

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Office Property For Lease 450 Burney St, Modesto, CA 95354



To discuss your property or an commercial real estate needs please contact

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PROPERTY INFORMATION

Address	450 Burney St, Modesto, CA 95354	County	Stanislaus County
Rental Rate	\$1 /SF/Month	Property Type	Office
Space Available	±2,500 SF	Building Class	C
Lot Size	±14,810 SF	Year Built	1963
Lease Type	Modified Gross	APN	107-01-42

Property Description:

Newly remodeled downtown office space. Can take whole space or rent out as individual offices. Owner is flexible on TI's if, needed. Very nice finishes throughout the space.

Located on Burney off of G Street and before Scenic Dr. Easy access to all major commercial thoroughfares.



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LOCATION MAP



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AERIAL VIEW



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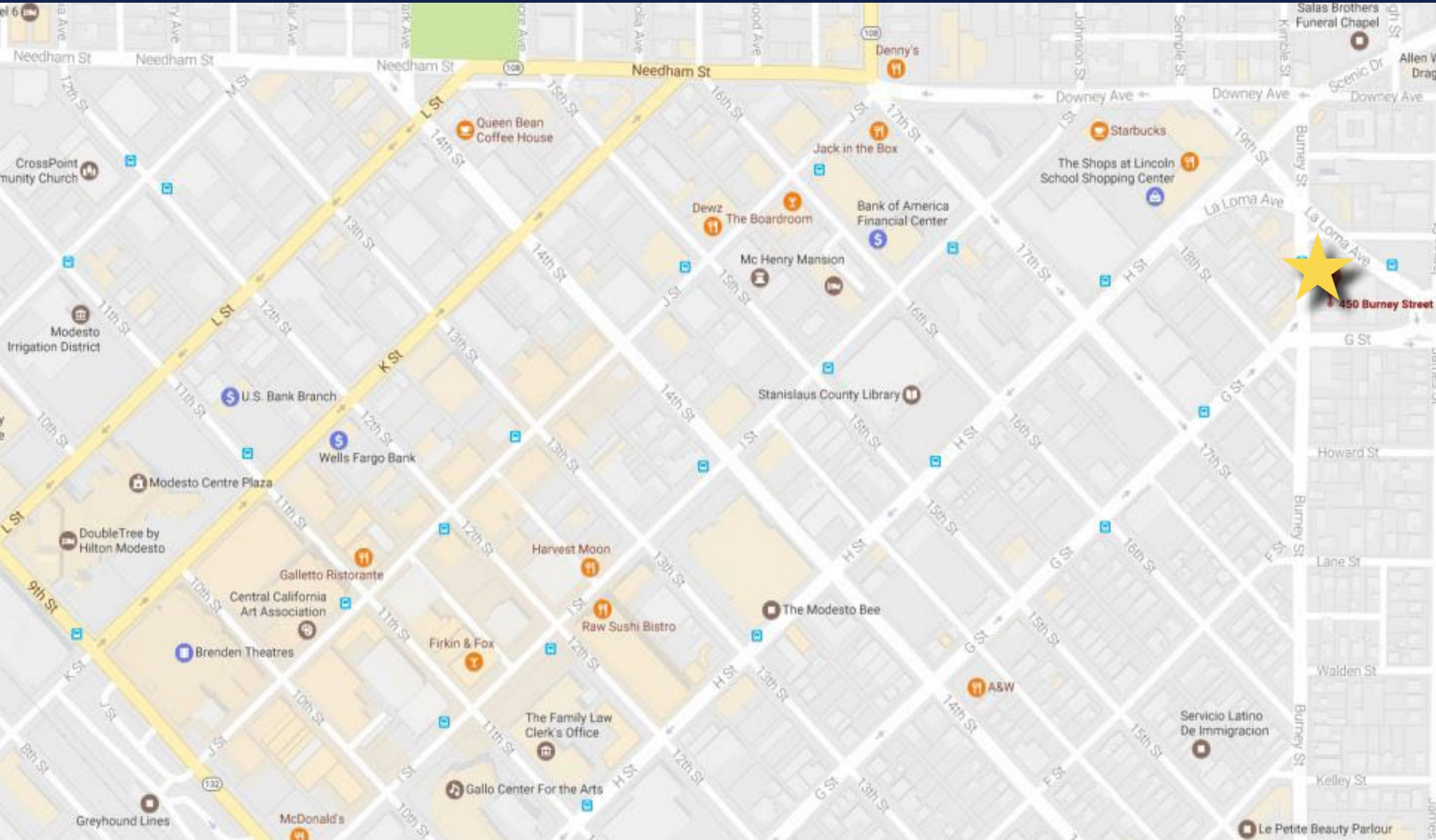
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BUSINESS MAP



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EXTERIOR PHOTOS



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INTERIOR PHOTOS



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