

For Lease

2005 Evergreen Avenue | Modesto | CA | 95350



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Property Summary

Address:	2005 Evergreen Avenue Modesto CA 95350	Year Built:	1990
Lease Rate:	\$1.55 PSF AS-IS	County:	Stanislaus County
Vacant SF:	± 1,620 - 4,860 SF	Property Type:	Commercial Office
Lot Size:	± 33,541 SF • ± 0.77 AC	Parcel Number:	060-036-017
Parking:	60 Spaces / 3.29 Ratio	Procuring Broker Fee:	2.5%

Property Description:

Built in 1990, 2005 Evergreen offers ±18,252 SF office or retail space in a very busy suburban Modesto location. The single-story, Class C space boasts a 14' height and flexible layouts, ideal for multiple tenants. Situated in a very walkable area with some public transit options, the building provides ample surface parking with a ratio of 3.29 spaces per 1,000 square feet, totaling 60 spaces on the 0.77-acre lot with reciprocal parking rights. Located near the intersection of Briggsmore Avenue and Orangeburg Avenue, the property offers convenient access to Highway 99 as well as major thoroughfares. Currently, four (4) suites are available for lease, ranging from ± 1,620 to ± 4,860 SF, with a Lease Rate of \$1.55 PSF.

Suite 100:

- ± 1,620 SF
- Spacious Open Area
- Two (2) Private Offices
- Restroom
- Two (2) Storage Closets

Suite 200 & 300:

- ± 3,240 SF
- Reception Area
- Five (5) Private Offices
- Large Open Room
- Kitchenette Area
- Three (3) Restrooms
- Ample Storage

Suite 500:

- ± 1,796 SF
- Reception Area
- Three (3) Private Offices
- Six (6) Desk Spots
- Large Kitchen
- Two (2) Private Restrooms
- Janitorial Room

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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Photo Gallery

Exterior



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Photo Gallery

Suite 100



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

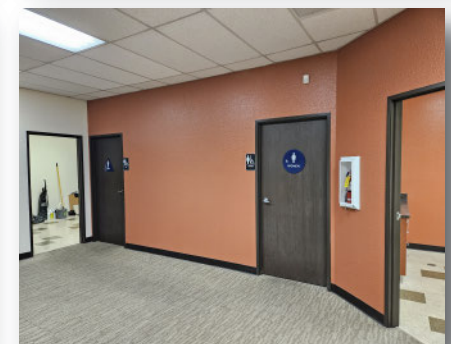
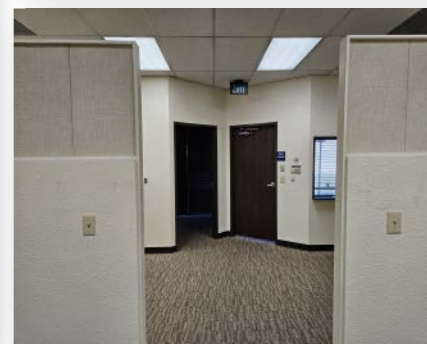
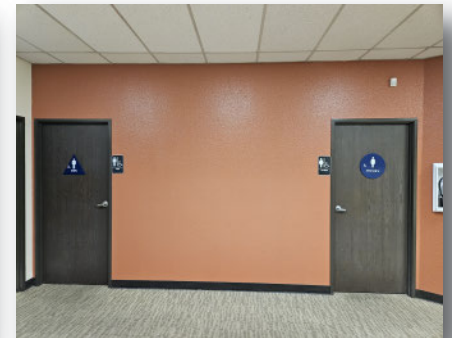
Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Photo Gallery

