

FOR LEASE

700 NEEDHAM STREET • MODESTO • CA • 95354



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
DES@PMZ.COM

PROPERTY SUMMARY

ADDRESS:	700 Needham Street • Modesto	COUNTY:	Stanislaus County
LEASE RATE:	\$1.50 PSF MG	PROPERTY TYPE:	Commercial
AVAILABLE SIZE:	± 4,000 SF to ± 8,000 SF	PARCEL NUMBER:	105-019-009
LOT SIZE (SF/AC):	± 17,424 SF / ± 0.04 AC	PROCURING BROKER FEE:	2.5%

PROPERTY DESCRIPTION:

With a well-designed layout, 700 Needham Street is a prime commercial property offering flexible space solutions in a thriving business corridor. Positioned to benefit from strong traffic flow, it provides convenient access to major highways and is surrounded by key amenities. The site features 27 parking spaces, ensuring ample parking for employees and visitors.

FEATURES • FIRST FLOOR:

- ± 4,000 SF
- Large Open Area
- Four (4) Offices
- Two (2) Restrooms
- Kitchenette
- Mobile Lite Shelving/Filing

FEATURES • SECOND FLOOR:

- ± 4,000 SF
- Large Open Area
- Two (2) Offices
- Large Conference Room
- Full Kitchen
- IT Room
- Two (2) Storage Rooms
- Two (2) Restrooms



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PHOTO GALLERY

FIRST FLOOR



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PHOTO GALLERY

SECOND FLOOR



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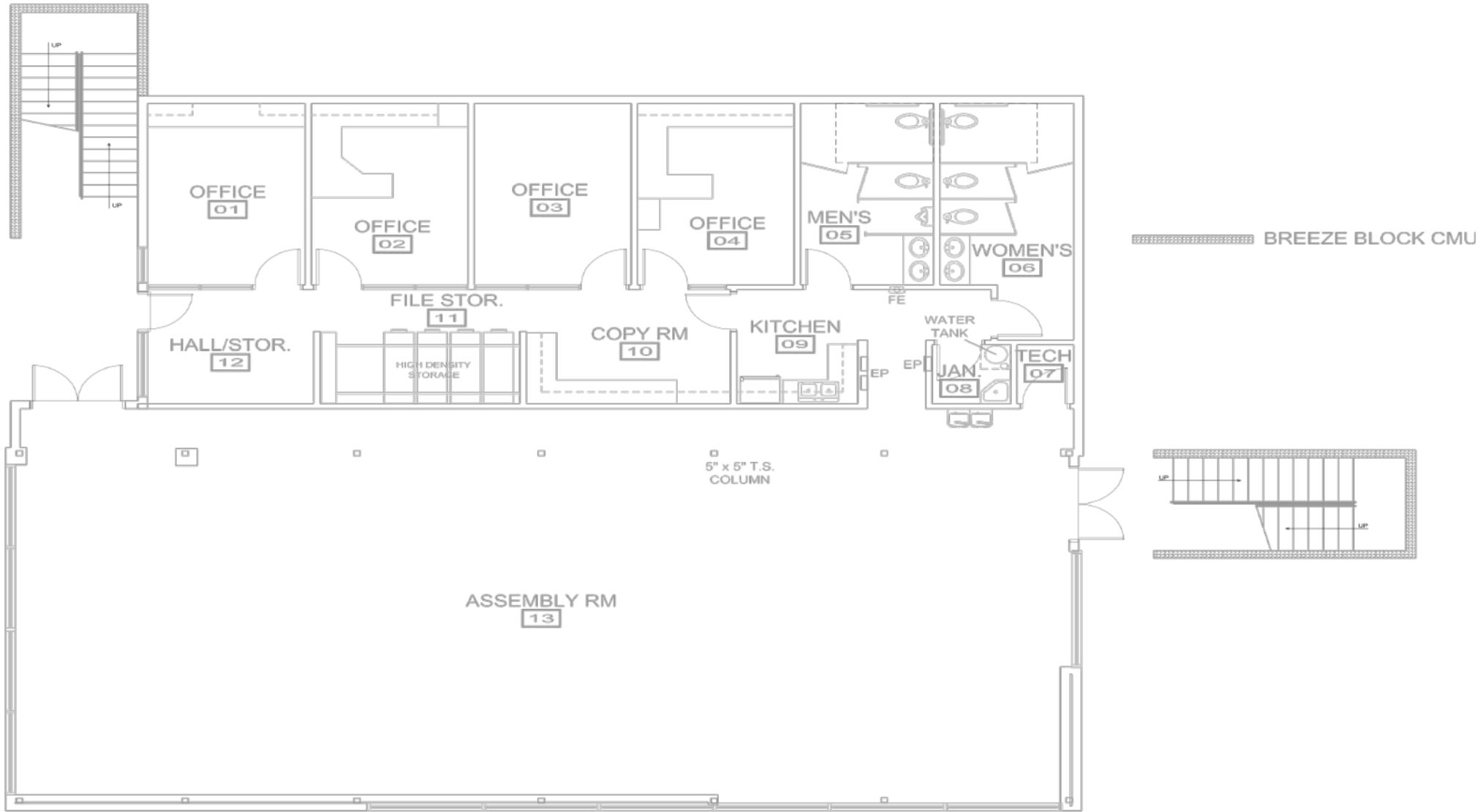
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FLOOR PLAN

