

# FOR LEASE • EXECUTIVE SUITES

1200 E. ORANGEBURG • MODESTO • CA • 95350-4656



*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

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# PROPERTY SUMMARY

<b>ADDRESS:</b>	1200 E. Orangeburg Ave • Suite 201	<b>COUNTY:</b>	Stanislaus County
<b>LEASE RATE:</b>	\$1,000 Per Month MG	<b>PROPERTY TYPE:</b>	Commercial Office
<b>AVAILABLE SIZE:</b>	± SF	<b>PARCEL NUMBER:</b>	031-024-032
<b>LOT SIZE (SF/AC):</b>	± 30,491 SF / ± 0.07 AC	<b>PROCURING BROKER FEE:</b>	2.5%

## PROPERTY DESCRIPTION:

Located at 1200 E. Orangeburg Avenue in Modesto, this prime commercial real estate property offers an excellent opportunity for businesses seeking visibility and accessibility in a highly desirable area. Now featuring Executive Suites. With close proximity to major thoroughfares and high-traffic zones, it's perfectly positioned to attract a steady flow of customers and clients. The property boasts ample parking, modern facilities, and flexible spaces that can accommodate a variety of commercial uses. Surrounded by well-established businesses and residential neighborhoods, this location provides a unique blend of convenience and community presence. Whether you're looking to expand or establish a new presence, 1200 E. Orangeburg Avenue offers the ideal space to grow your business in Modesto's thriving commercial landscape.

## FEATURES:

- Ten (10) Individual Executive Suites Available
- Nine (9) Individual Cubicles Available
- Kitchenette
- Shared Restroom



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# PHOTO GALLERY



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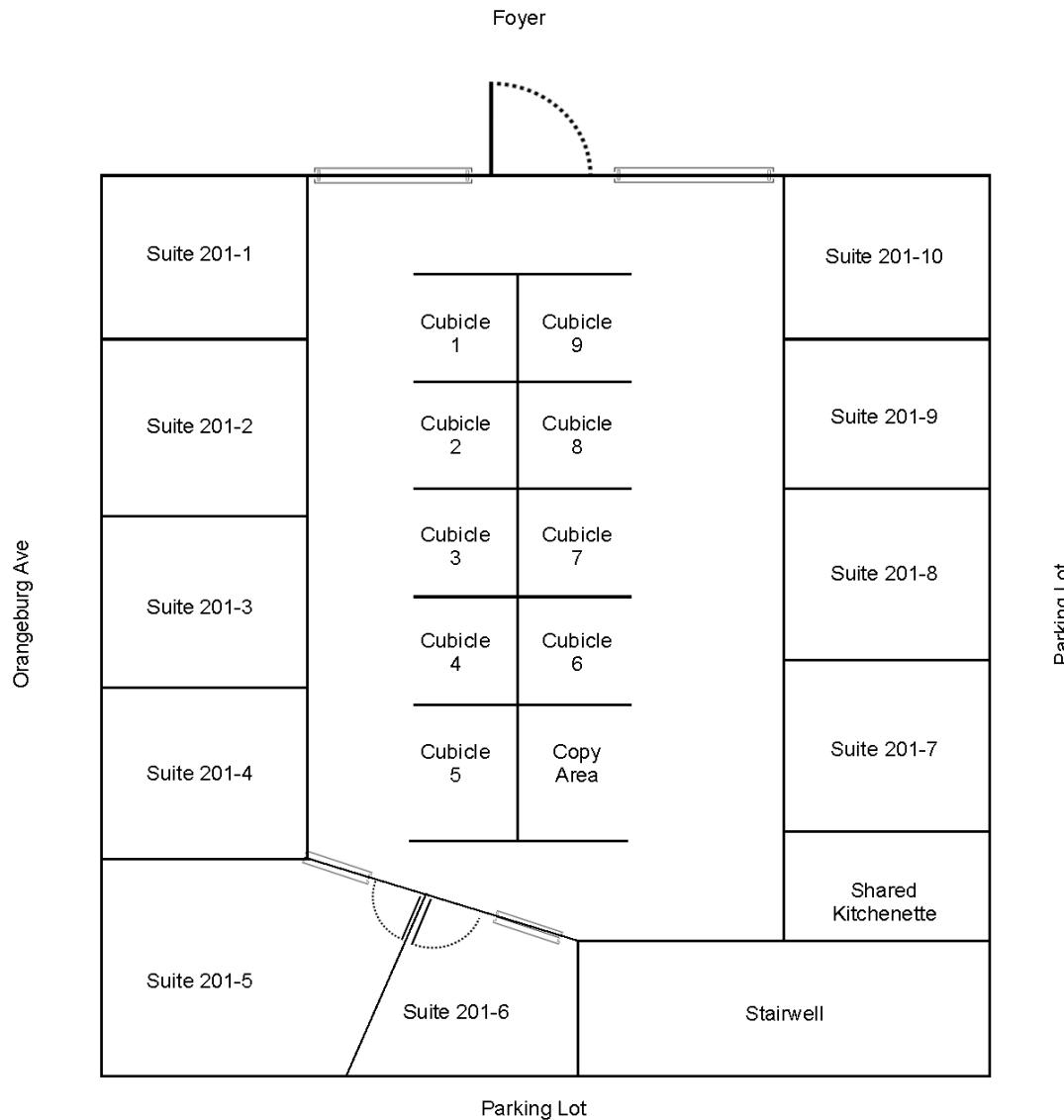
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# FLOOR PLAN



