

PELANDALE PROFESSIONAL PARK

4213 DALE ROAD • SUITE 7 (BLDG C) • MODESTO, CALIFORNIA



2,902 ± SF OFFICE SPACE FOR LEASE

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

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AVAILABLE SPACE & RENT

AVAILABLE SPACE: Suite 7 (portion of Building C)

SUITE SIZE: 2,902± sf

RENT & LEASE TYPE: \$1.95 per month (NNN)

AVAILABLE: May 1, 2025

LEASE TERM: Negotiable

YEAR BUILT: 2004

PROPERTY FEATURES

- Attractive architecture & landscape
- Close to Kaiser Hospital & new Valley Children’s Hospital
- Desirable North Modesto location
- Monument signage
- Recorded CC&R’s & professionally managed
- Well maintained business park
- Parking: 5/1,000 sq. ft. (in-common)
- Approximately 1.5 mile to Hwy 99
- Close to Walgreens, O’Briens Market, restaurants, major retailers, banks & Vintage Faire Mall

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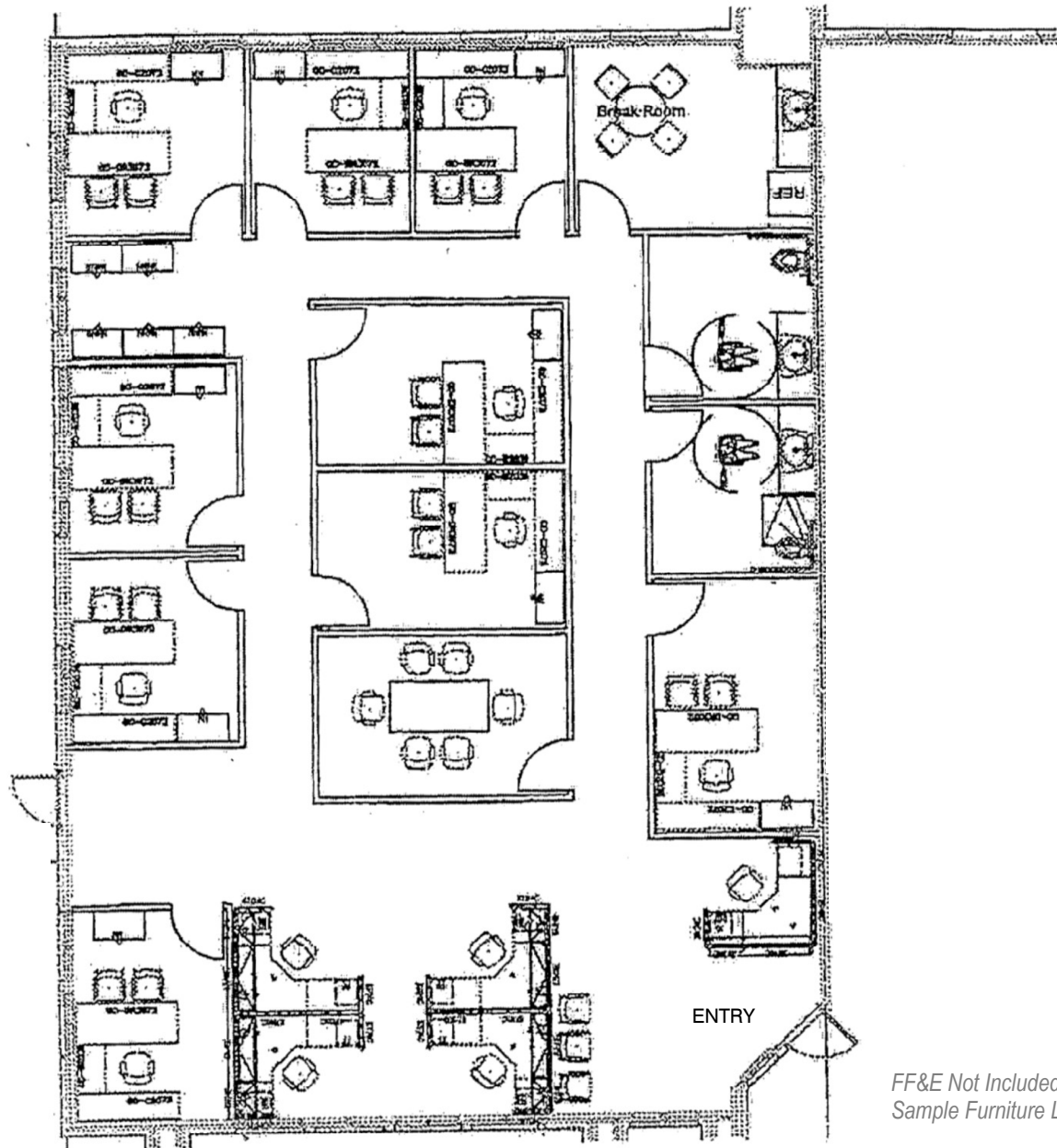
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FLOOR PLAN

