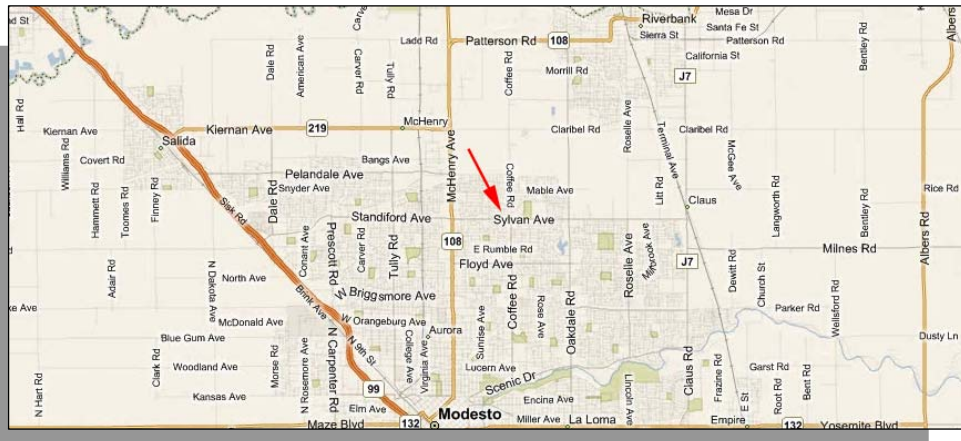


OFFICE SUITES



**1101 Sylvan Ave., Modesto, CA
Sylvan Office Park**



FOR LEASE

LOCATION: Sylvan Office Park is located 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.

- SPECIAL FEATURES:**
- *Easy access to Sylvan Ave., Coffee Road and Claremont Ave.
 - *Lots of covered parking for protection from sun and rain.
 - *Landlord provides janitorial service as part of rent.
 - *Easily identifiable location.
 - *Very well maintained complex with on-site maintenance staff.

AVAILABLE SUITES:

2 nd flr.	B-22	930 sq. ft.	\$1.30 psf/mth MG
2 nd flr.	B-28	936 sq. ft.	\$1.50 psf/mth FS
2 nd flr.	B-30	3,002 sq. ft.	\$1.25 psf/mth MG
1 st flr.	C-101	940 sq. ft.	\$1.35 psf/mth MG
2 nd flr.	C-210	1,466 sq. ft.	\$1.30 psf/mth MG
2 nd flr.	C-203	2,676 sq. ft.	\$1.15 psf/mth MG
2 nd flr.	C-201	2,762 sq. ft.	\$1.15 psf/mth MG

SEE:

www.TheCommercialConnection.com/TCCOfficeForLease.htm for floor plans and additional information.



Commercial Real Estate

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