

**For Lease**  
**3509 Coffee Road, Suite D-20**  
**Modesto, CA**



- Size: +/-1,850 square feet.
- Description: Nice, light office suite with 3 private offices, a reception area, an open office area, 4 work stations, and a large storage room. Two entrances. Located on the second floor with easy access via stairway or elevator. Conveniently located common area restrooms which were recently completely refurbished. Lots of covered parking. Immediate access to Coffee Road.
- Location: The premises are located within the Stone Office Park which is on the west side of Coffee Road just north of Sylvan Ave. 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 modified gross with \$.05 increases every six months. Tenant is responsible for own utilities. Landlord covers all other building costs including janitorial in individual suites.



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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. 12/17/07