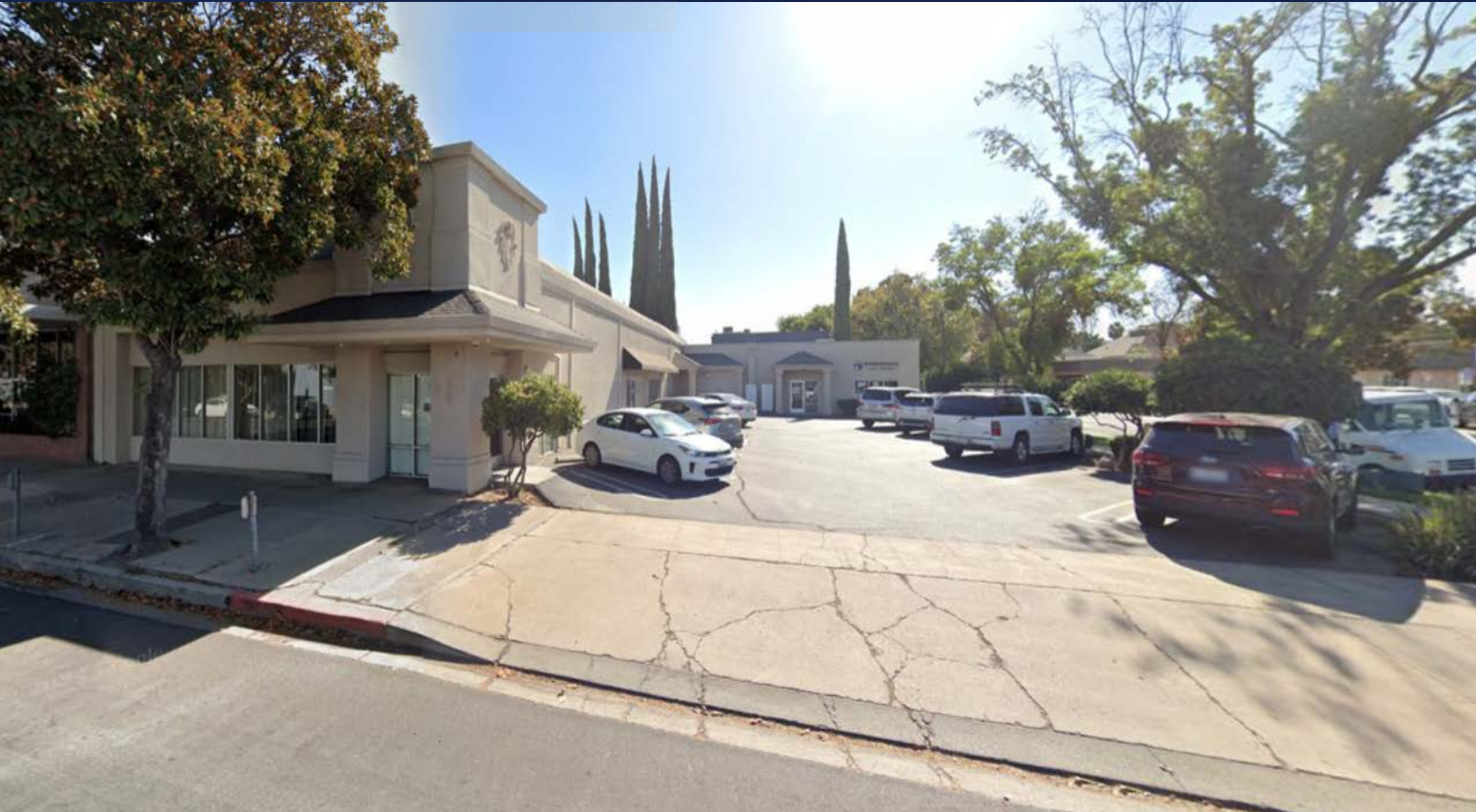


# FOR LEASE

1308 H Street | Modesto | CA 95354-2428



*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

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**Desiree Holland**  
Administrative & Marketing Assistant  
(209) 672-6792  
PMZDes@gmail.com

# Property Overview

**Address:** 1308 H Street, Modesto, CA 95354-2428

**Lease Rate:** \$ PSF NNN

**Building Size:** ± 3,281 SF

**Lot Size:** ± 11,761 SF / ± 0.27 AC

**County:** Stanislaus County

**Property Type:** Commercial Office

**Parcel Numbers:** 106-015-014

**Procuring Broker Fee:** 2.5%

## Highlights:

1308 H Street presents a prime leasing opportunity in the heart of Downtown Modesto. This well-located property offers excellent visibility, convenient access, and proximity to key amenities including restaurants, banks, and government offices. The space features a flexible floor plan suitable for a variety of professional office or retail uses. Tenants will benefit from the property's central location, strong surrounding business activity, and ample nearby parking. With its combination of accessibility, exposure, and functionality, 1308 H Street is an ideal choice for businesses seeking a prominent Modesto address.

