

**For Lease**  
**Medical/Professional Office Space**  
**1429 College Ave., Suite K, Modesto**



- **Space:** 1,800+/- sq. ft. medical or professional office suite. Waiting room, reception area, file storage area, two offices, five exam rooms, two restrooms, a work room and a storage room. Suite K is in building with other medical and medical related office uses. Very well maintained building.
- **Location:** 1429 College is located at the southwest corner of the College Ave./Pearl St. intersection, which is just north of Orangeburg Ave. Five blocks from Doctors Medical Center and a short drive to Memorial Medical Center. Very convenient location in north Modesto.
- **Parking:** The parking ratio meets the city requirements for medical office – 1 space per 200 square feet.
- **Lease terms:** \$1.50 per square foot per month modified full service. Tenant is responsible for own janitorial, own security system and phone. Landlord provides water, sewer, garbage, HVAC and lights. Landlord also provides medical waste disposal on site at no additional cost to tenant. TI's are negotiable depending on lease term and amount of TI's requested.



1101 Sylvan Ave., A25  
Modesto, CA 95350  
209-521-4289 (fax)



An Independently Owned and Operated Member of  
The Prudential Real Estate Affiliates, Inc.

**Dave Tanner**

209-758-3108

dtanner@prucommercialre.com

**Ron Roaks**

209-758-3147

rlroaks@prucommercialre.com

[www.modesto-commercial.com](http://www.modesto-commercial.com)

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. 1/9/07