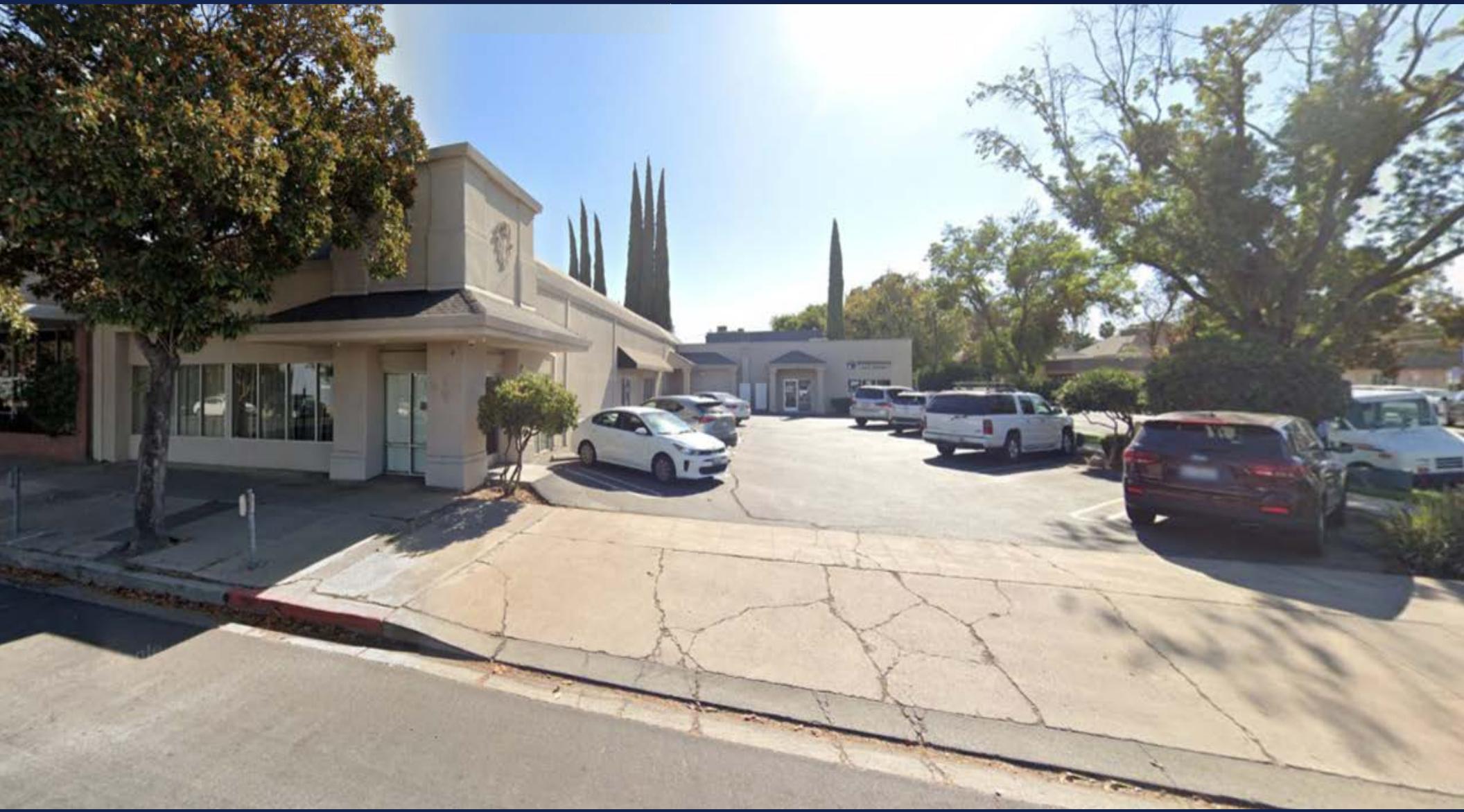


FOR LEASE

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**

**PMZ COMMERCIAL
REAL ESTATE**
SINCE 1957

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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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