

MEDICAL/PROFESSIONAL OFFICE



1444 Florida Ave., Suite 102, 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 102 has the following attributes:

- 1,206 sq. ft. on first floor.
- ADA access.
- 4 exam rooms.
- 1 en suite restroom.
- Lab area.
- 1 doctor's office.
- Waiting room.
- Reception station.
- General work and file storage area.
- 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.



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