Suite 500



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

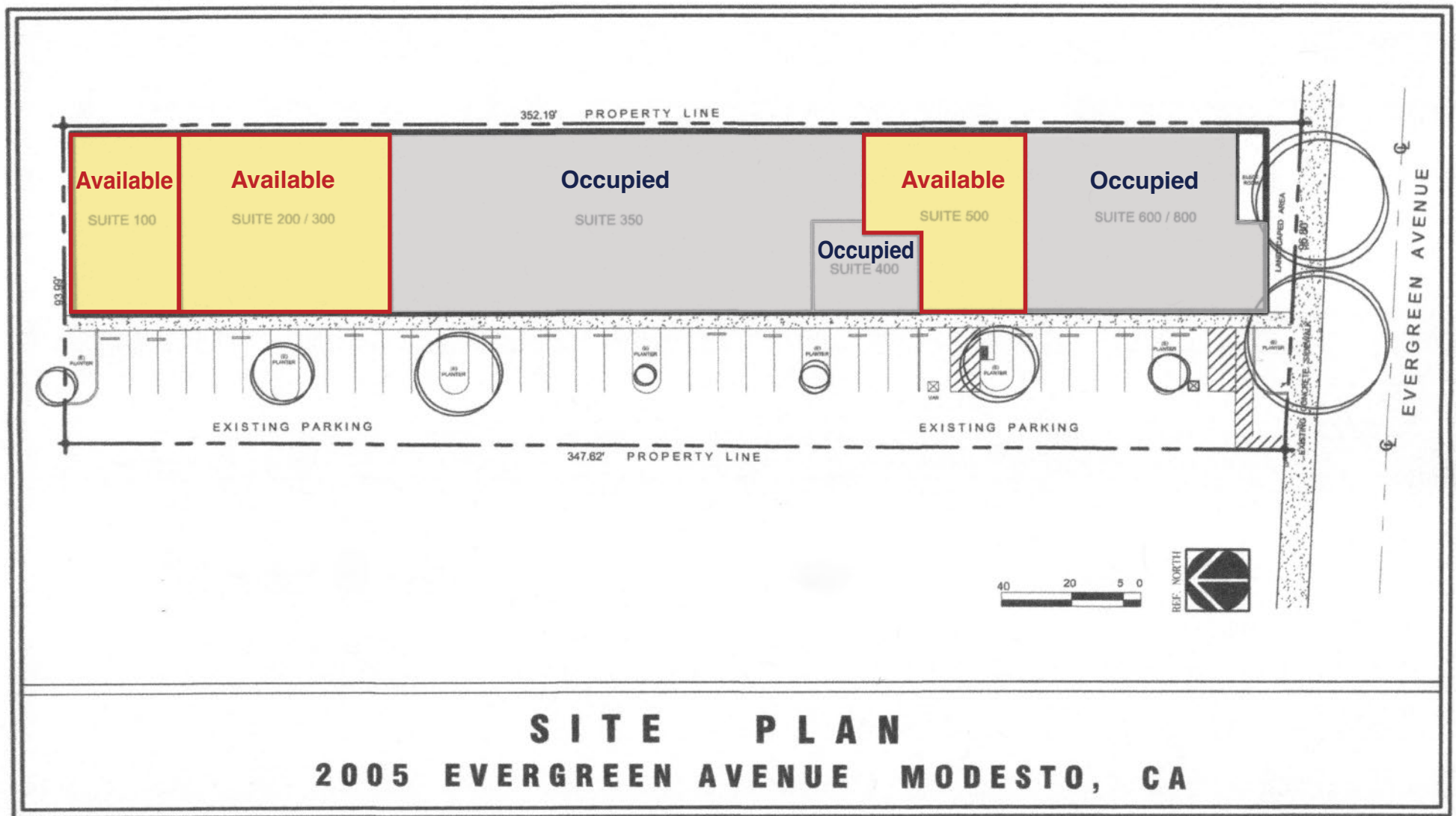
PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Site Plan