- 9 Private Offices
- Breakroom / Kitchen
- 2 Restrooms
- Large Reception / Waiting Area
- Open Area for Cubicles
- Conference Room



FF&E Not Included.
Sample Furniture Layout Only.

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INTERIOR PICS



Reception / Waiting Area



Private Office



Breakroom / Kitchen



Private Office



Private Office



Conference Room

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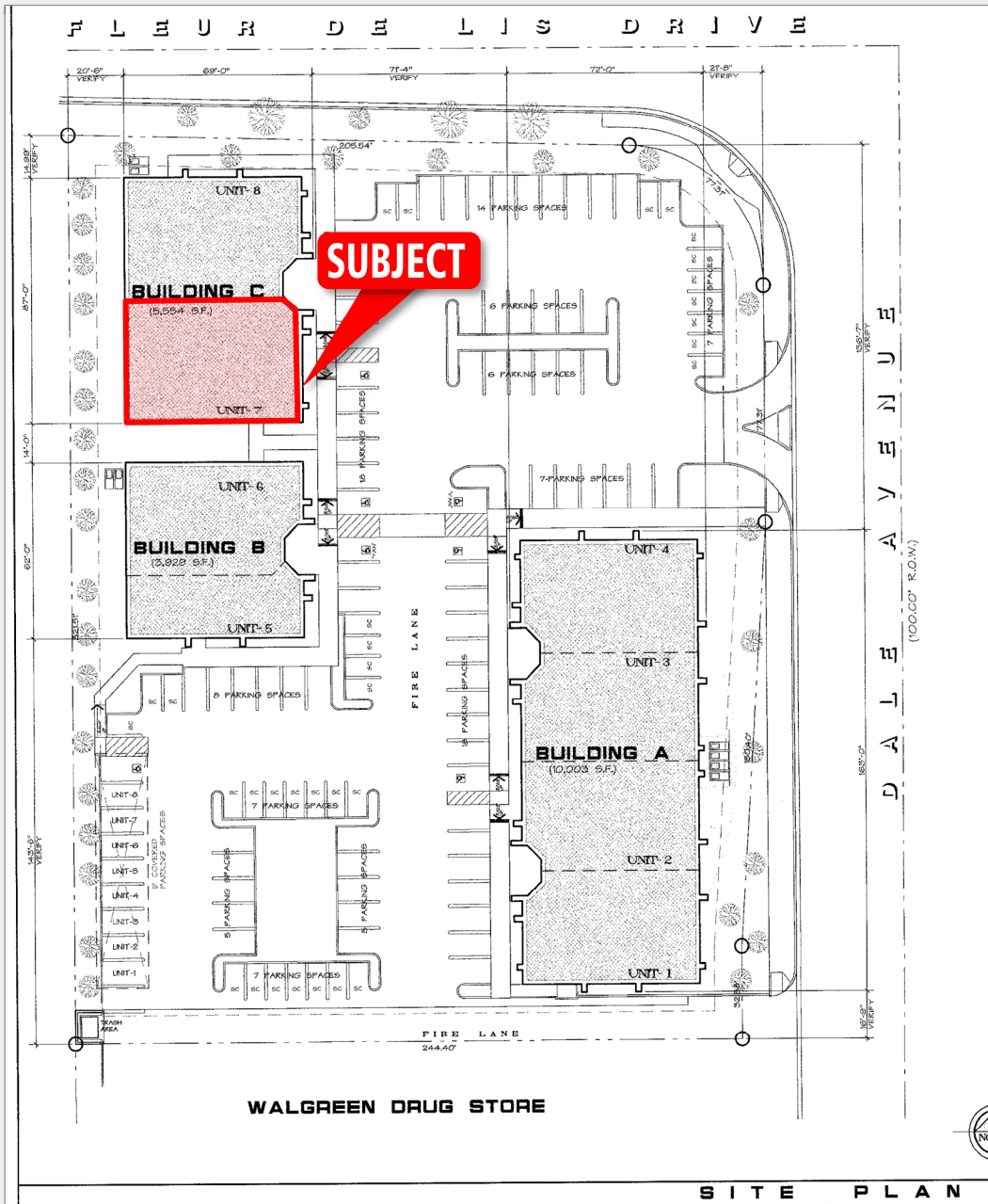
