

**DOWNTOWN
LOCATION**

FOR LEASE

909 15TH STREET • SUITE 1 • MODESTO • CA



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
DES@PMZ.COM

PROPERTY SUMMARY

ADDRESS:	909 15th Street • Suite 1 • Modesto	COUNTY:	Stanislaus County
LEASE RATE:	\$1.35 PSF	PROPERTY TYPE:	Commercial Office
AVAILABLE SUITE SIZE:	± 2,000 SF	PARCEL NUMBER:	105-012-004
LOT SIZE (SF/AC):	± 20,908 SF / ± 0.48 AC	PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

909 15th Street, Modesto, CA is a ±12,000 SF, single-story office building built in 1977. Located in a prime suburban setting, the property offers easy access and high visibility with proximity to major streets and public transit. The building features a garden-style environment and is equipped with modern amenities, including a security system. Zoned C2, it accommodates a range of office uses. Current tenants occupy spaces from 570 SF to 2,000 SF, and the property boasts a low vacancy rate. With a Walk Score of 95, the location is deemed a "Walker's Paradise," offering nearby services and amenities. On-site parking is available with a 2.61/1,000 SF ratio. Positioned in a thriving office market, the building benefits from favorable market conditions, making it a great opportunity for businesses seeking well-located office space in Modesto.

FEATURES:

- ± 2,000 SF Office Space
- Large Open Area
- Five (5) Offices
- Kitchenette
- Storage Room
- Server Closet



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LOCATION MAP



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AERIAL VIEW



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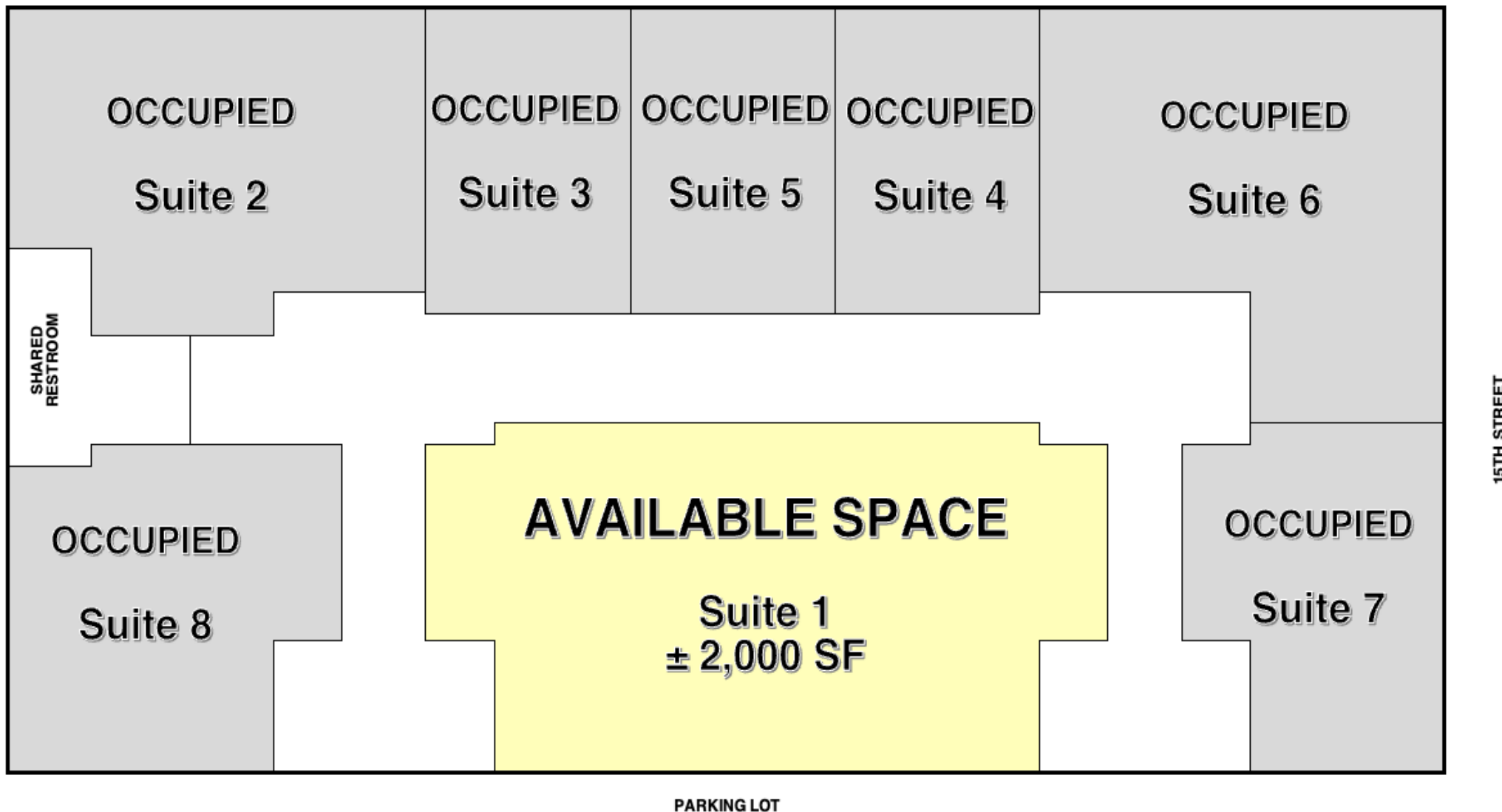
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SITE PLAN