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# LOCATION MAP



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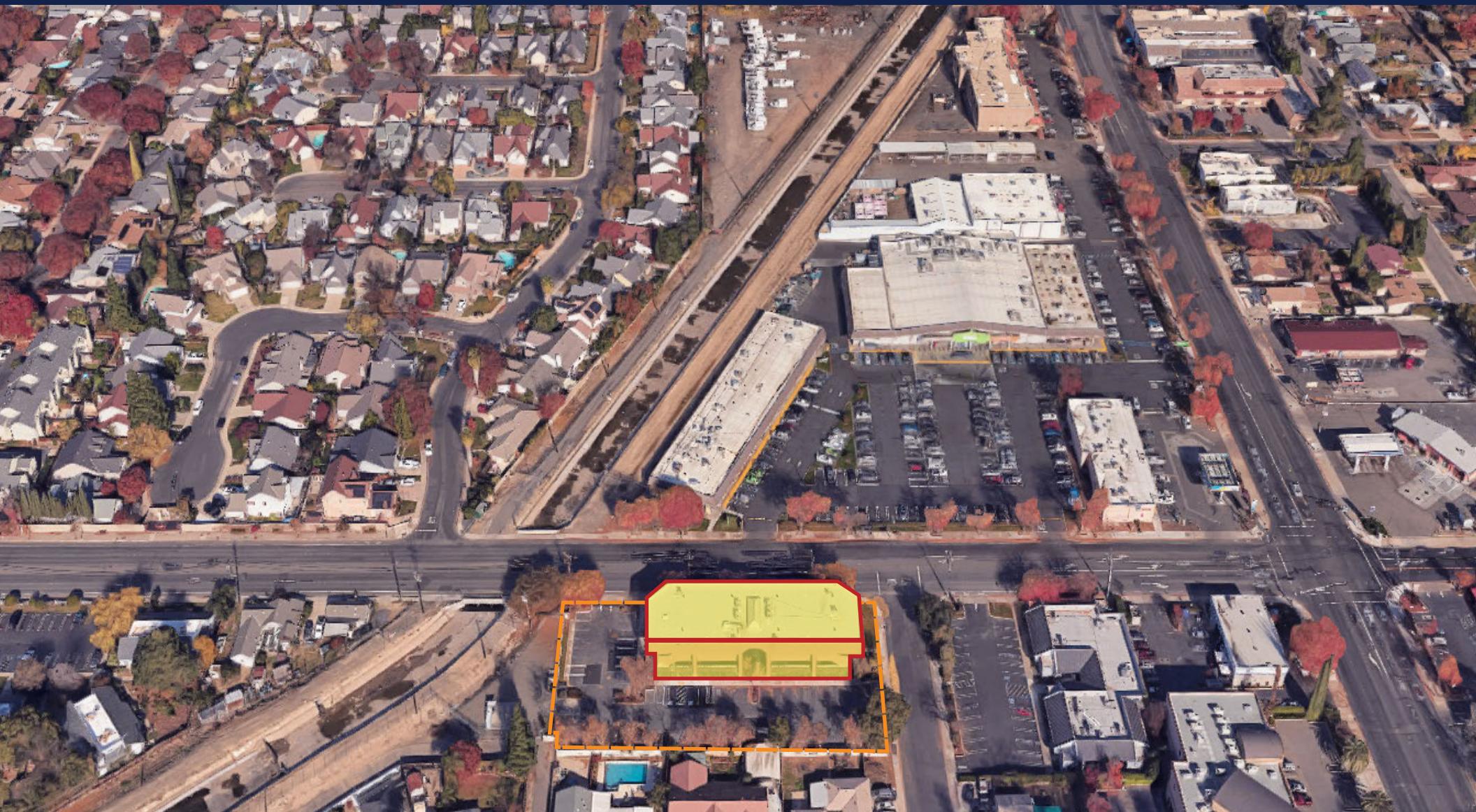
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# AERIAL VIEW



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# PARCEL MAP

PORTION NE 1/4 SECTION 21 T.3S. R.9E. M.D.B.&M.  
DENISE SUBDIVISION (19M56)

002 001

031 - 024

