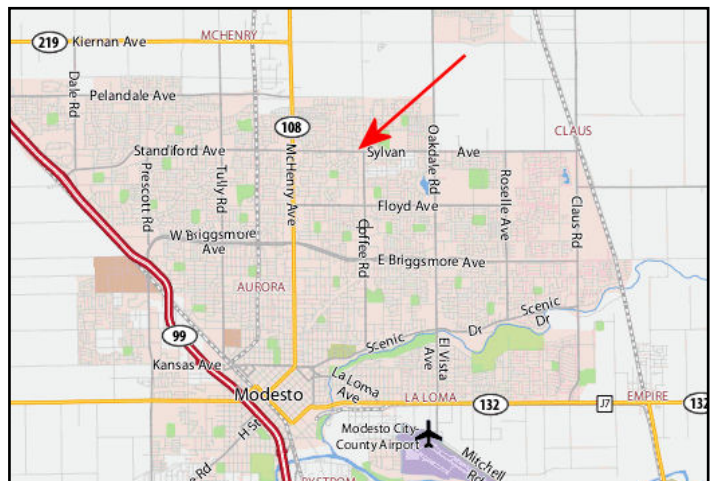


# For Lease 3509 Coffee Road, Suite D-8 Modesto, CA



- Size: +/-1,484 square feet.
- Description: This is an very nicely laid out office suite with 5 private offices, a file area, storage room, a small kitchenette and a reception station with waiting area. The finishes are extremely well done giving the suite a very professional appearance. The suite is located so that the entrance is directly on the parking lot for easy access. Convenient Coffee Road access to the parking lot which 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: \$1.50 per square foot per month gross with 3% annual increases. Tenant is responsible for own utilities. Landlord covers 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. 8/7/07