

# 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**  
REAL ESTATE  
SINCE 1957

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# PROPERTY SUMMARY

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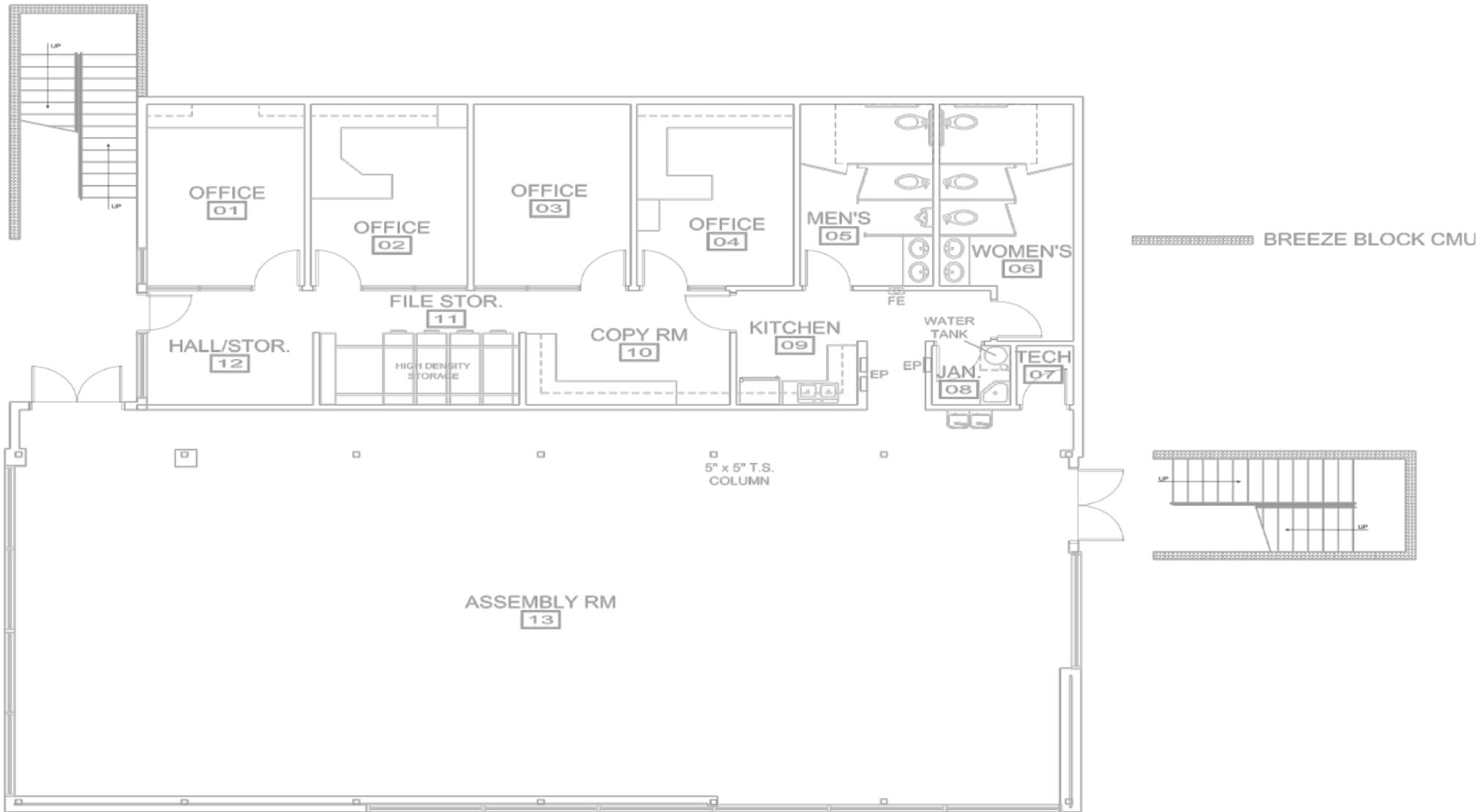
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# FLOOR PLAN