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

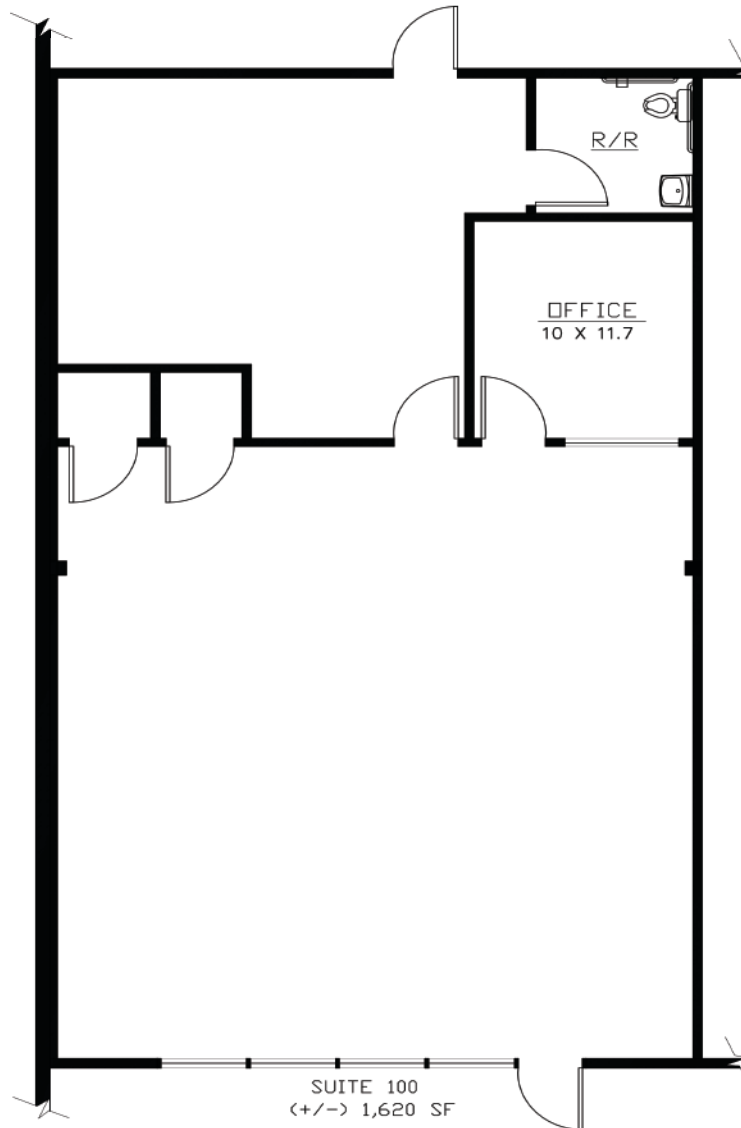
Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Floor Plan

