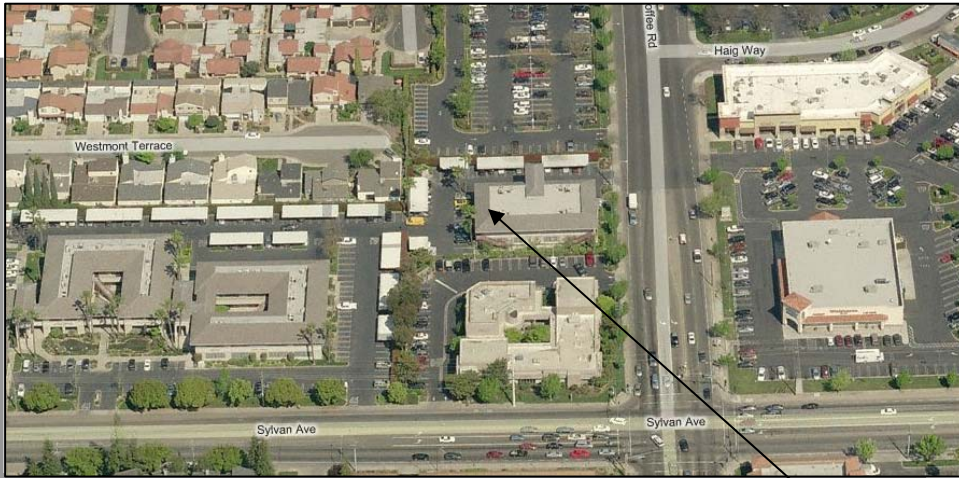
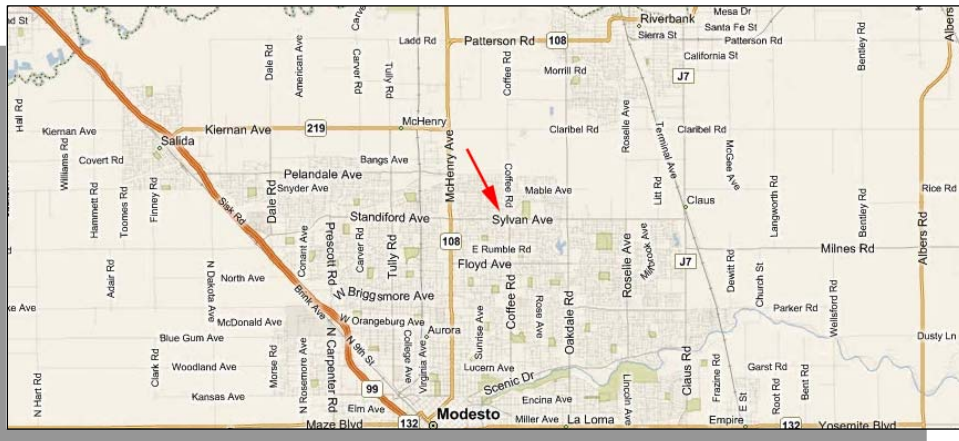


OFFICE SUITE

FOR LEASE



3509 Coffee Road, Suite D-20, Modesto, CA
Stone Office Park



SIZE: 624 square feet.

LOCATION: Within the Stone 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:

- Nice, small second floor suite with southern and western exposure.
- Windows on two sides for lots of natural light.
- One large office plus reception station and work area.
- Easy access to Sylvan, Coffee and Claremont Avenues.
- Plentiful covered parking for protection from sun and rain.
- Landlord provides janitorial service.
- Elevator.

RENT: \$1.35 per square foot per month modified gross. Tenant pays own utilities. Landlord pays everything else including janitorial.



Commercial Real Estate

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