

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

OFFICE BUILDING FOR LEASE

1101 Standiford Avenue

Modesto, CA 95356

PRICE: Rental rates starting at \$1.90 psf

Full Service Gross Rental Rates

Rate Includes:

Rent

- **Utilities**
- **Janitorial Service**

Call agent for more incentive!



To discuss your property or any commercial real estate needs please contact:

JORDAN AMARANT

DRE# 01911219

209.345.8209 | jamarant@pmz.com

PMZCommercial.com

ROB SAUSER

DRE# 01460001

209.484.6713 | robs@pmz.com



PROPERTY DETAILS

Clean Modern Office Spaces Available. Located on high Traffic Standiford Ave, Easy Access to Hwy 99, Professional Well Maintained Office Complex, Recent Exterior Renovations, Great Environment for your Clients and Employees. Current tenant mix includes Medical and Professional offices.

LOCATION: 1101 Standiford Avenue, Modesto

BUILDING AREA: 30,840 SF

**BUILDING AREA: Spaces available range from
1,078 SF - 2,643 SF**

Year Built: 1984

Parking: 90 Surface Parking Spaces

HIGHLIGHTS:

- **Great location, within close proximity to Hwy 99.**
- **Variety of available to fit many different business needs.**
- **Many restaurants near by.**



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R E A L E S T A T E

AVAILABLE SPACES

SPACE	SIZE	TERM	RATE	AVAILABLE
1st Fl, ste A-6	2,016 SF	3-5 Years	\$22.80 SF/YR	February 1st, 2024
1st Fl, ste D-1	3,402 SF	3-5 Years	\$22.80 SF/YR	Active
1st Fl, ste D3	1,300 SF	Negotiable	\$24 SF/YR	December 1st, 2023



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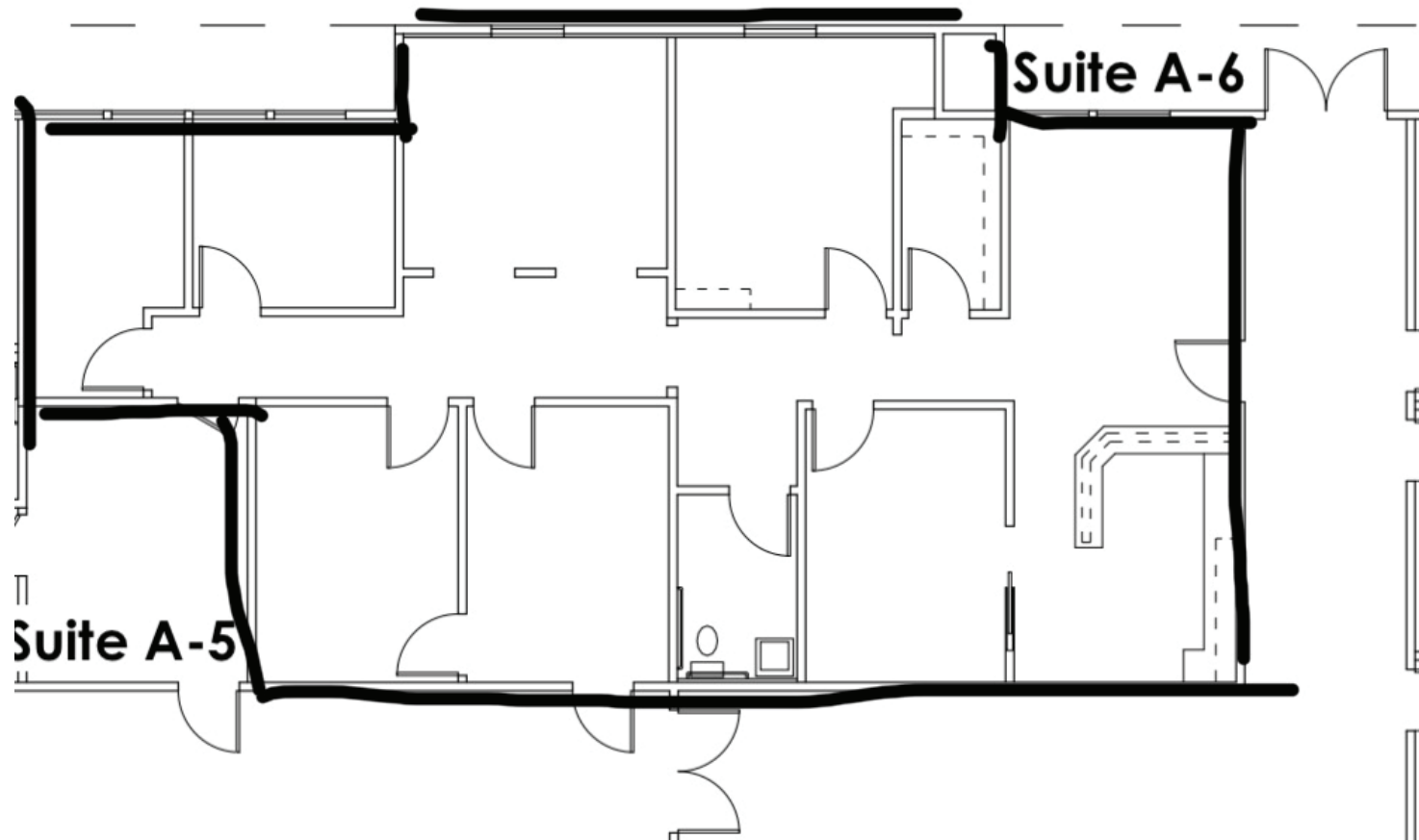
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SUITE A-6 FLOORPLAN