Suite 100



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

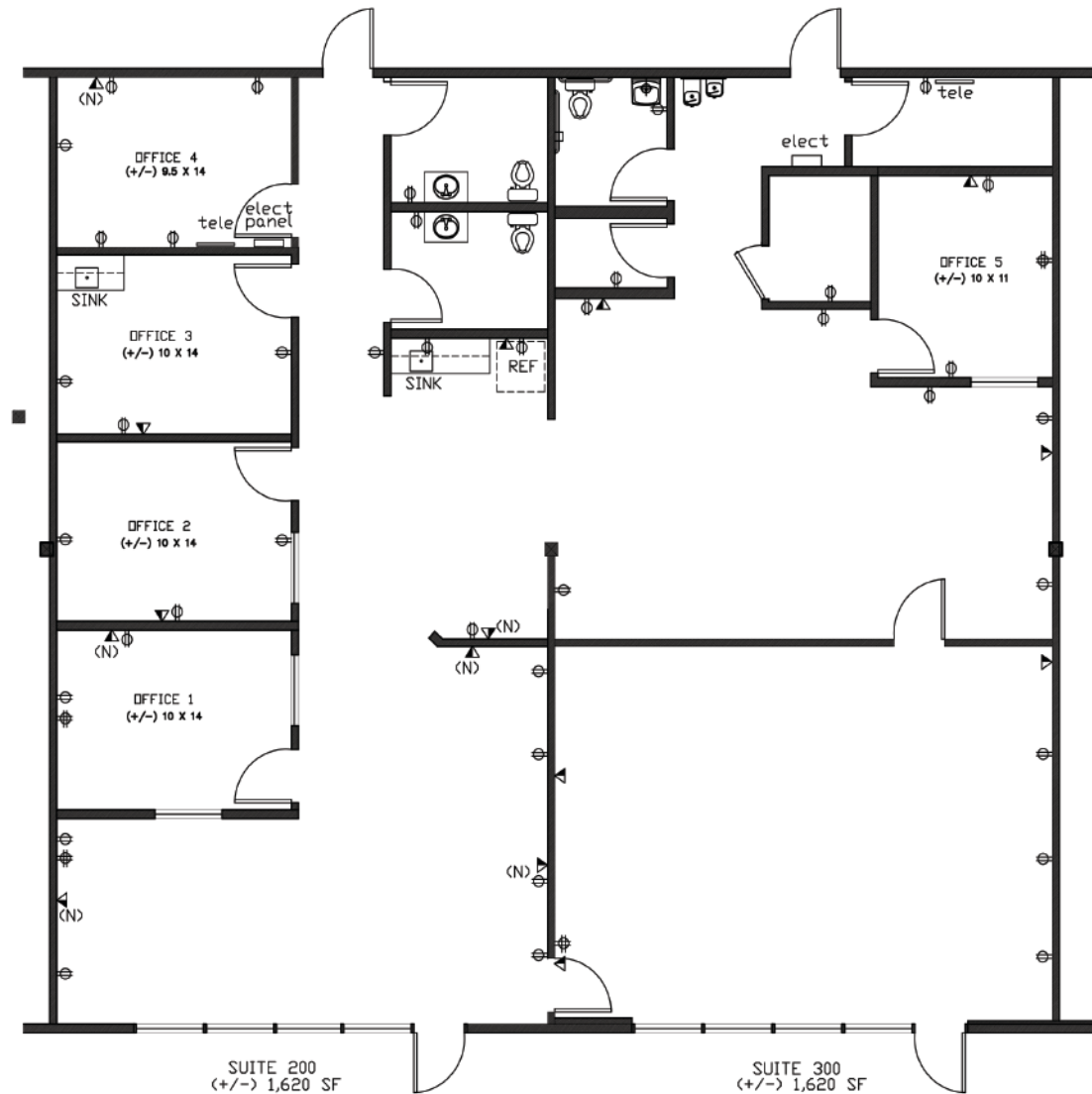
Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Floor Plan

Suite 200 and 300



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

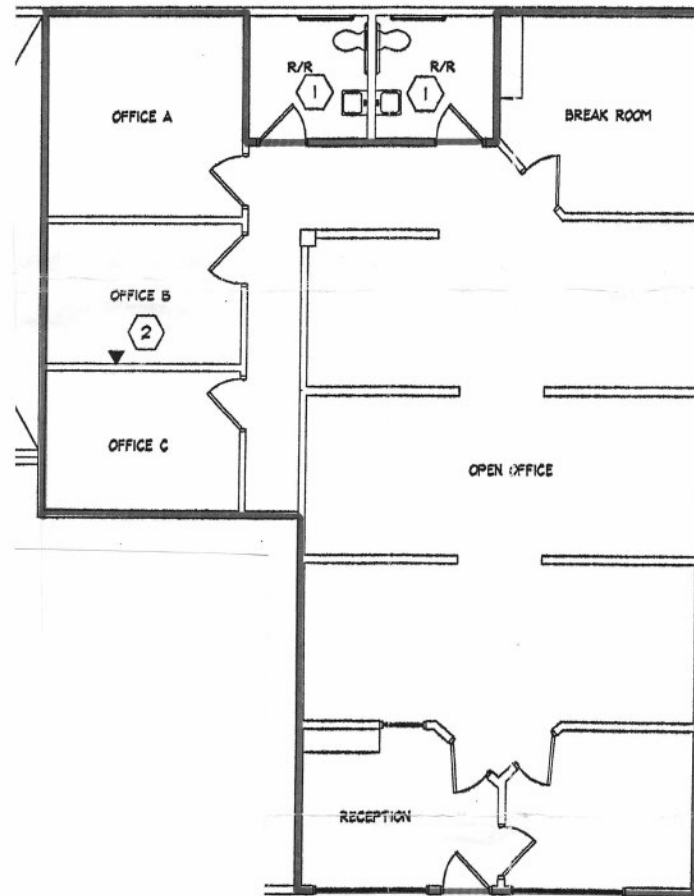
Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Floor Plan