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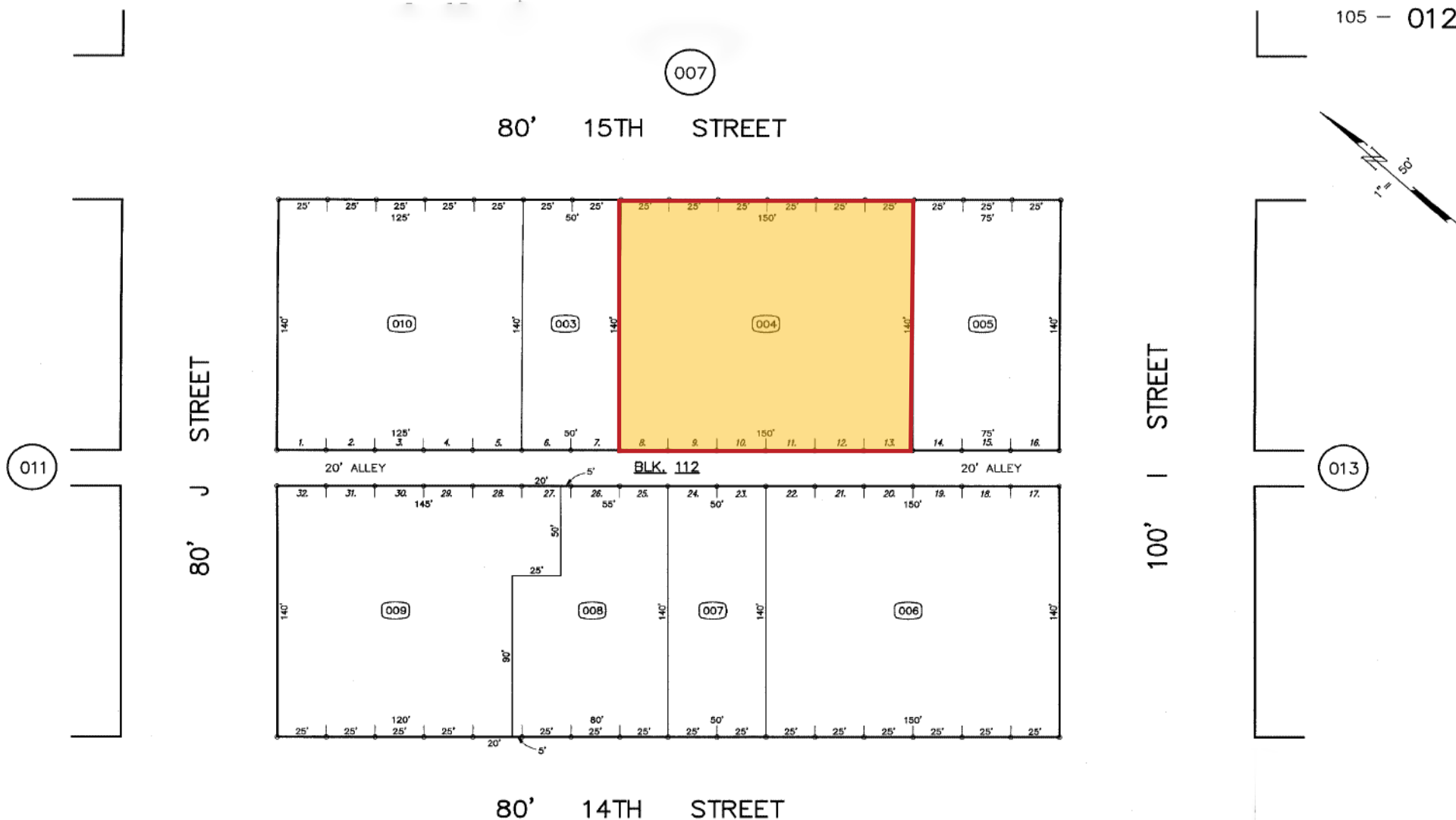
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PARCEL MAP



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PHOTO GALLERY



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