FIRST FLOOR



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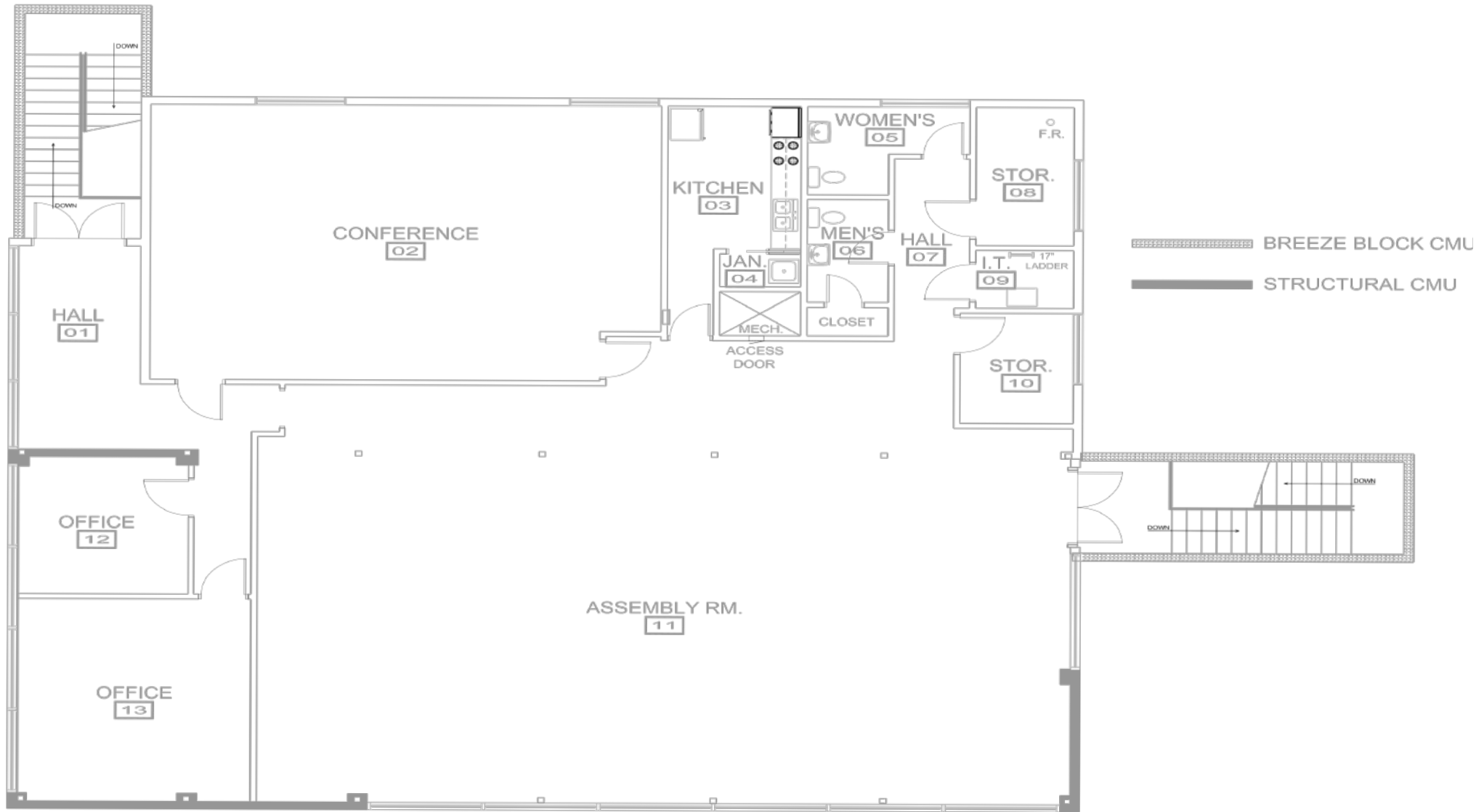
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FLOOR PLAN

