



COMMERCIAL
REAL ESTATE

OFFICE BUILDING FOR LEASE

1101 Standiford Avenue

Modesto, CA 95356

PRICE: Rental rates starting at \$1.90 psf

Full Service Gross Rental Rates

Rate Includes:

Rent

- Utilities
- Janitorial Service

Call agent for more incentive!



To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

PMZCommercial.com

ROB SAUSER

DRE# 01460001

209.484.6713 | robs@pmz.com



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PROPERTY DETAILS

Clean Modern Office Spaces Available. Located on high Traffic Standiford Ave, Easy Access to Hwy 99, Professional Well Maintained Office Complex, Recent Exterior Renovations, Great Environment for your Clients and Employees. Current tenant mix includes Medical and Professional offices.

LOCATION: 1101 Standiford Avenue, Modesto
BUILDING AREA: 30,840 SF

Year Built: 1984

Parking: 90 Surface Parking Spaces

HIGHLIGHTS:

- Great location, within close proximity to Hwy 99.
- Variety of available to fit many different business needs.
- Many restaurants near by.



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AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	AVAILABLE
B-1	1,105 SF	Negotiable	\$1.90/sf per mth	Now



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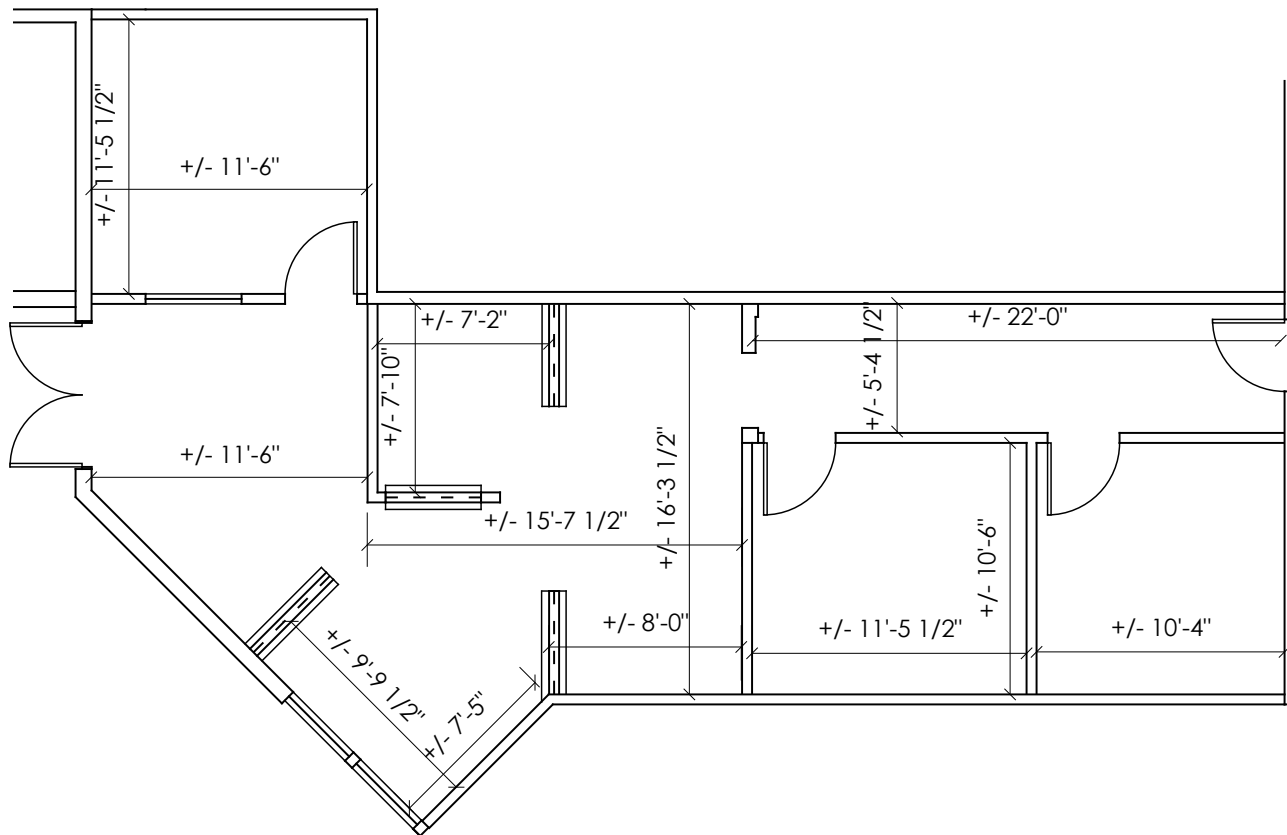
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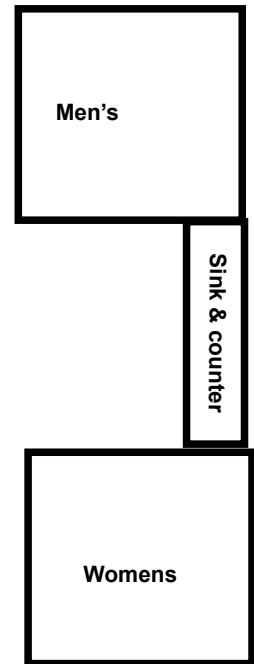
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Common area shared with 2 other tenants



Managed by:
DLZ Realty Inc.
 Commercial/Residential
 Sales Leasing

Terry Yu Design Services
 Commercial & Residential
 Building Survey, Interior Design & Planning



1101 Standiford Avenue,
 Suite B-1
 Modesto, CA

1,105 Rsf



As Built Plan
 7 - 15 -08
 1/8" = 1'-0"

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PHOTOS



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AERIAL



Standiford Avenue

SITE



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Standiford Avenue



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