## Features:

- ± 3,281 SF
- Large Reception Area
- Four (4) Private Offices
- Conference Room
- File Storage Room
- Kitchen/Break Room
- Restroom



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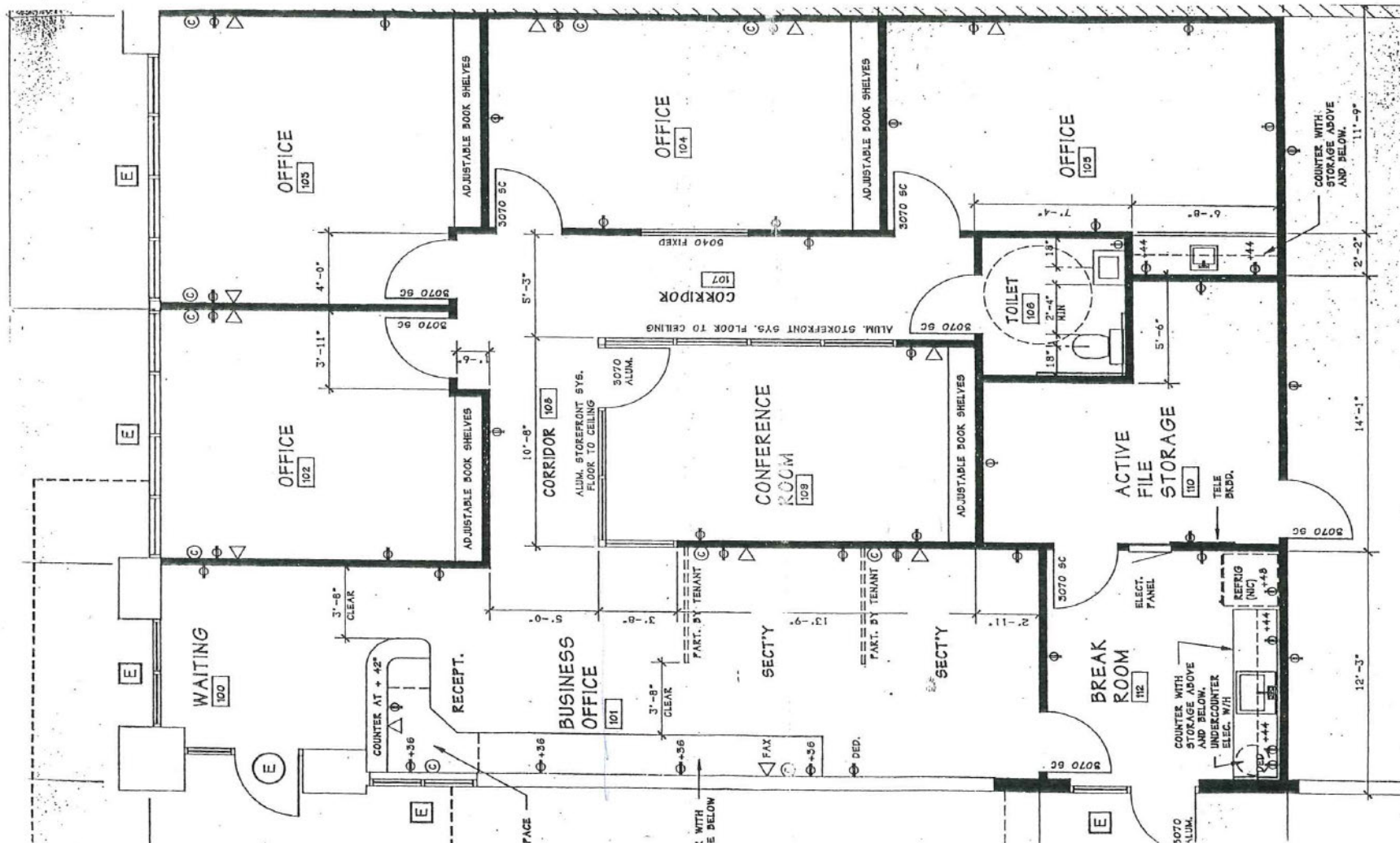
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# Floor Plan