SECOND FLOOR



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LOCATION MAP



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AERIAL VIEW



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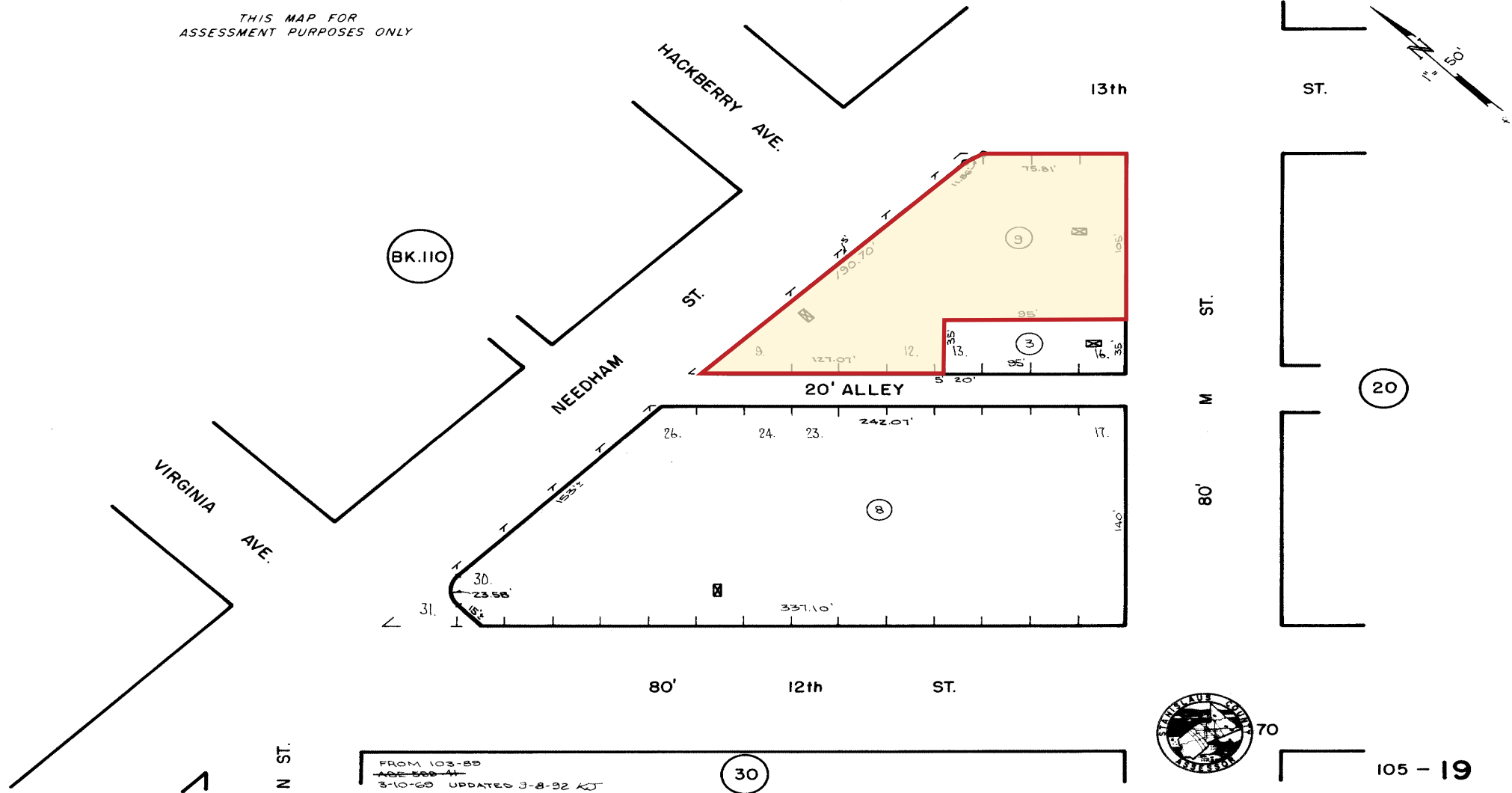
PARCEL MAP

PORTION SE 1/4 SECTION 29 T.3S. R.9 E. M. D. B. & M.
CITY OF MODESTO - BLK. 89

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

002 173

105 - 19



70

105 - 19

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