

**DOWNTOWN  
MODESTO**

# FOR SALE

1600 G STREET • SUITE 104 • MODESTO • CA • 95354-2555



*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

**RANDY HIGH JR., CCIM**  
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**DESIREE HOLLAND**  
ADMINISTRATIVE & MARKETING ASSISTANT  
(209) 672-6792  
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# PROPERTY SUMMARY

**ADDRESS:** 1600 G Street • Suite 104 • Modesto  
**SALES PRICE:** \$499,000  
**SQUARE FOOTAGE:** ± 1,662 SF  
**PARCEL NUMBER:** 106-005-022

**COUNTY:** Stanislaus  
**PROPERTY TYPE:** Commercial  
**PROPERTY SUB-TYPE:** Office  
**PROCURING BROKER FEE:** 2.5%

**PROPERTY DESCRIPTION:**

A truly class A office condo available for sale, located in a rare office condominium in Downtown Modesto.

**HIGHLIGHTS:**

- First Floor Suite
- Beautiful foyer with entrances from both G Street and the parking lot
- Meticulously designed with high-end interior finishes
- Spacious reception/lobby area, three (3) sizable private offices, a large conference room, a kitchen/break-room and two (2) clean, private restrooms
- Large private on-site parking lot
- 1600 G Street is professionally managed
- Ideal opportunity for lawyers, CPAs, or other office professionals seeking high-end property



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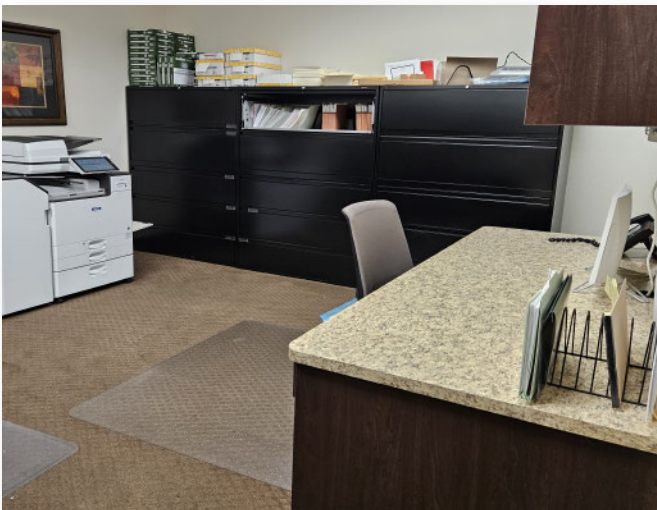
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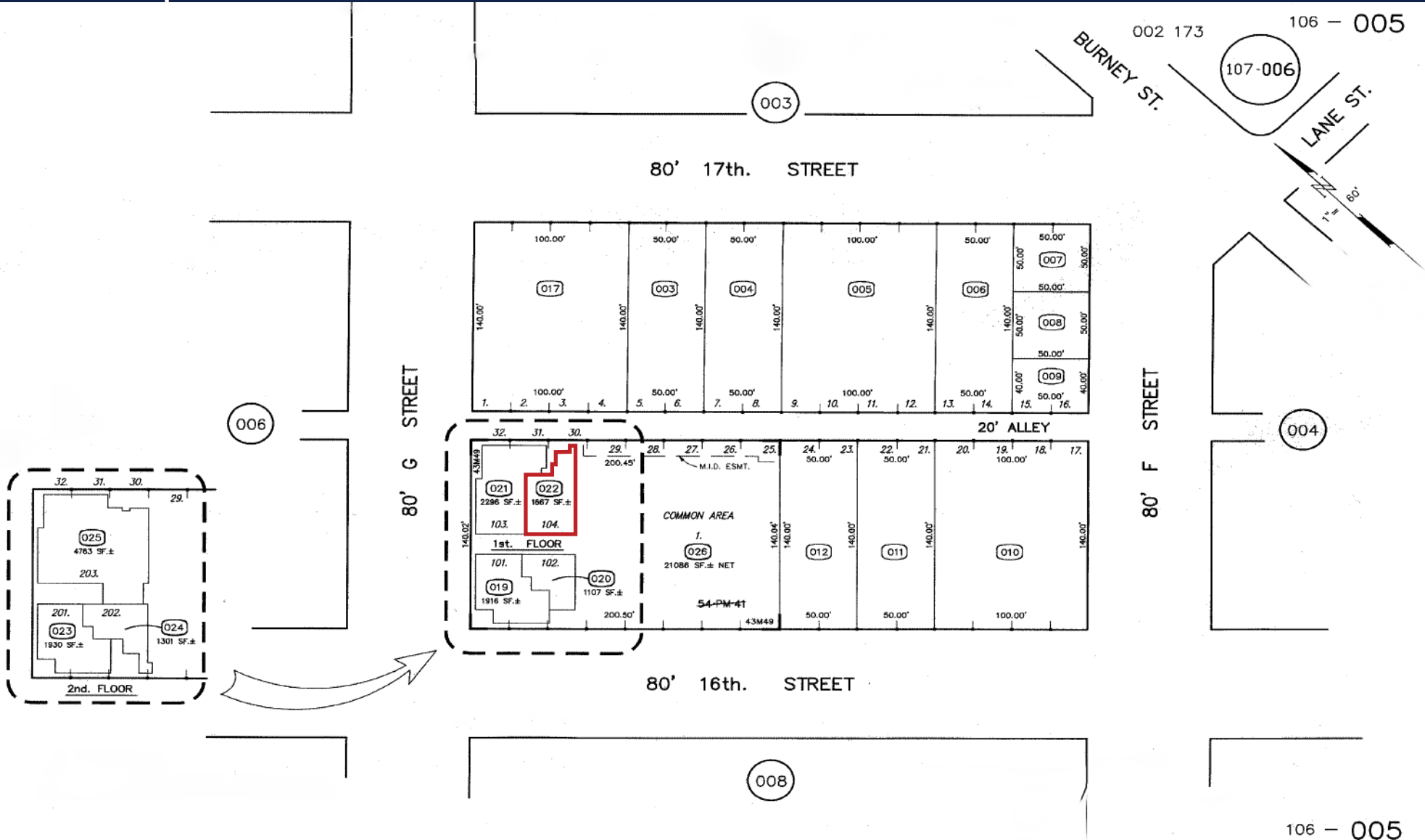
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# PARCEL MAP



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# LOCATION MAP



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# AERIAL VIEW



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