2,016 SF

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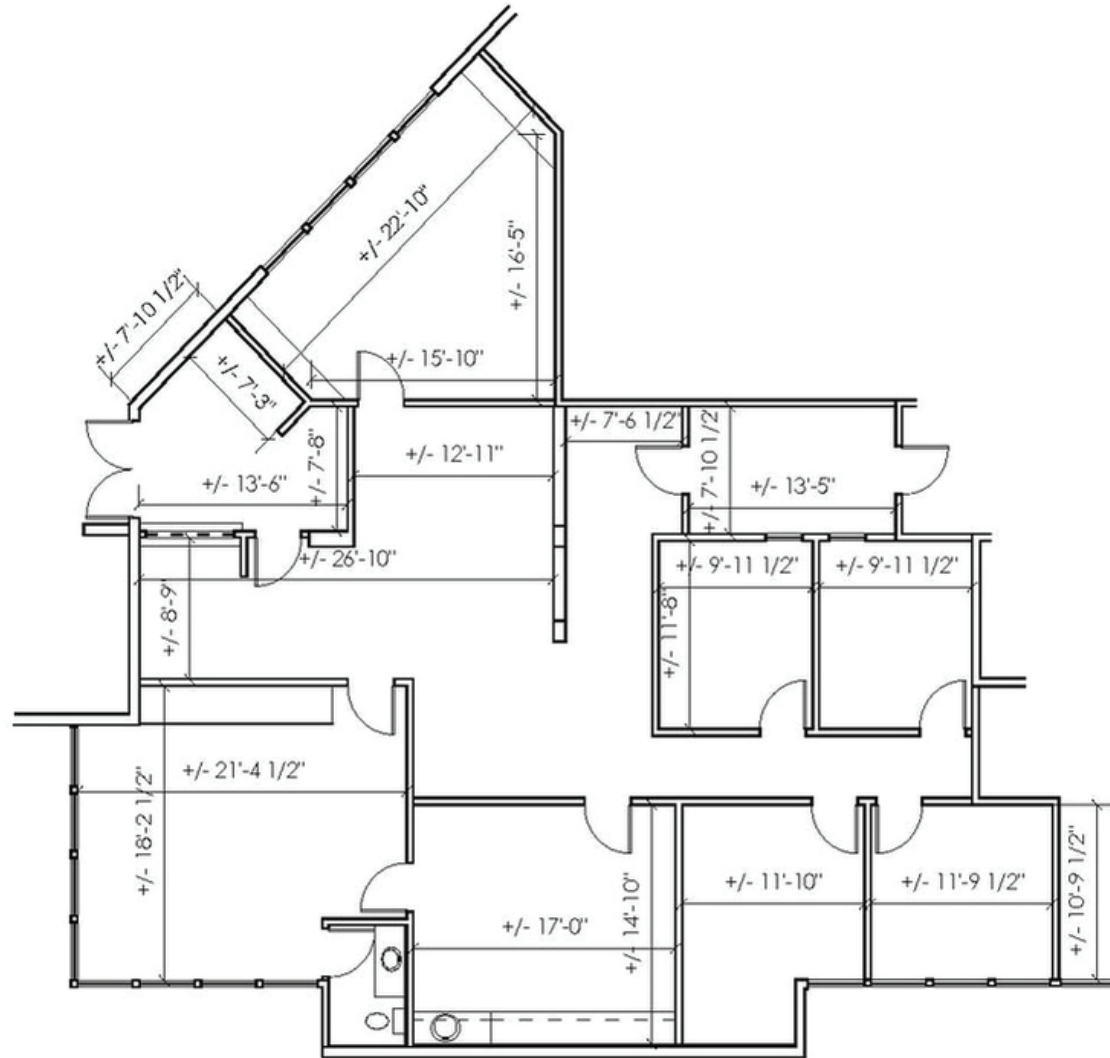
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SUITE D-1 FLOORPLAN



2,780 SF

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PHOTOS



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