

OFFICE/RETAIL SUITE



1300 Sylvan Ave., Suite C-12, Modesto, CA



FOR LEASE

Size: 1,250 +/- square feet.

Location: In the Galleria Palms Shopping Center at the SEC of Coffee Road and Sylvan Ave., a signalized intersection, in northeast Modesto. Entrances from both Coffee Road and Sylvan Ave.

Traffic: 30,000+/- vehicles per day on Sylvan Ave. and 20,000+/- vehicles per day on Coffee Road based on 2007 counts.

Description: Presently configured as an office suite with:

- three private offices,
- a restroom, and
- a large open area.

Front entrance directly facing the parking lot and Sylvan Ave.

Rear entrance to driveway behind center for easy loading.

Signage visible from the street.

Could be used as retail.

Rent: \$1.25 psf/mth gross.

Note: This is a sublease that runs through October 2011.



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

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Tony Suleiman

209-758-3467

tsuleiman@prucommercialre.com

License #01388339

Dave Tanner

209-758-3108

dtanner@prucommercialre.com

License #00418278

Ron Roaks

209-758-3147

rroaks@prucommercialre.com

License #01263213

www.TheCommercialConnection.com

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