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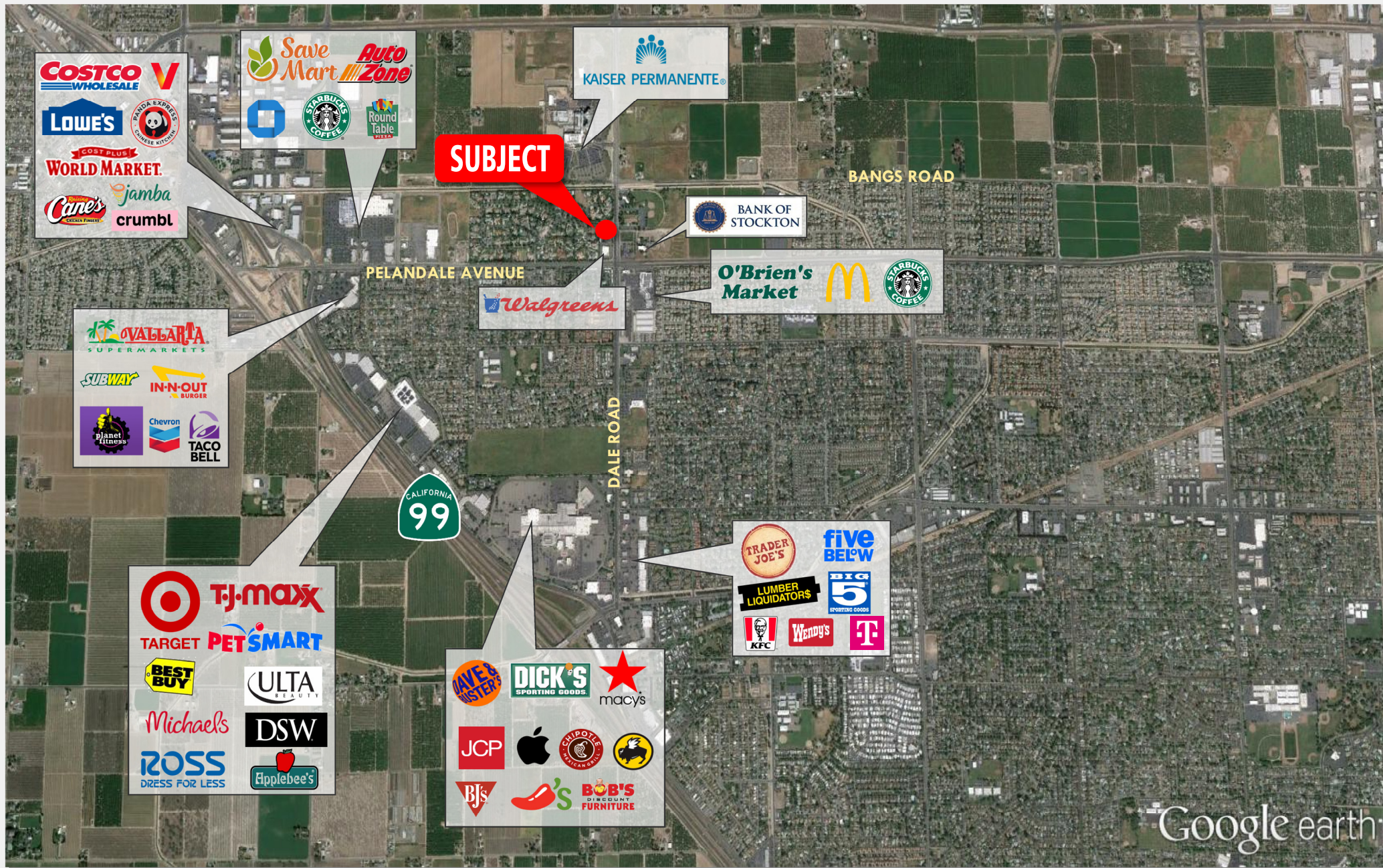
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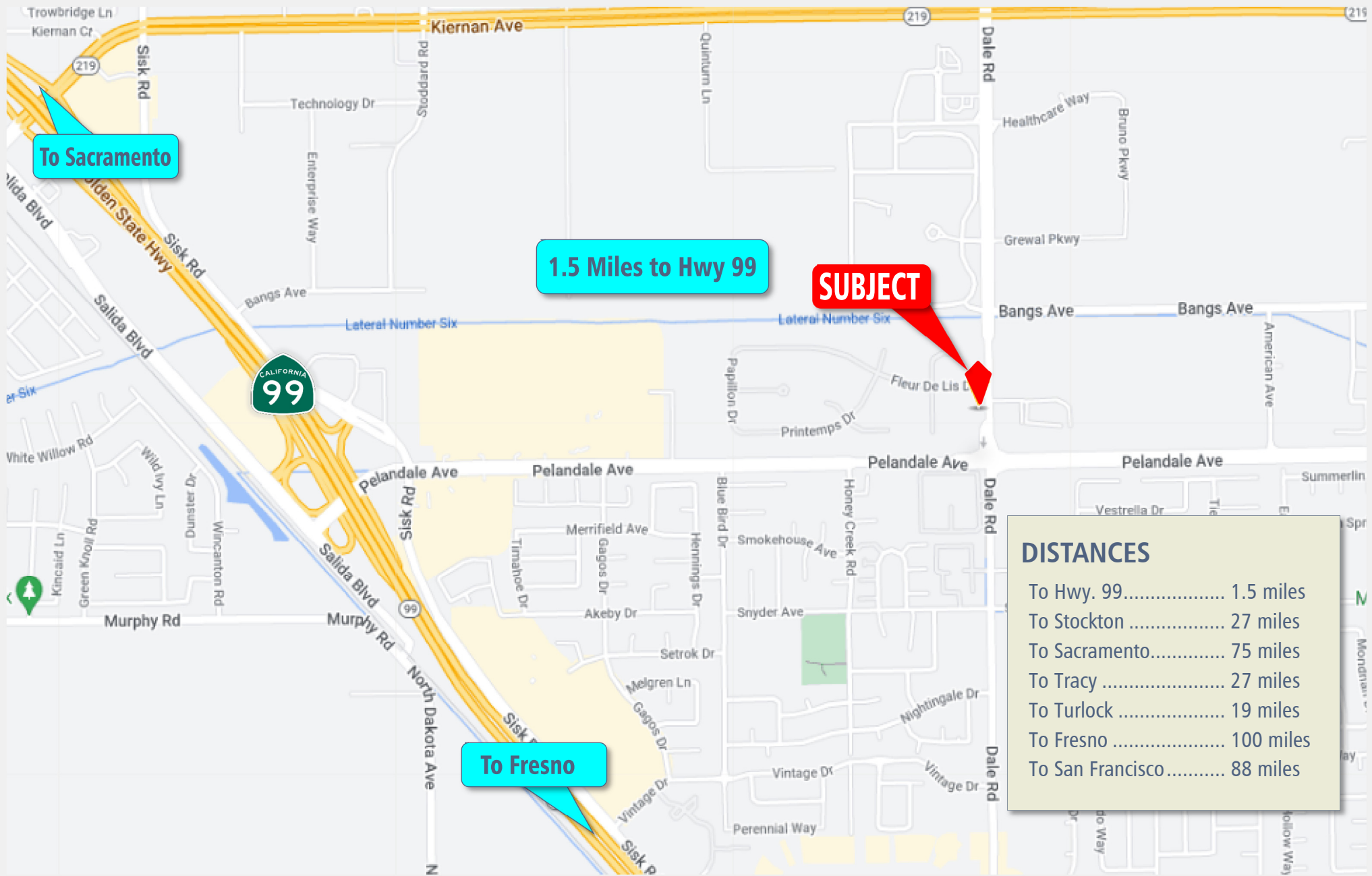
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