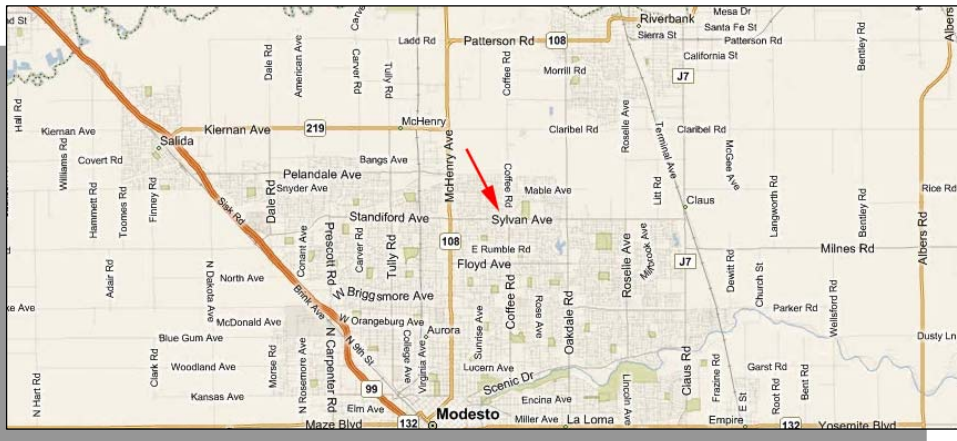


# OFFICE SUITE

# FOR LEASE



**1101 Sylvan Ave., Suite C-205, Modesto, CA  
Sylvan Office Park**



**SIZE:** 4,717 square feet.

**LOCATION:** Within the Sylvan Office Park at the northeast corner of the Sylvan Ave./Claremont Ave. intersection just west of Coffee Road. Approximately 4 miles to the freeway (SR 99) directly west on Sylvan Ave. An excellent northeast Modesto location.

**FEATURES:**

- Windows on four sides for lots of natural light.
- Three offices, break room, restroom and 2 storage rooms already in place..
- Large, open office area provides flexible layout for tenant.
- Easy access to Sylvan, Coffee and Claremont Avenues.
- Plentiful covered parking for protection from sun and rain.
- Landlord provides janitorial service.
- Elevators at both ends of the complex.
- New cubicles and other furniture available and negotiable.

**RENT:** \$1.05 per square foot per month modified gross. Tenant pays own utilities. Landlord pays everything else including janitorial.



**Commercial Real Estate**

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