



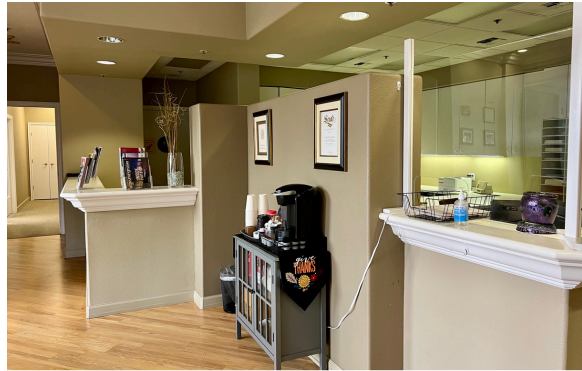
For Lease

3501 Tully Road

Modesto, CA 95356

±4,050 SF

This exceptional office space, located at 3501 Tully Road in Modesto, offers ±4,050 square feet of well-maintained office space ideal for a wide range of professional uses. Situated in a high-traffic area with excellent visibility, this property is easily accessible and offers all the amenities needed for modern business operations. Whether you're expanding or relocating, this spacious office is the perfect solution for your growing team.



- Size ±4,050 SF of versatile office space
- Parking On-site parking for staff & clients
- High Visibility Prominent frontage of Tully Rd. Easy access

Professionally Marketed By:



Kevin MacEgan, Agent
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209.484.5624
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Modesto - Orangeburg Office
1230 E. Orangeburg Ave Ste A
Modesto, CA 95350





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LOCATION HIGHLIGHTS

Location Highlights:

- **Prime Location:** High-traffic area with excellent visibility and exposure to local businesses and commuters
- **Convenient Access:** Quick access to Highway 99 and major local roadways, ensuring easy connections to surrounding areas
- **Nearby Amenities:** Surrounded by retail centers, restaurants, banks, and other services that add convenience for both employees and clients
- **Central Modesto:** Located just minutes from Downtown Modesto, making it easy to access municipal services, courts, and other essential facilities
- **Public Transportation:** Bus stops and public transit options nearby

WHY CHOOSE THIS SPACE?

Location Highlights:

- **Ideal for Professional Services:** Perfect for law firms, accounting offices, insurance agencies, and real estate professionals.
- **Expand or Relocate with Ease:** The generous floor plan allows for more private spaces and segmented areas
- **Professional Image:** The well-maintained building creates a lasting impression for clients and employees alike
- **Move-In Ready:** With its turn-key design, this office is ready for immediate occupancy, saving you time and money on renovations or buildouts

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Available for Immediate Occupancy

Take advantage of this rare opportunity to lease a prime office space in one of Modesto's most sought-after commercial corridors.

