

# For Lease Office Space 1705 Coffee Road, Suite 4, Modesto



- **Space** – 1,355 +/- square feet with three offices, conference room, reception area, kitchen and bath. This is a nice office layout with excellent visibility on Coffee Road.
- **Location** – 1705 Coffee Road is just north of Briggsmore Expressway on the west side of the street. Directly across from Memorial Medical Center.
- **Parking** – There is ample parking for the building, with ingress and egress directly onto Coffee Road.
- **Traffic Count** – The average number of vehicles per day past the location is 28,000+ based on 2005 counts by City of Modesto Traffic Engineering Division.
- **Lease terms** – \$.90 per square foot per month modified gross for the first 6 months with a minimum 3-year lease.



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