Suite 500



2005 Evergreen Avenue, Suite 500, Modesto

1,796 SF

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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

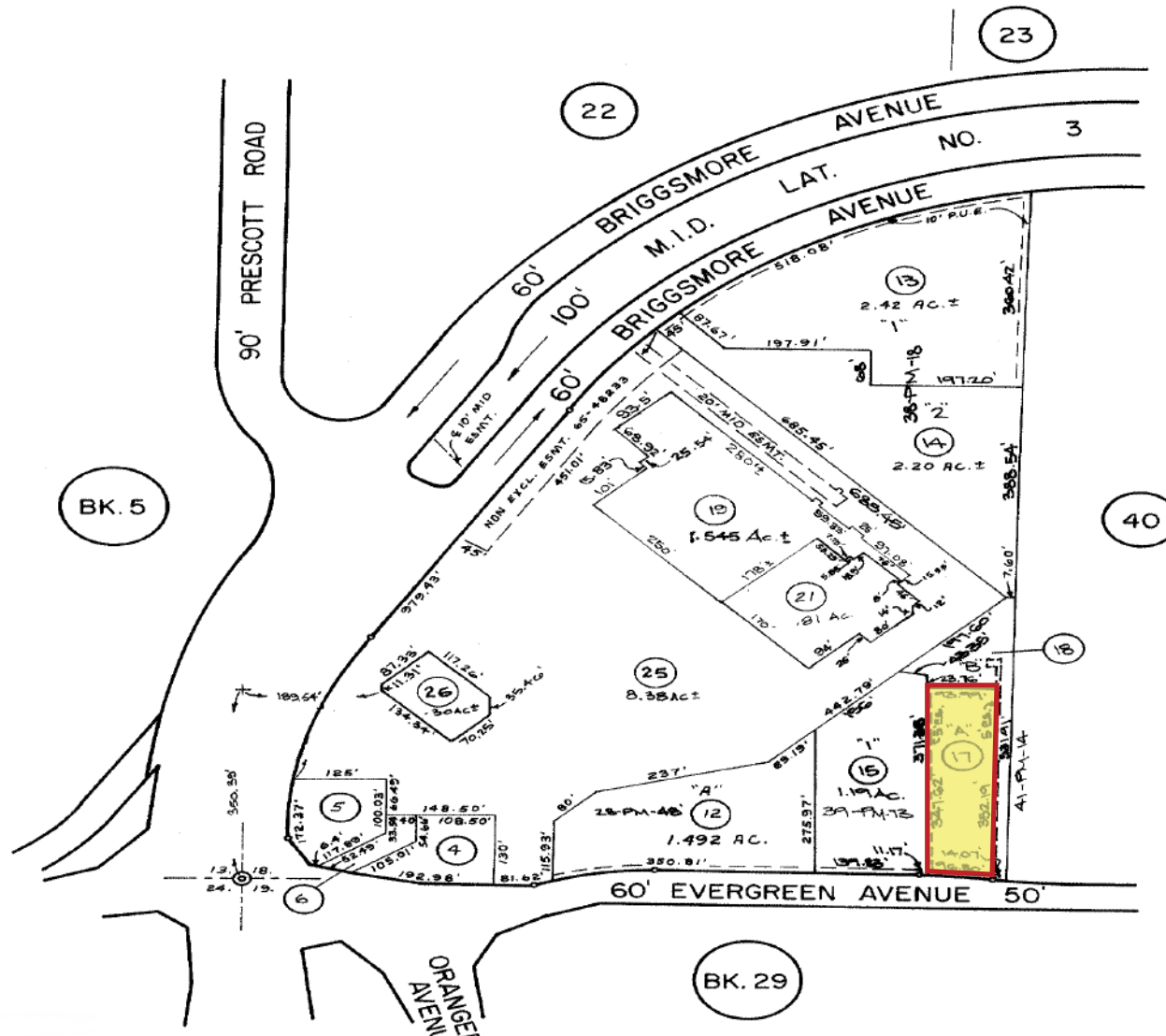
PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Parcel Map



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Location Map



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Aerial View



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

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
CalBRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
CalBRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com