

COMMERCIAL BUILDING FOR LEASE

Office Space | 1,270± sf | 337 Burney Street, Modesto, California



RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guaranty, representation or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any assumptions, estimates or projections used are for example only and do not represent the current or future performance of the property. You are advised to consult independent advisors as to value, tax factors, financial and legal matters in determining the suitability of the property for your needs.





Details & Features

- 1,270± sf @ \$1,905 per mo. (Gross)
- 3 private offices; Open reception/waiting area
- Single restroom
- Kitchen & break room
- Features a rear building suitable for office or storage use, complete with restroom
- Recent exterior painting
- Hardwood flooring throughout
- Well-lit space
- Gated parking area w/ 6 parking stalls
- Post & panel signage opportunity (at tenant's cost)
- Ideal office space for: real estate, mortgage, finance, contractor, insurance, attorney or therapist
- Ideal retail space for: health / wellness services, skincare & beauty retail, lifestyle & home goods, boutique, antiques, goods & more

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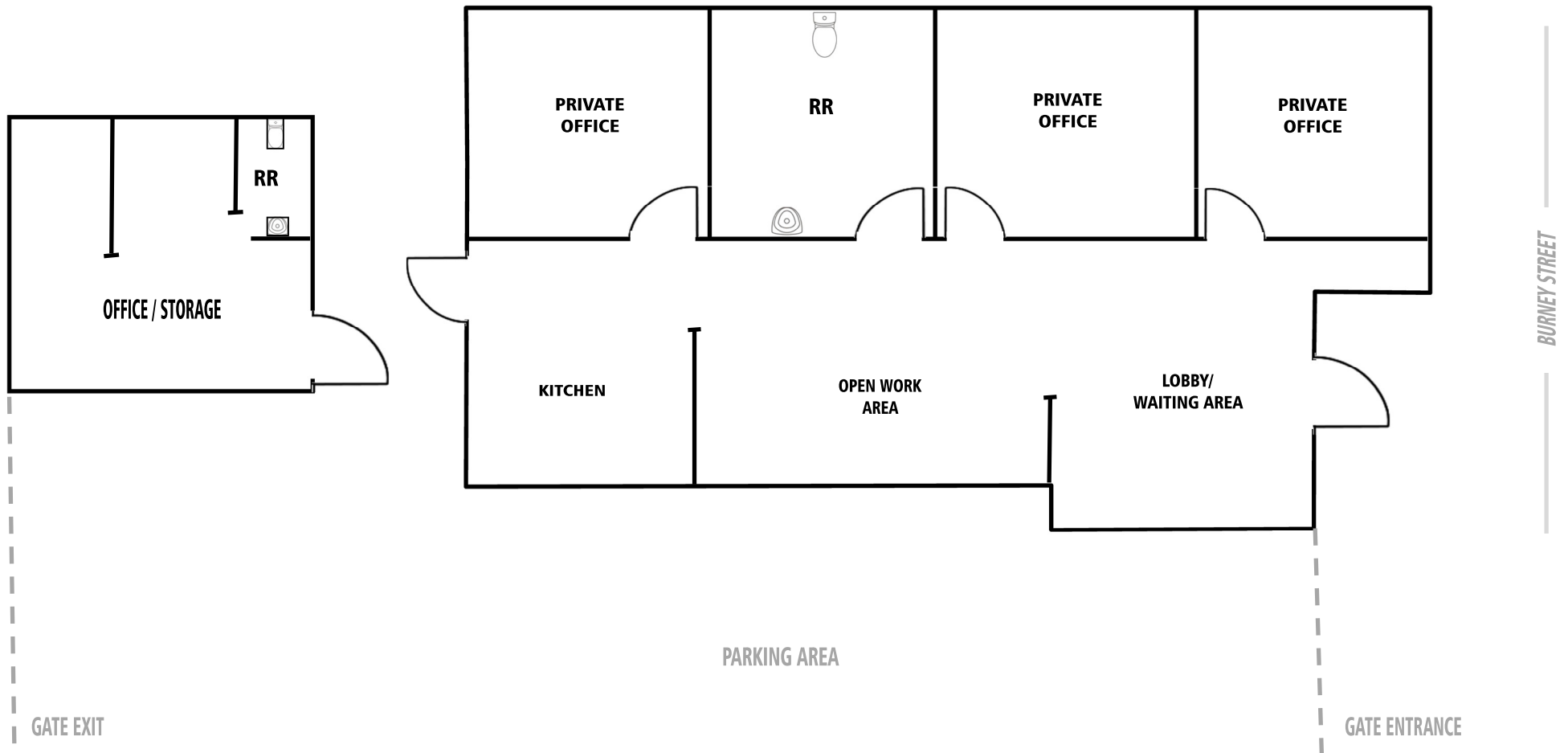
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FLOOR PLAN