## FIRST FLOOR



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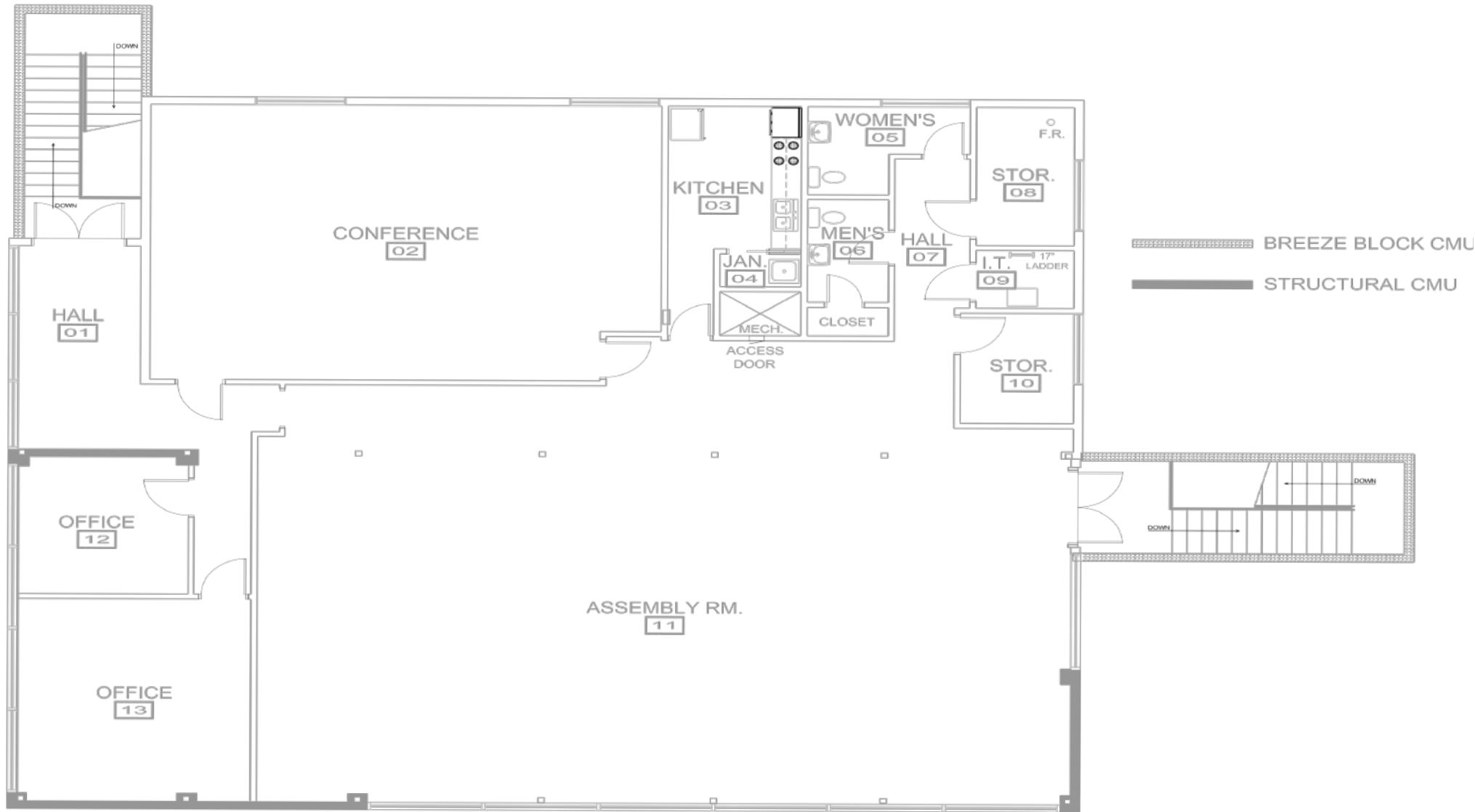
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# FLOOR PLAN

