

PRIME  
LOCATION

# FOR LEASE

1200 E. ORANGEBURG AVENUE • SUITE 104 • MODESTO



*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>	1200 E. Orangeburg Avenue • Suite 104	<b>COUNTY:</b>	Stanislaus County
<b>LEASE RATE:</b>	\$ 1.75 PSF MG	<b>PROPERTY TYPE:</b>	Commercial Office
<b>AVAILABLE SF:</b>	± 1,285 SF	<b>PARCEL NUMBER:</b>	031-024-032
<b>LOT SIZE SF/AC:</b>	± 30,491 SF / 0.07 AC	<b>PROCURING BROKER FEE:</b>	2.5%

## PROPERTY DESCRIPTION:

Located at 1200 E. Orangeburg Avenue in Modesto, this prime commercial real estate property offers an excellent opportunity for businesses seeking visibility and accessibility in a highly desirable area. With close proximity to major thoroughfares and high-traffic zones, it's perfectly positioned to attract a steady flow of customers and clients. The property boasts ample parking, modern facilities, and flexible spaces that can accommodate a variety of commercial uses. Surrounded by well-established businesses and residential neighborhoods, this location provides a unique blend of convenience and community presence. Whether you're looking to expand or establish a new presence, 1200 E. Orangeburg Avenue offers the ideal space to grow your business in Modesto's thriving commercial landscape.

## FEATURES:

- ± 1,285 SF
- Beautiful Entry Corridor
- Reception Area
- Seven (7) Offices
- Kitchenette



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# LOCATION MAP



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# AERIAL VIEW



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# PHOTO GALLERY



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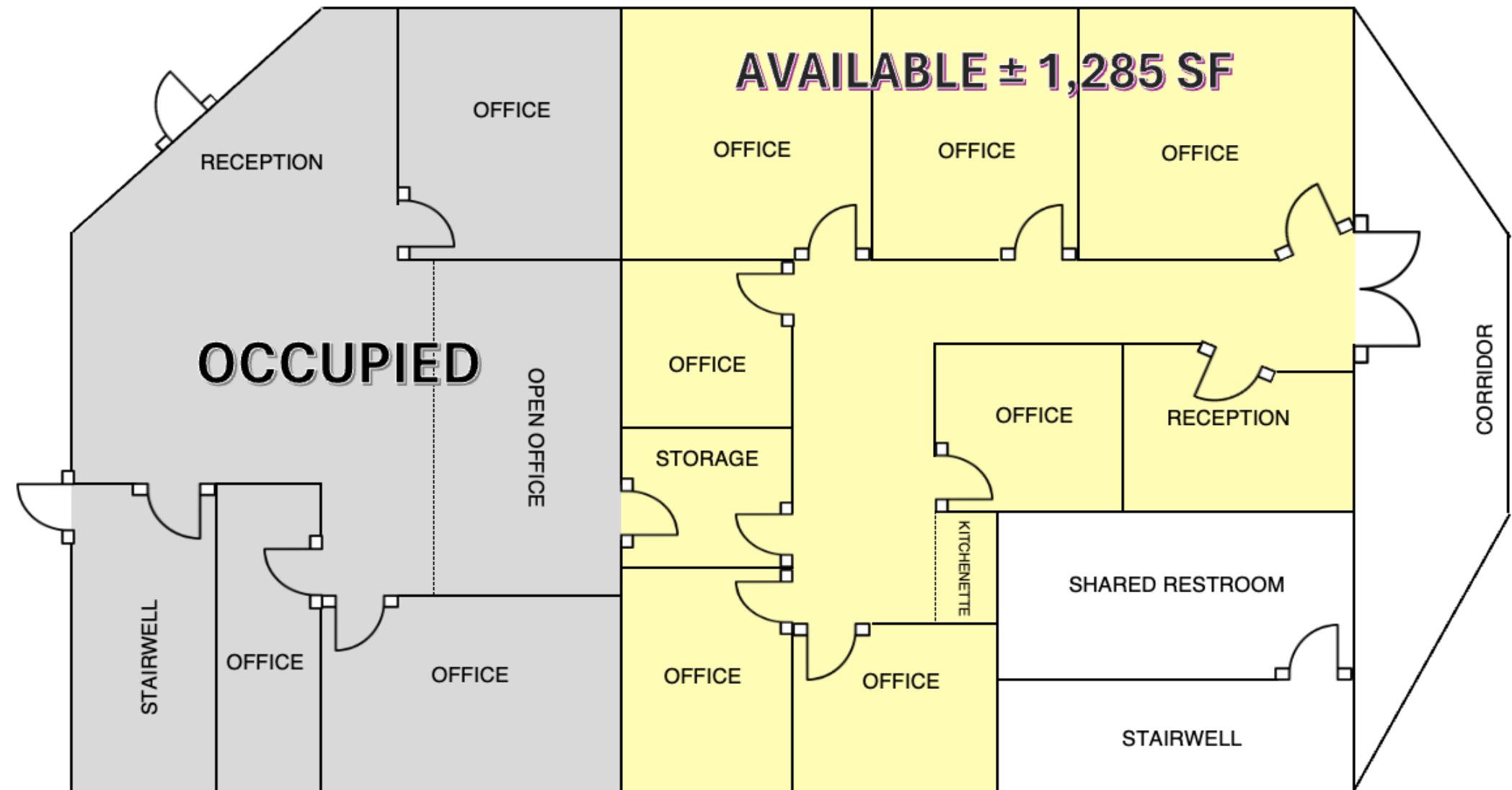
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# FLOOR PLAN



