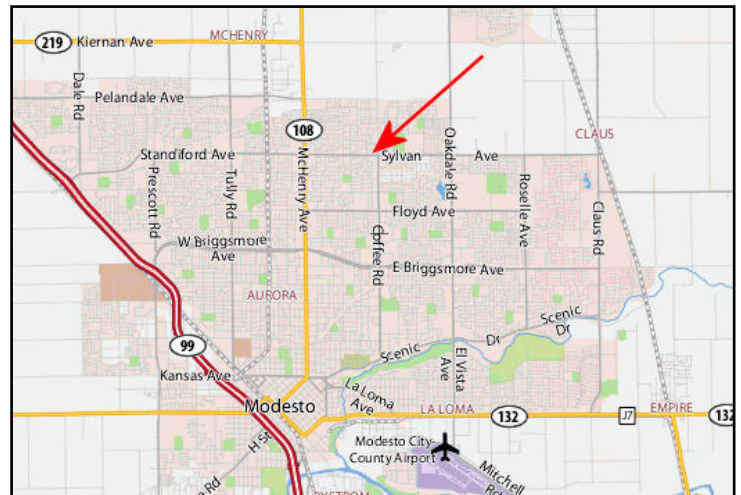


For Lease 1101 Sylvan Ave., Suite B-22 Modesto, CA



- Size: +/- 924 square feet.
- Rent: \$1.35 per square foot per month gross with a minimum 3-year lease. Because the starting rent is so low, there is a \$.05 increase every six months. Tenant is responsible for own utilities. Landlord covers other building costs including janitorial in individual suites.
- Special note: for someone looking for a small office space, Suite B-22 can be leased without the storage room, reducing the space to +/- 741 sq. ft. Landlord would retain control of storage room.

- Description: This is a very clean office suite with 1 private office, an open office area that provides space for a reception area, a storage room and a copier/work area.
- Location: The premises are located within the Sylvan Office Park which is between Coffee Road and Claremont Drive on the north side of Sylvan Ave. It is approximately 4 miles to the freeway (SR 99) directly west on Sylvan. This is an excellent northeast Modesto location.



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The source of this information is deemed reliable but not verified. All measurements, figures and information are approximate. Package is subject to sale, price change or withdrawal. 9/27/07