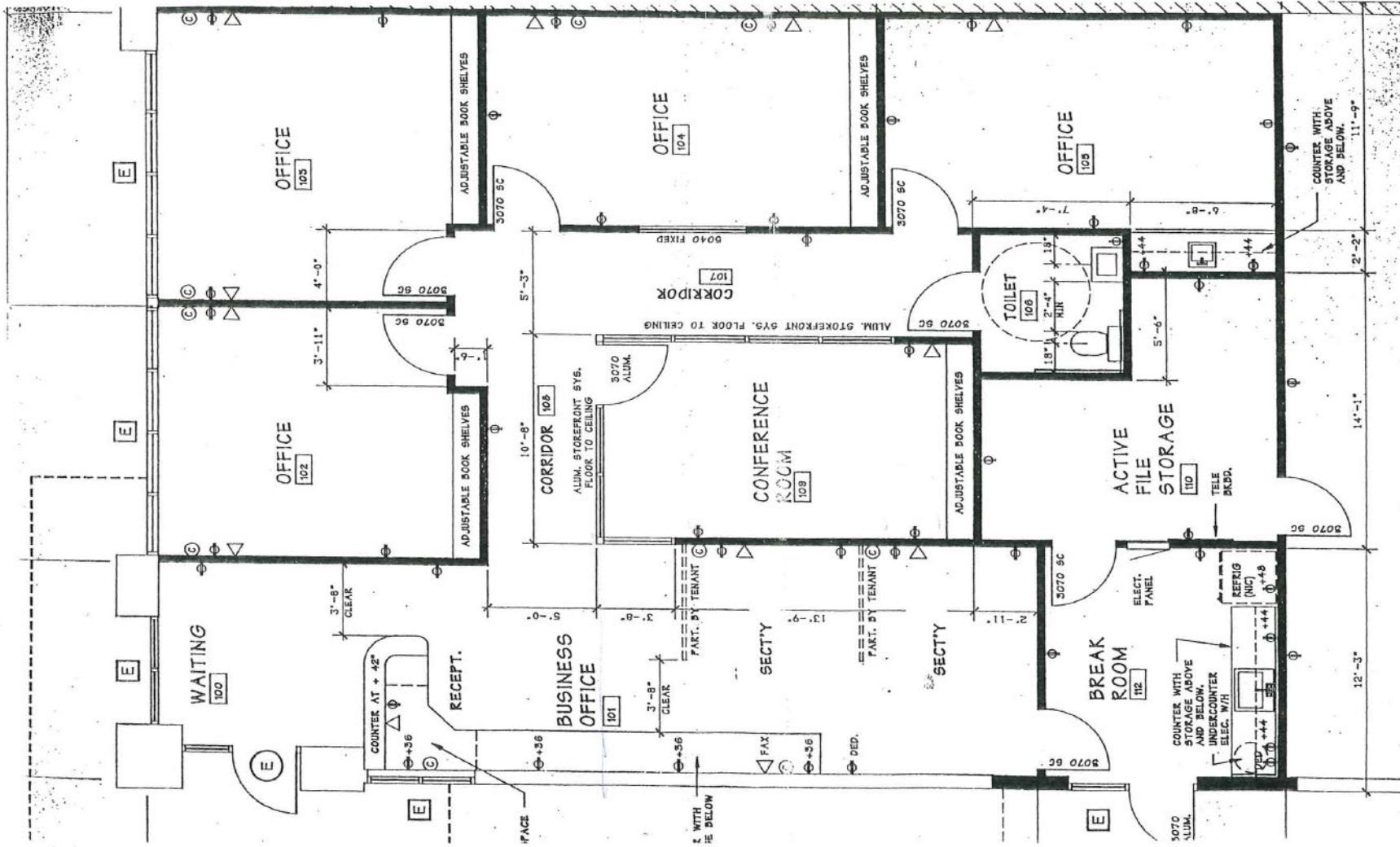


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Floor Plan



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Location Map



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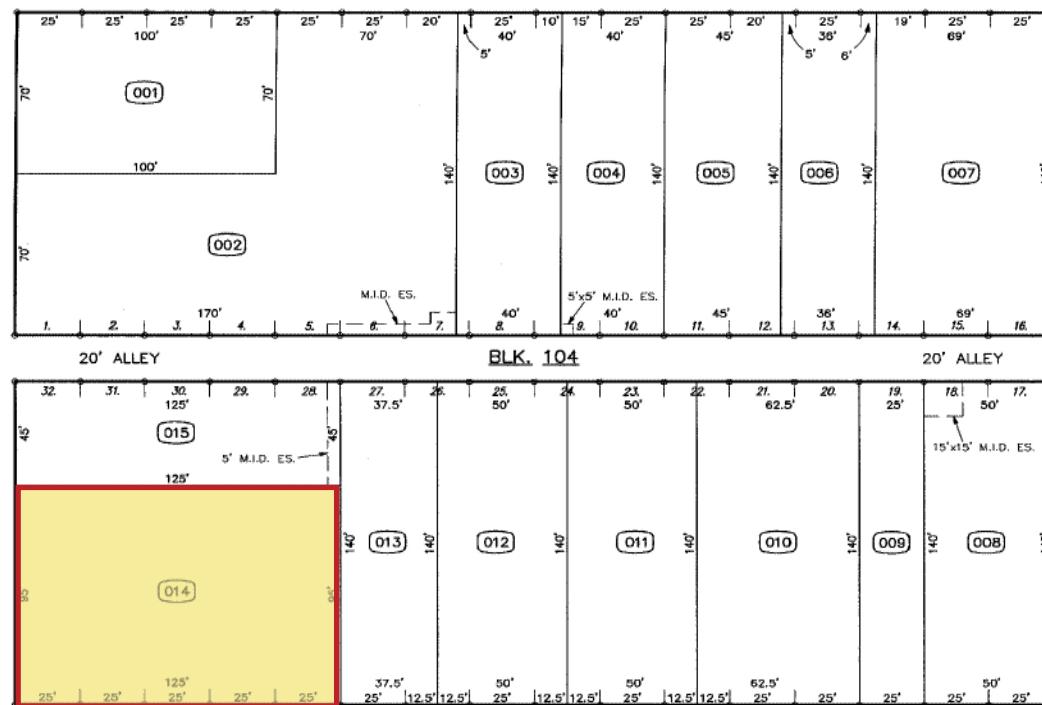
Parcel Map

