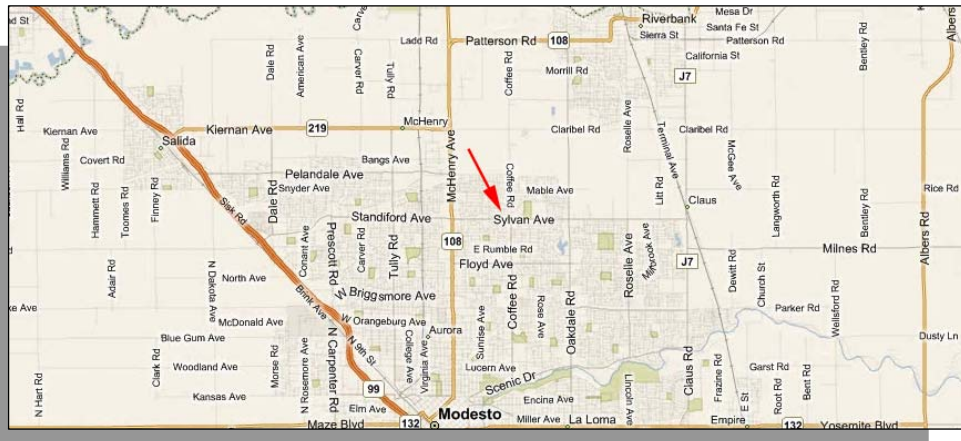


OFFICE SUITES



**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
1 st flr.	C-101	940 sq. ft.	\$1.35 psf/mth MG
2 nd flr.	A-21	1,708 sq. ft.	\$1.25 psf/mth MG
1 st flr.	C-104	1,733 sq. ft.	\$1.25 psf/mth MG
1 st flr.	C-103	2,057 sq. ft.	\$1.20 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

Suite C-210 is divisible.

SEE:

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



Commercial Real Estate

1101 Sylvan Ave., Suite A25
Modesto, CA 95350
209-529-9610 209-521-4289 (fax)

An Independently Owned and Operated Member of The Prudential Real Estate Affiliates, Inc.

Tony Suleiman

209-758-3467

tsuleiman@prucommercialre.com

Lic. #01388339

Dave Tanner

209-758-3108

dtanner@prucommercialre.com

Lic. #00418278

Ron Roaks

209-758-3147

rroaks@prucommercialre.com

Lic. #01263213

www.TheCommercialConnection.com

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