▪ ±1,372 SF
▪ \$1.20 PSF MG	▪ \$1.55 PSF MG	▪ \$1.65 PSF FS
<b>Suite 120:</b>	<b>Suite 210:</b>	<b>Suite 240:</b>
▪ ±1,475 SF	▪ ±3,428 SF	▪ ±2,058 SF
▪ \$1.55 PSF MG	▪ \$1.65 PSF FS	▪ \$1.65 PSF FS

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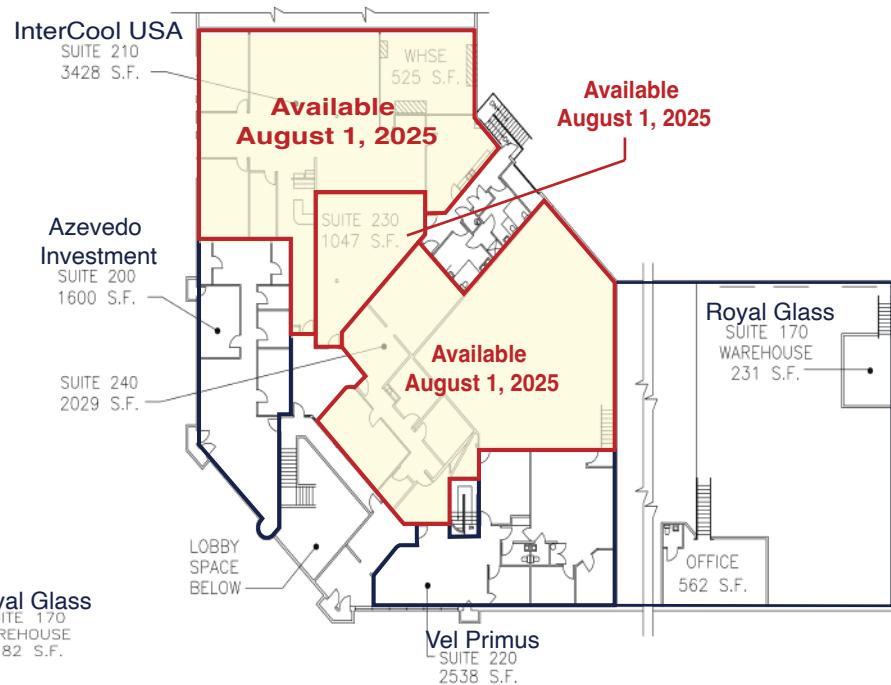
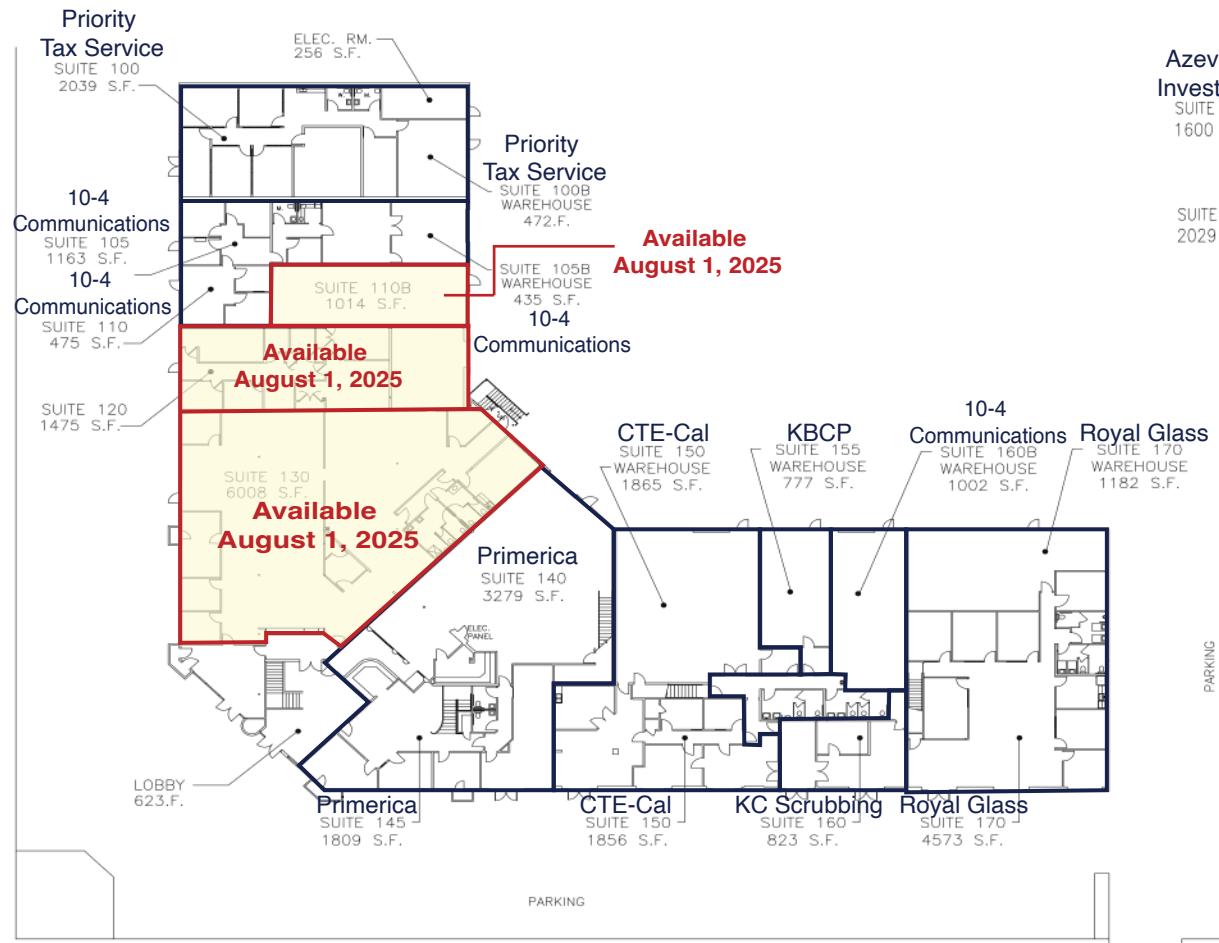
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# Floor Plan