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

THIS MAP FOR
ASSESSMENT PURPOSES ONLY

014

80' 14TH STREET



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

80' 13TH STREET

The logo for the Stanislaus County Assessor. It features the word "Stanislaus" in a cursive script above a stylized "S" and "C" intertwined logo. Below the "S" and "C" is the word "County" in a serif font, and below that is the word "Assessor" in a serif font. To the right of the logo is the number "70".

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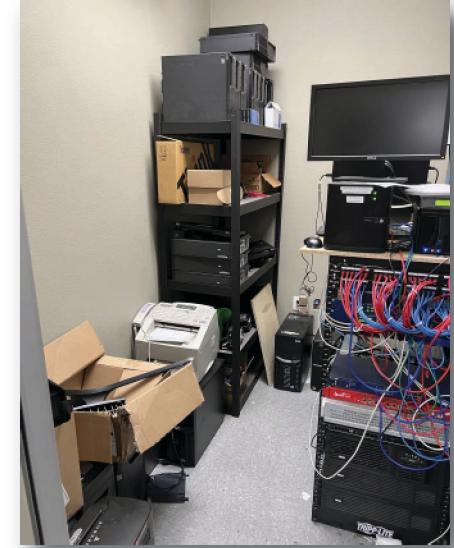
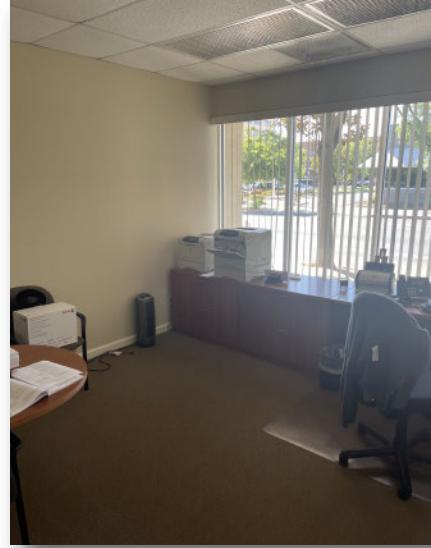
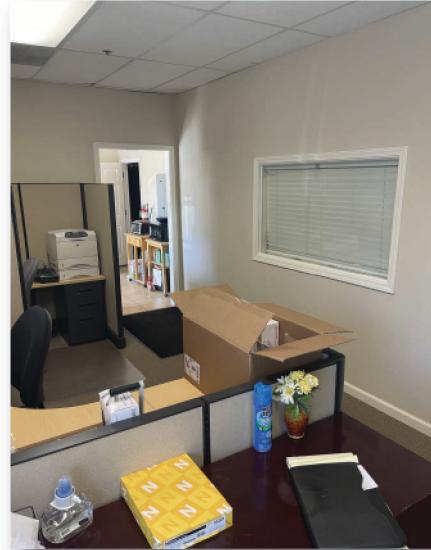
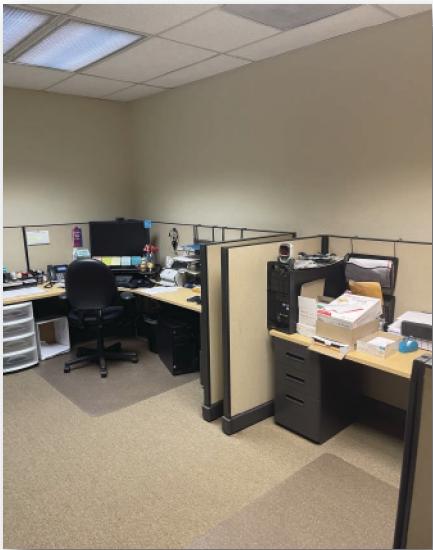
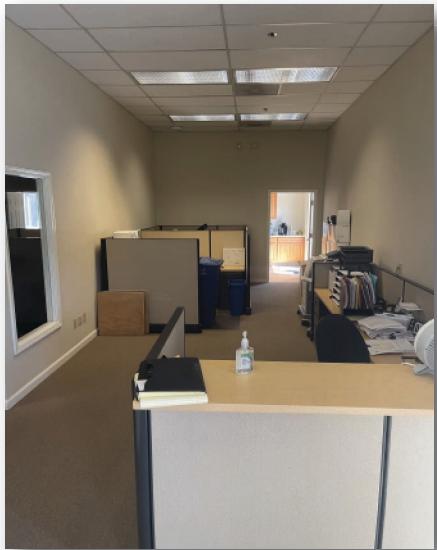
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Photo Gallery



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