## SECOND FLOOR



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# LOCATION MAP



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# AERIAL VIEW



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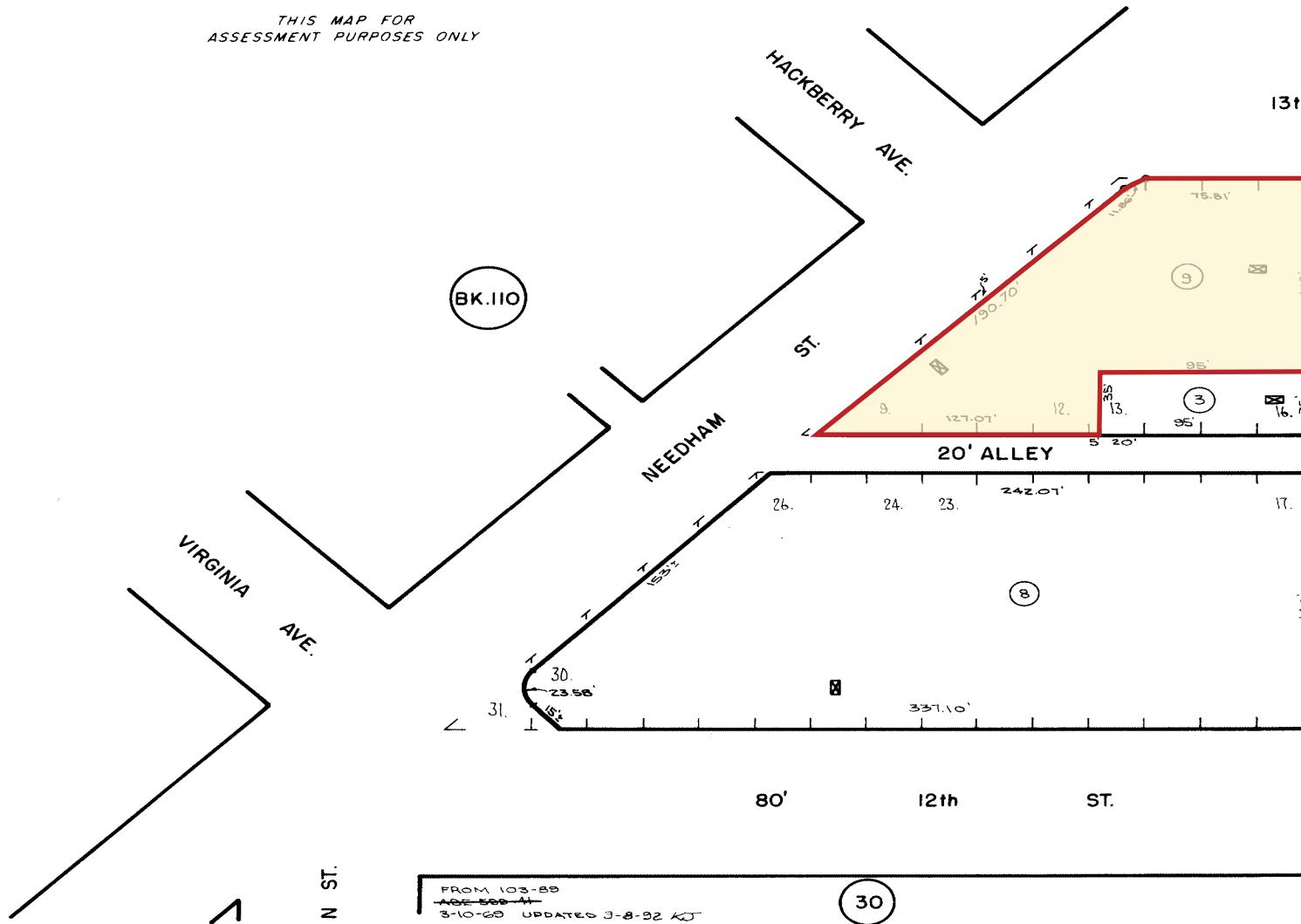
# PARCEL MAP

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

002 173

105 - 19

THIS MAP FOR  
ASSESSMENT PURPOSES ONLY



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