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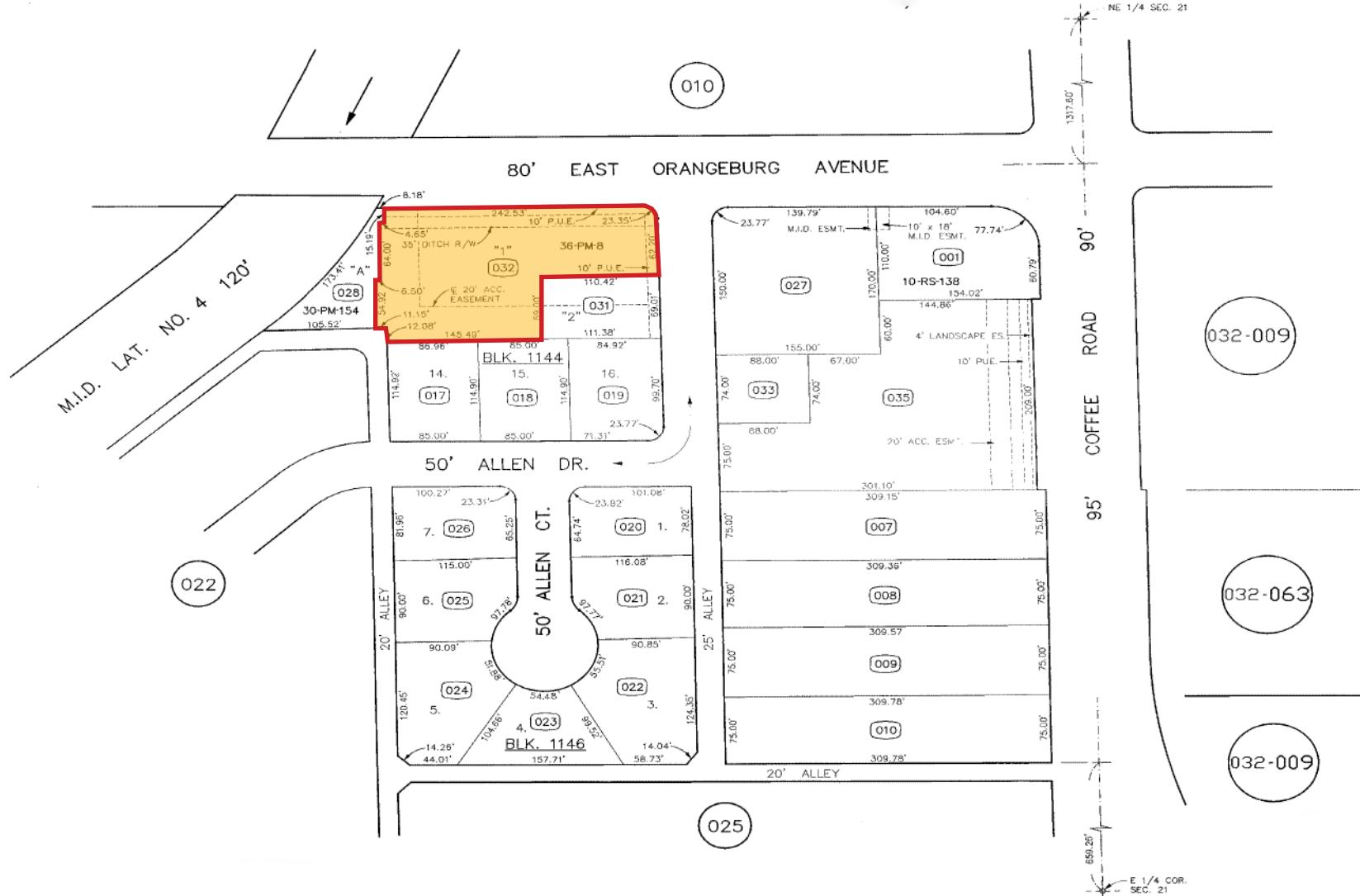
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# PARCEL MAP

1/4 SEC

NE 1/4 SEC. 2

1" = 100'



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