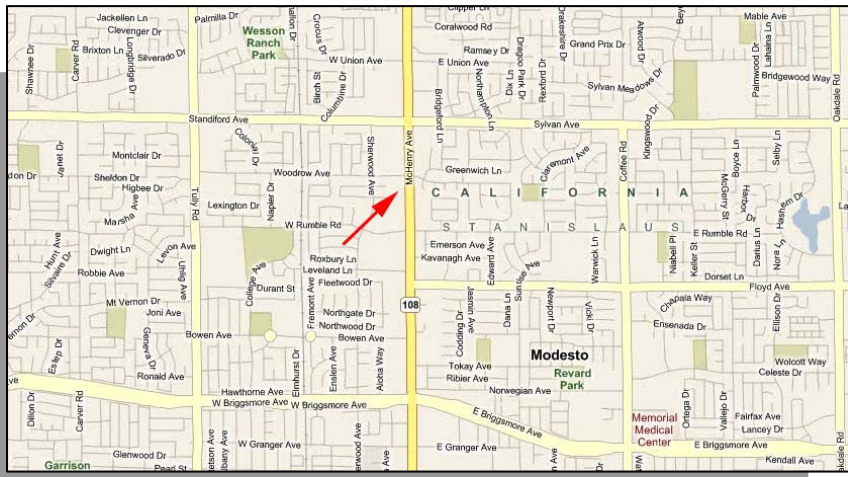


## OFFICE SPACE



**3137 McHenry Ave., Modesto, CA**



**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.

## FOR LEASE

**SIZE:** 4,779+/- square foot office suite with 10 private offices and 8 work stations.

**LOCATION:** The west side of McHenry Ave. between Rumble Road and Woodrow Ave. Minutes away from downtown Modesto as well as SR 99 Freeway.

**TRAFFIC COUNT:** 40,000+ vehicles per day according to the 2007 count by the City of Modesto Traffic Engineering Dept.

**GENERAL:**

- \*Recently renovated interior.
- \*Excellent visibility on McHenry Ave.
- \*Ample parking.
- \*Signage on building.
- \*High traffic count.
- \*Excellent location surrounded on north and south by retail, office and service and dense residential east and west of McHenry Ave.
- \*Located on primary north/south retail street running north from downtown Modesto.

**RENT:** \$.85 per square foot per month gross.

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