



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

PMZCommercial.com

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

ROB SAUSER

DRE# 01460001

209.484.6713 | robs@pmz.com

PROPERTY DETAILS



Excellent North Modesto Office Complex. Recently Renovated Exterior. Well located near many retail shops and restaurants. Easy access for your clients and employees. Variety of improved office spaces available.

Call Agent for more details

LOCATION: 1101 Sylvan Avenue, Modesto

BUILDING SIZE: 58,892 SF

BUILDING HEIGHT: 2 Stories

Year Built: 1990

Parking: 225 Surface Parking Spaces

HIGHLIGHTS:

- **24 Hour Access**
- **Bus Line**
- **Courtyard**
- **Building served by elevator and common area bathrooms**
- **Signage**
- **Balcony**

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AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	AVAILABLE
2nd - B-20	1,001 SF	Negotiable	\$21 SF/YR	Active
2nd - B-24	2,508 SF	Negotiable	\$21 SF/YR	Active

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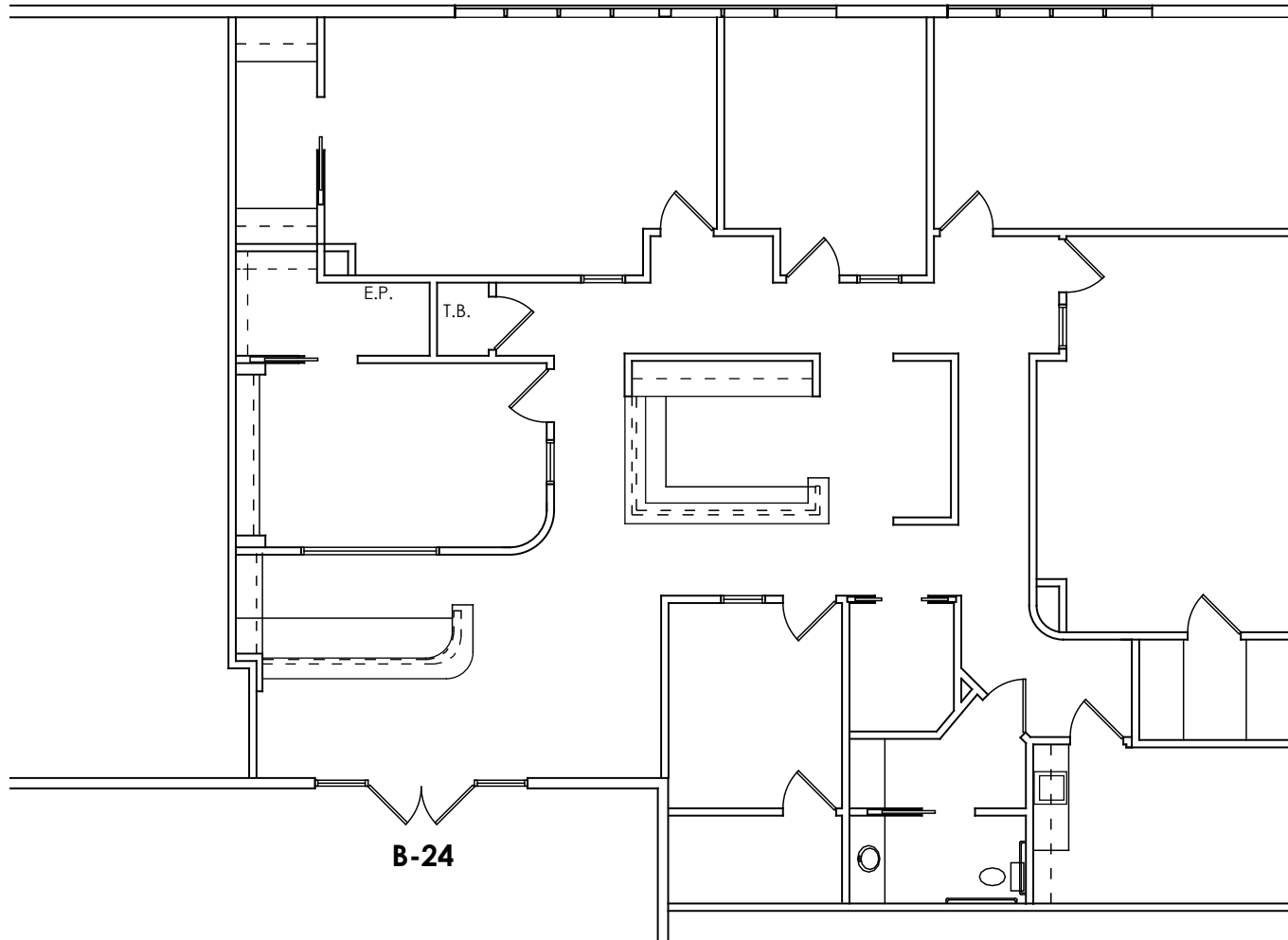
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SUITE B-24 FLOORPLAN



**Building B
As Built Plan
11-6-2021**

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SITE

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