

For Lease
Medical/Professional Office Space
1524 McHenry Ave., Suite 570, Modesto



FIFTEEN 24 PROFESSIONAL

- ❖ Size – 4,342 square feet*
- ❖ Layout – 6 private offices or 4 private offices plus a library and a conference room, 7 exam rooms, waiting room, reception station, back office/work room, 2 rest rooms.
- ❖ Parking – huge parking lot meets medical space criteria.
- ❖ Location – McHenry Ave. between Granger Ave. and Coolidge Ave. approximately 3 miles from SR 99 freeway and 2 miles from the center of downtown. On major bus line. One block from Doctors Medical Center and 1 mile from Memorial Medical Center.
- ❖ Lease rate - \$2.00 per square foot per month full service. (*Plus 571 sq. ft. load factor.)

- ❖ Attributes – This is a full-service building with all of the following services provided:
 - HVAC in fully, climate-controlled building.
 - Electrical service.
 - Janitorial service.
 - Security staff with controlled access on evenings and weekends.
 - On-site management staff.
 - Day porter to maintain cleanliness of common areas and public restrooms.
 - On-site food service open at convenient hours with catering available for special events.
 - Conference room with kitchenette for tenant use.



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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. 5/16/07