

PROFESSIONAL  
OFFICE SPACE

# FOR LEASE

1200 E. Orangeburg Avenue • Modesto



*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

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# PROPERTY SUMMERY

1200 E. Orangeburg Avenue • Modesto

**Address:** 1200 E. Orangeburg Ave • Modesto

**Lease Rate:** Suite 103: ±1.85 Gross  
Suite 201: ±1.75 Gross

**Suite SF:** Suite 103: ± 2,673 SF  
Suite 201: ± 2,547 SF

**Building SF:** 12,056 SF

**County:** Stanislaus

**Property Type:** Commercial Office

**Parcel Number:** 031-024-032-000

**Parking:** 50 Spaces • 2.61 Ratio

**Procuring Broker Fee:** 2.5%

## Property Description:

Ideal location near the Coffee Road and Orangeburg Ave intersection. Nice smaller offices within a larger building with attractive entry corridor.

**Suite 103:** Features a kitchenette, attractive conference room with glass walls, six (6) cubicals and seven to eight (8) private offices, with one (1) having a visitor window that opens to entry corridor area.

**Suite 201:** Features a kitchenette, nine (9) cubicals in open area and seven to eight (8) private offices, with three (3) being larger corner offices.



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# PHOTO GALLERY • SUITE 103

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# PHOTO GALLERY • SUITE 201

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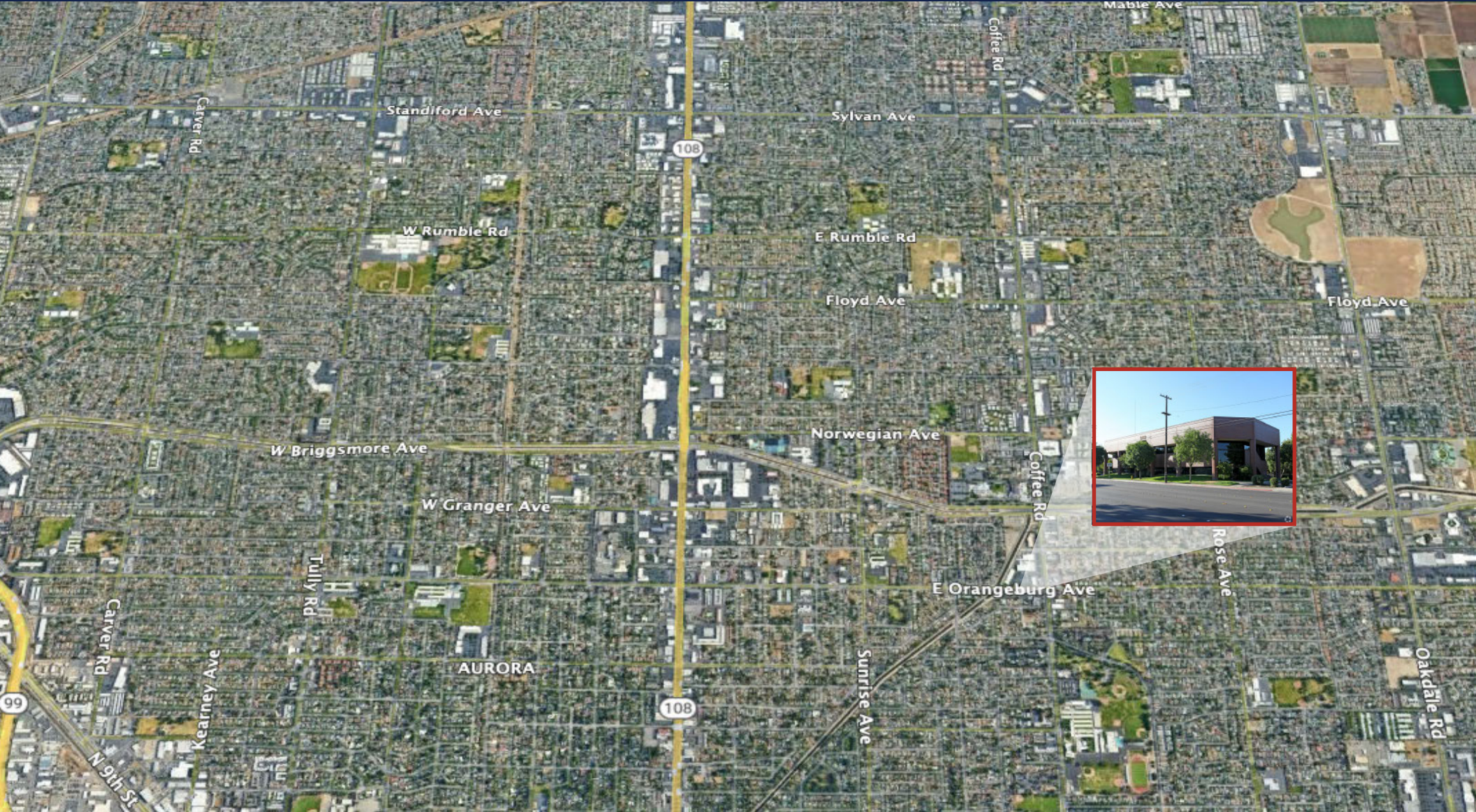
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# LOCATION MAP