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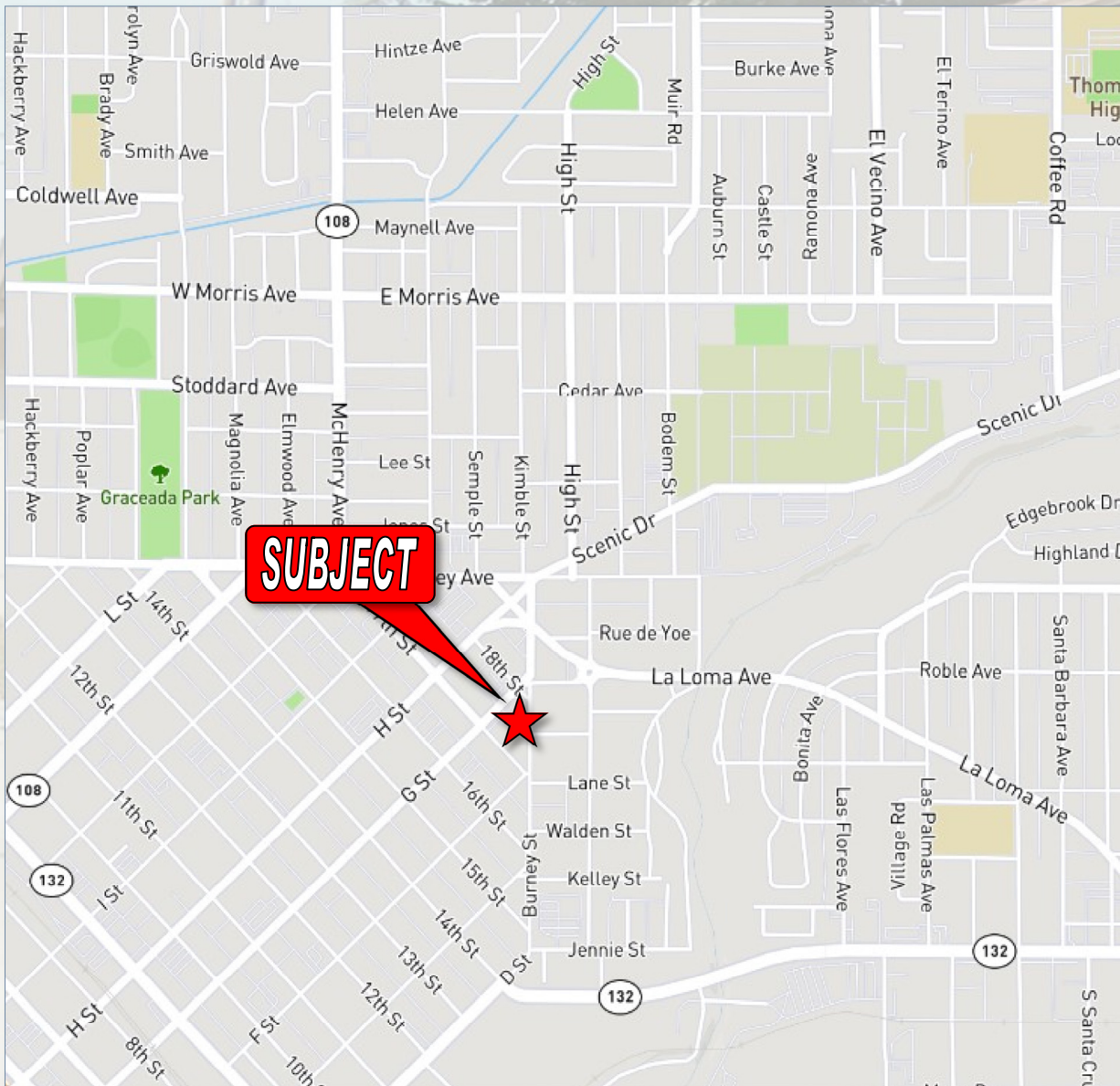


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LOCATION MAP



MAP OF CENTRAL VALLEY



POPULATION

City of Modesto - 212,175
Stanislaus County - 538,388

DISTANCES

To Stockton 37 Miles
To Manteca 33 Miles
To Turlock 15 Miles
To Sacramento 79 Miles
To San Francisco 91 Miles

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