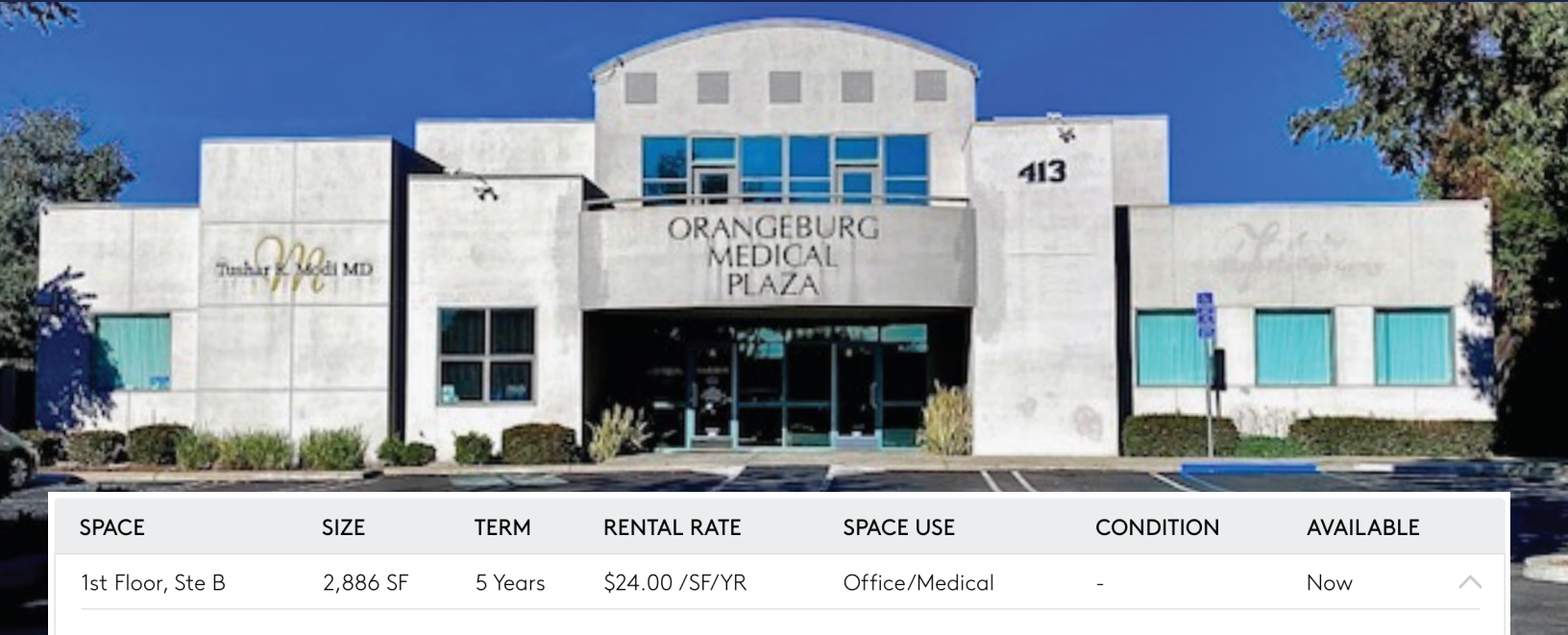


2,886 SF of Office/Medical Space Available

413 E Orangeburg Avenue, Modesto, CA 95350



SPACE	SIZE	TERM	RENTAL RATE	SPACE USE	CONDITION	AVAILABLE
1st Floor, Ste B	2,886 SF	5 Years	\$24.00 /SF/YR	Office/Medical	-	Now ^

- Rate includes utilities, building services and property expenses
- Space is in Excellent Condition

PROPERTY OVERVIEW

Premium Turnkey Medical Office Space Near Doctors Hospital and Memorial Hospital This prime, turnkey medical space is perfectly designed for a wide range of medical practices and features a thoughtfully laid-out floor plan to accommodate patient flow and operational efficiency. Located in a highly visible, high-traffic area near Doctors Hospital and Memorial Hospital, this office offers exceptional accessibility for both patients and staff.

KEY FEATURES:

- Eight Exam Rooms: Well-equipped to handle a busy patient load across various specialties.
- Private Offices: Multiple private offices provide quiet workspaces for medical professionals and administrative needs.
- Spacious Lobby: Welcoming lobby area designed to create a positive first impression for patients.
- Lab Room & Nurse Station: Dedicated lab room and spacious nurse station for streamlined patient care and laboratory work.
- Convenient Location: Situated near doctors' offices and a major medical hospital(s), this location offers unparalleled convenience and visibility in a central medical hub.
- Ample Parking: Large parking lots at both the front and rear of the building ensure easy access for patients and staff.
- Full-Service Gross (FSG) with exception, Lessee paying for own janitorial.
- Rental rate 2.00 (FS)
- \$5,772 Per month with yearly step increase.

This premium space combines attractive architecture with a central location, making it an ideal choice for medical professionals seeking a seamless, ready-to-use facility



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