

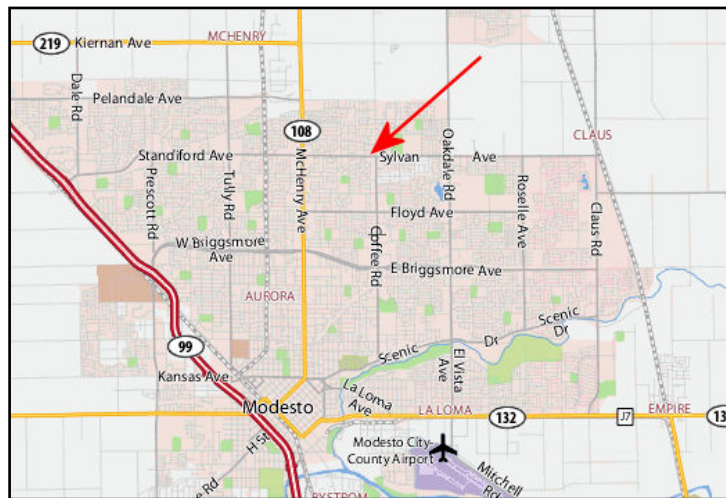
For Lease

3509 Coffee Road, Suite D-10 Modesto, CA



3509 Coffee Road, Suite D-10, Modesto, CA

- Size: +/-3,168 square feet.
- Description: This is a second floor office suite with 9 private offices, a large, open office area that provides ample space for a reception area, a break room, and a storage/equipment room. The elevator and stairway are conveniently located adjacent to the entrance to the suite. The suite is located right on Coffee Road with a convenient driveway into the parking lot close to the entrance. Parking lot has a large number of covered spaces.
- Location: The premises are located within the Stone Office Park which is on the west side of Coffee Road just north of Sylvan Ave. It is approximately 4 miles to the freeway (SR 99) directly west on Sylvan. This is an excellent northeast Modesto location.
- Rent: \$1.35 per square foot per month gross with a minimum 3-year lease. Because the starting rent is so low, there is a \$.05 increase every six months. Tenant is responsible for own utilities. Landlord covers other building costs including janitorial in individual suites.



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