SECOND FLOOR PLAN

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# Location Map



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# Aerial View



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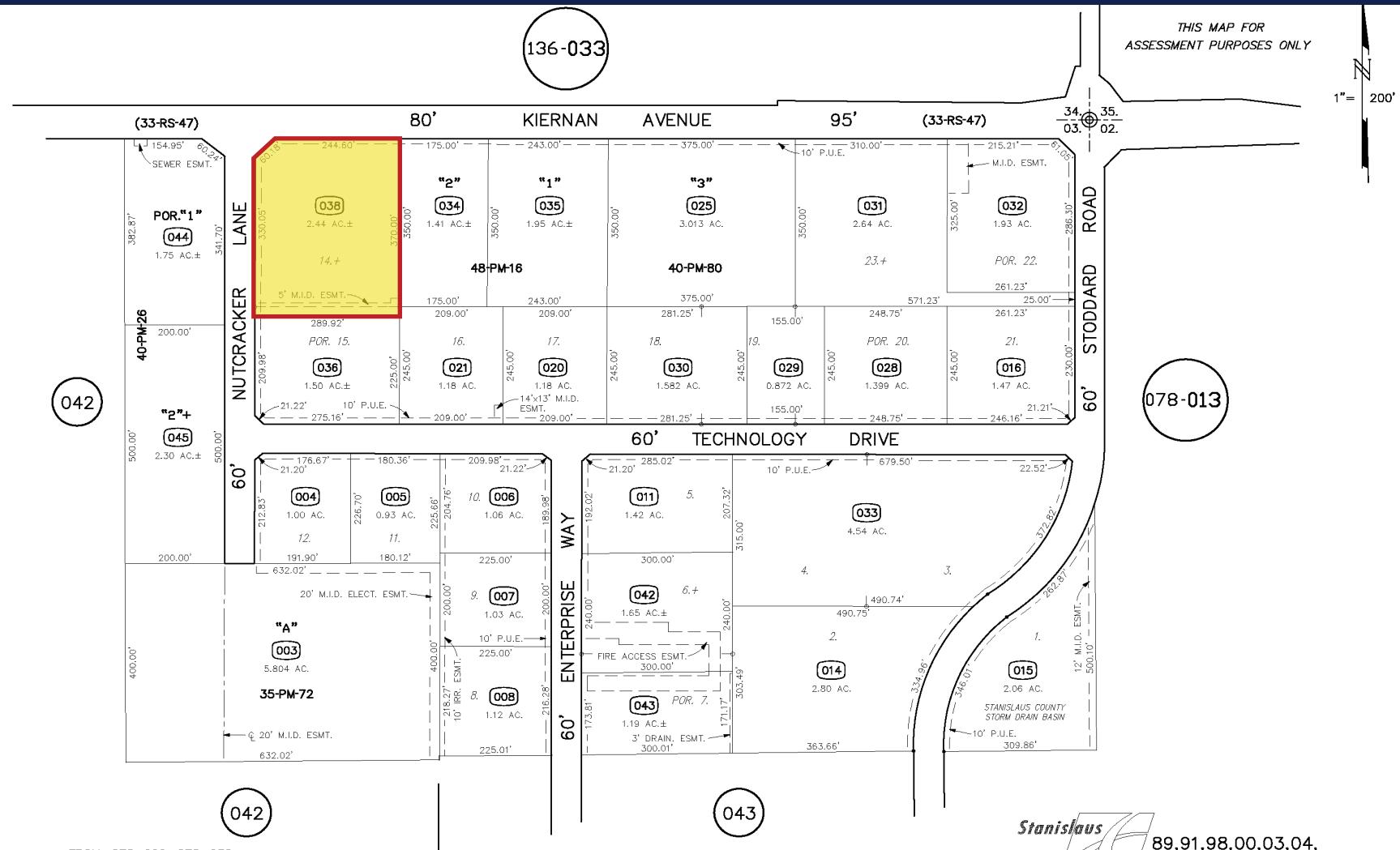
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# Parcel Map



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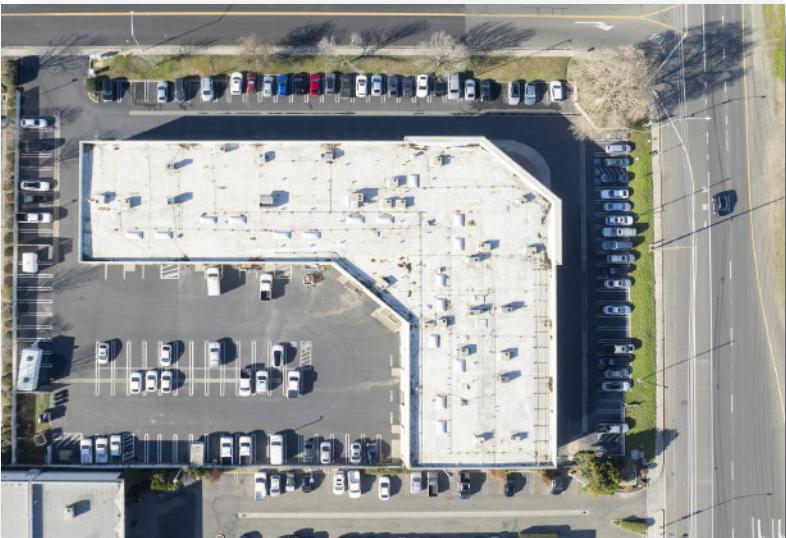
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# Photo Gallery



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