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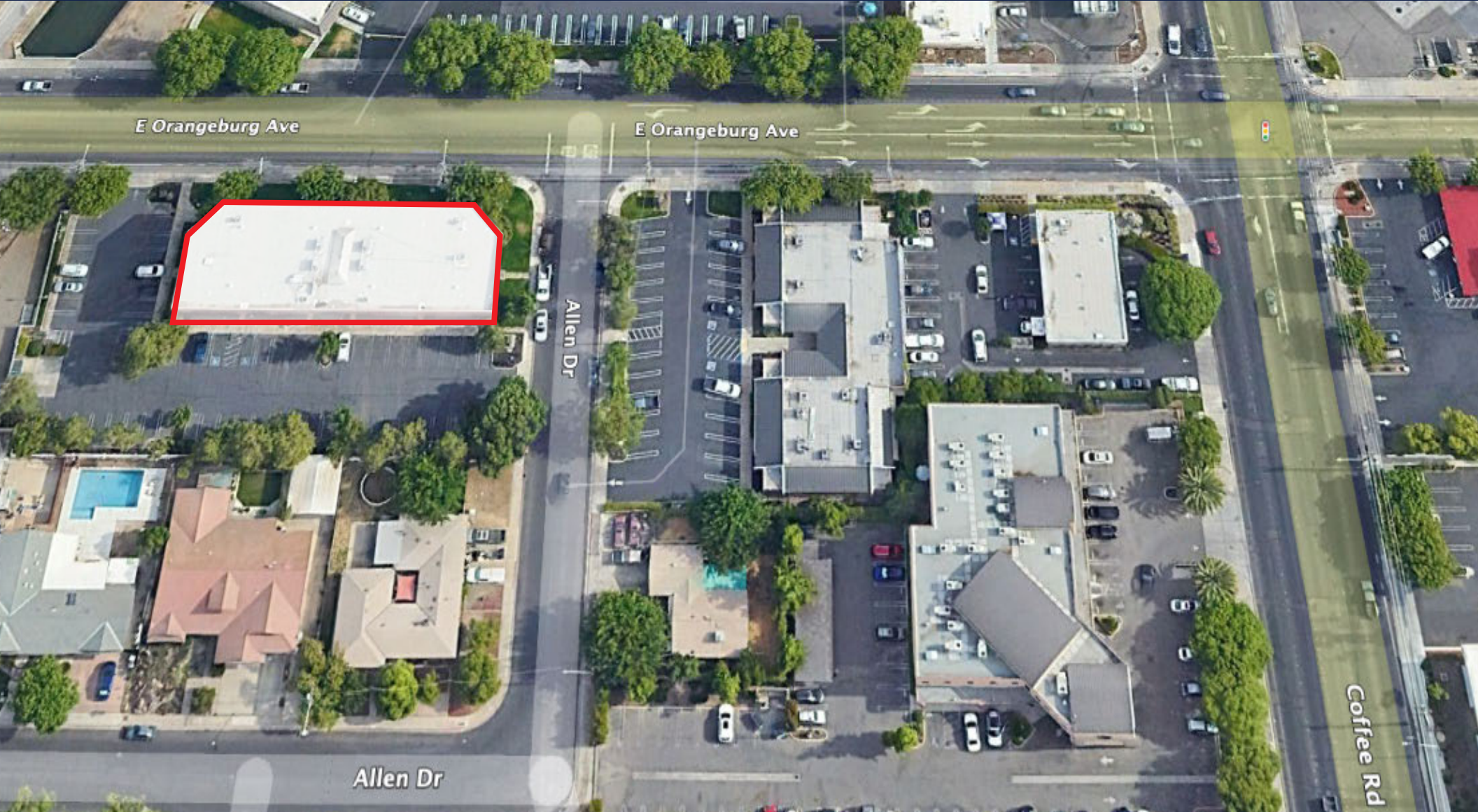
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# AERIAL MAP

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