

OFFICE SPACE FOR LEASE

±1,898 SQUARE FEET

515 Lyell Drive, Suite 104 | Modesto, CA



Thomas Solomon

209-521-1591

BRE#01954944

thomass@cosol.net

CoSol Commercial Real Estate

2020 Standiford Ave. Bld. A

Modesto, CA 95350

Brokerage License: 00713735

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BUILDING FEATURES

For Lease – Medical Office
515 Lyell Drive, Suite 104| Modesto, CA

Property Highlights:

- ±1,898 SF turnkey professional
- Beautiful class A building
- Ample Parking
- Located in Summit Corporate Center
- ± 50 Acre Business Park
- Located along Bangs Avenue
- Ideal for General Office Use



LEASE RATE: \$1.90/FT GROSS

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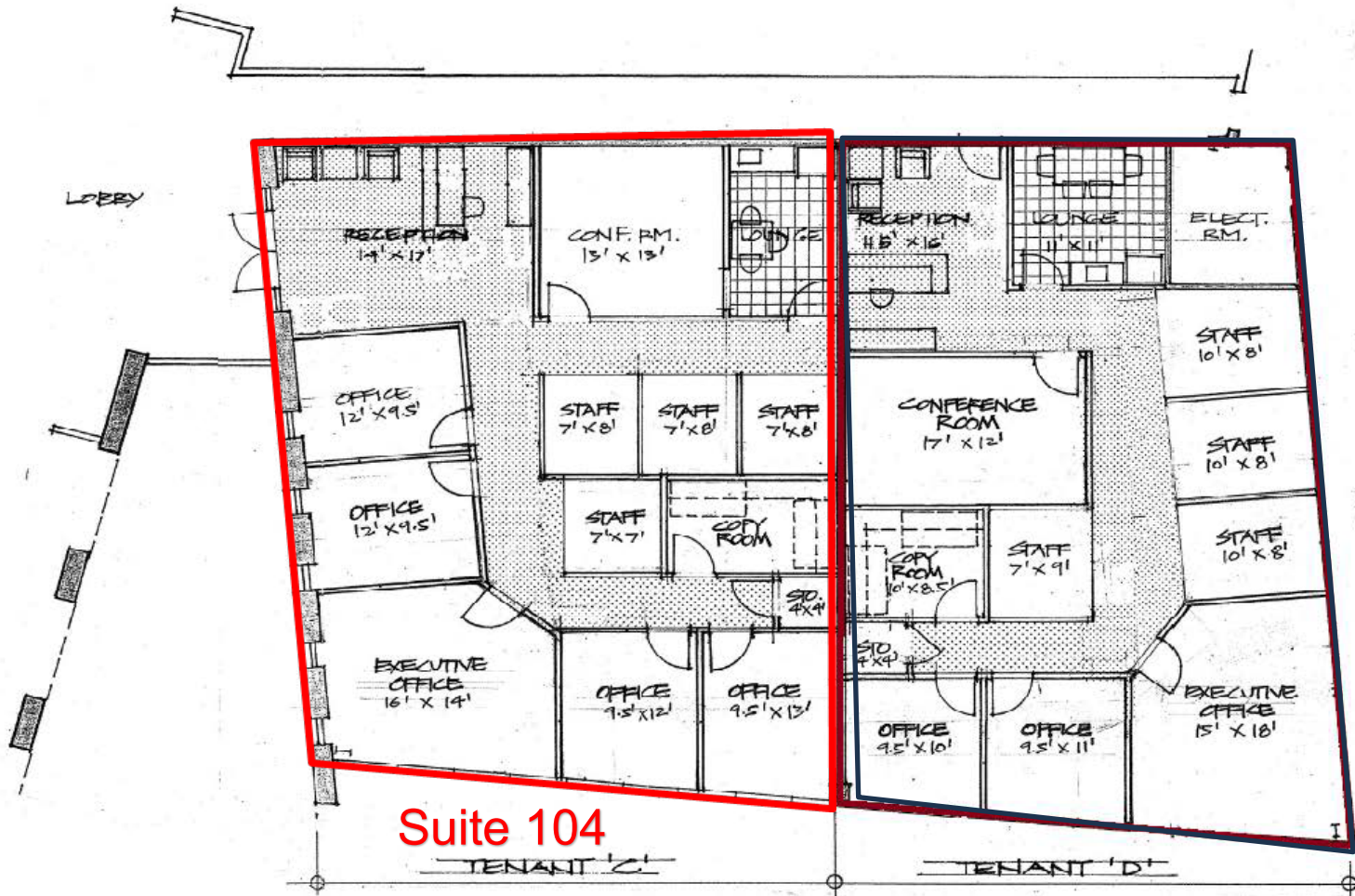
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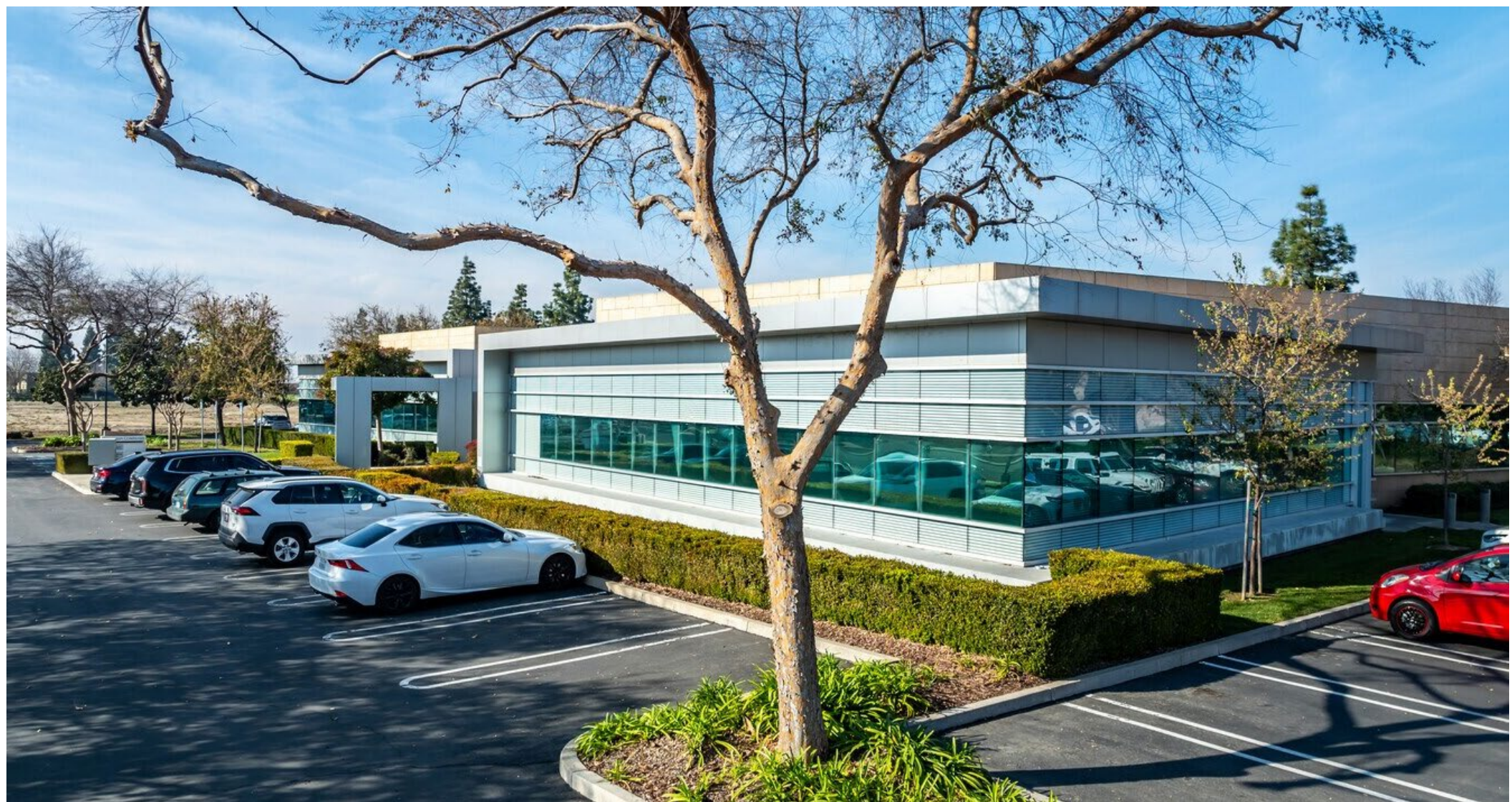
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DEMOGRAPHICS

2025 SUMMARY	1 MILE	3 MILE	5 MILE
Population	12,426	95,711	233,545
Households	3,042	36,222	77,586
Average Household Size	2.64	2.76	2.86
Owner Occupied Housing Units	1,773	25,174	45,000
Renter Occupied Housing Units	1,807	20,887	45,495
Median Household Income	\$ 77,191	\$ 85,343	\$ 86,875
Average Household Income	\$103,744	\$110,671	\$110,688



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