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# Location Map



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# Parcel Map

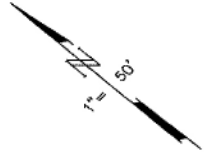
THIS MAP FOR  
ASSESSMENT PURPOSES ONLY  
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POR. SE 1/4 SEC. 29 T.3S. R.9E. M.D.B.& M.  
CITY OF MODESTO - BLK. 104 (13M104)

002 173 106 - 015

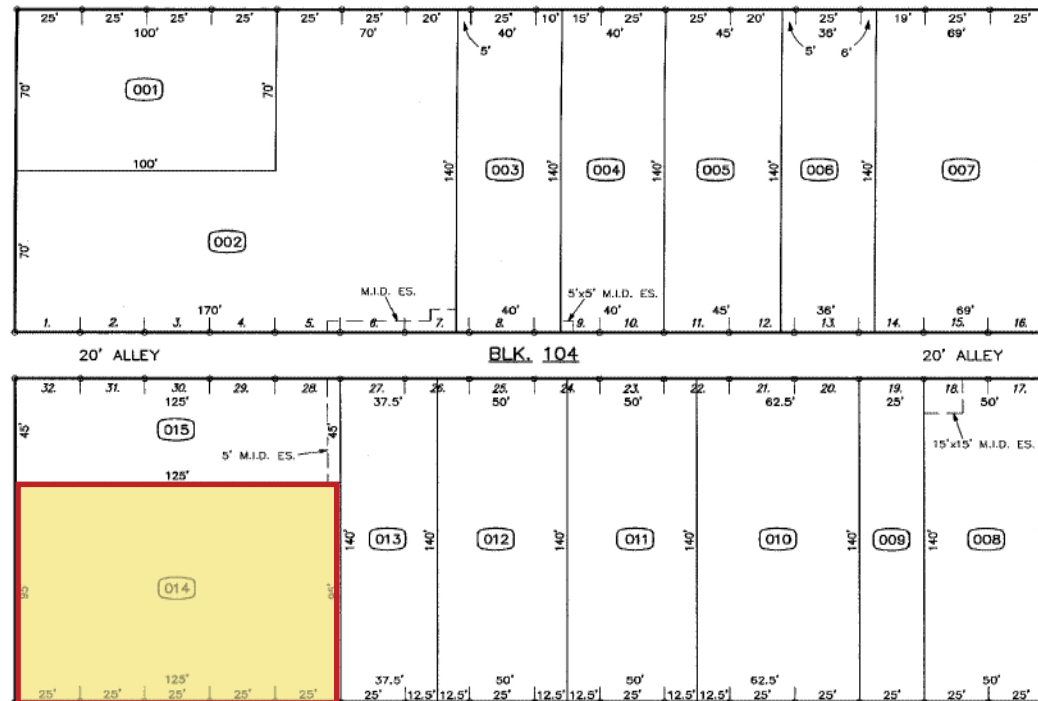
014

80' 14TH STREET



80' H STREET

105-014



80' G STREET

016

Back To  
Book  
Index

80' 13TH STREET

FROM 104-05  
DRAWN 1-31-69  
REVISED 7-16-07 (V)DH



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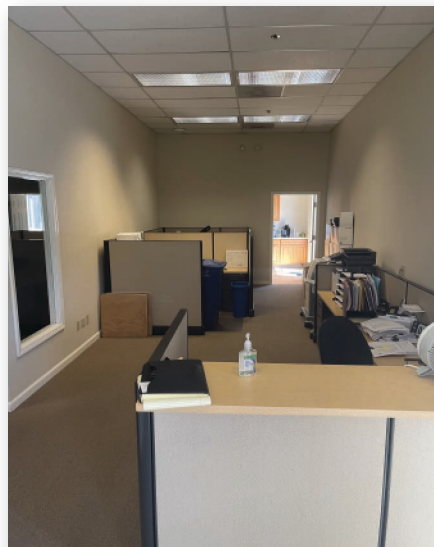
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# Photo Gallery



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