

MEDICAL/PROFESSIONAL OFFICE



1444 Florida Ave., Suite 101, Modesto

Location: Located directly across the street from Doctors Medical Center and approximately 1.5 miles from Memorial Medical Center. Centrally located 1 block from McHenry Avenue and from Orangeburg Ave., both of which are major bus routes. Approximately 2 miles from SR 99 freeway via Orangeburg Ave. or Briggsmore Ave.

FOR LEASE

Description: This is a Class A medical building. Suite 101 has the following attributes:

- 4,500 sq. ft. on first floor, divisible.
- ADA access.
- 11 exam rooms.
- 2 en suite patient restrooms, 1 staff restroom.
- Lab area.
- 5 doctors' office.
- Waiting room.
- Reception station.
- Open office area presently populated with modular cubicles and office furniture.
- Staff breakroom.
- Plentiful windows provide a lot of natural light.
- Gated parking for doctors beneath the building.
- Parking for patients in lot behind building.
- Convenient, auxiliary, controlled parking lot for staff.

Rent: \$1.50 psf/mth NNN. Flexible tenant improvements allowance.

Special Note: This location and quality of building would also work very well for professional offices.



Commercial Real
Estate

1101 Sylvan Ave., Suite A25
Modesto, CA 95350
209-529-9610 209-521-4289 (fax)
License #01460663

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

Dave Tanner

209-758-3108

dtanner@prucommercialre.com

License #00418278

www.TheCommercialConnection.com

