

MEDICAL/PROFESSIONAL OFFICE SPACE



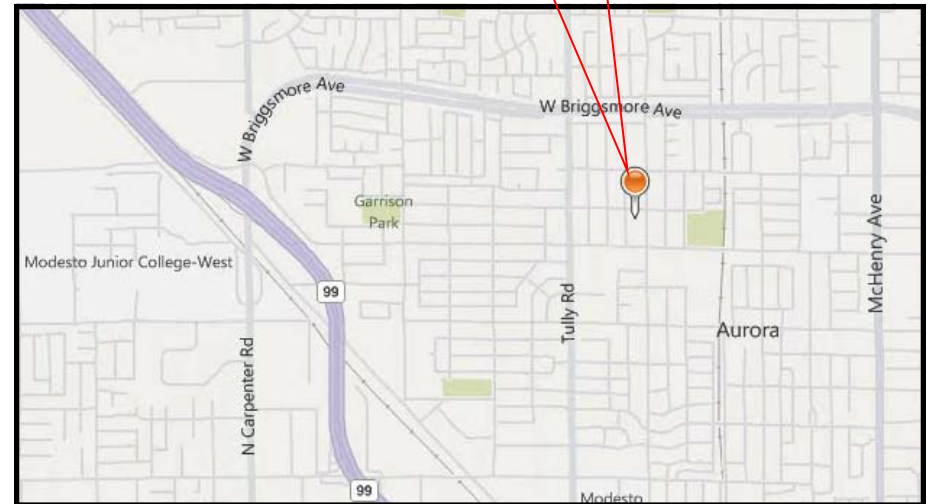
1429 College Ave, Ste A & L, Modesto, CA 95350

- Medical/Professional Office Space
- Suite A: 300 Sq. Ft., reception area, one private office
- Suite L: 1,140 Sq. Ft., design to suit with 3 exam rooms, private office, reception, waiting room, and storage closet.
- \$1.50 PSF/month modified full service. Tenant is responsible for own janitorial, own security system and phone. Landlord provides water, sewer, garbage, HVAC and lights. Landlord also provides medical waste disposal on site at no additional cost to tenant. TI's are negotiable depending on lease term and amount of TI's requested.

FOR LEASE

- Location: 1429 College is located at the southwest corner of the College Ave/Pearl St. intersection, which is just north of Orangeburg Ave. Five blocks from Doctors Medical Center and a short drive to Memorial Medical Center. Very convenient location in north Modesto.

Property Subject



Prudential

**Commercial Real
Estate**

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