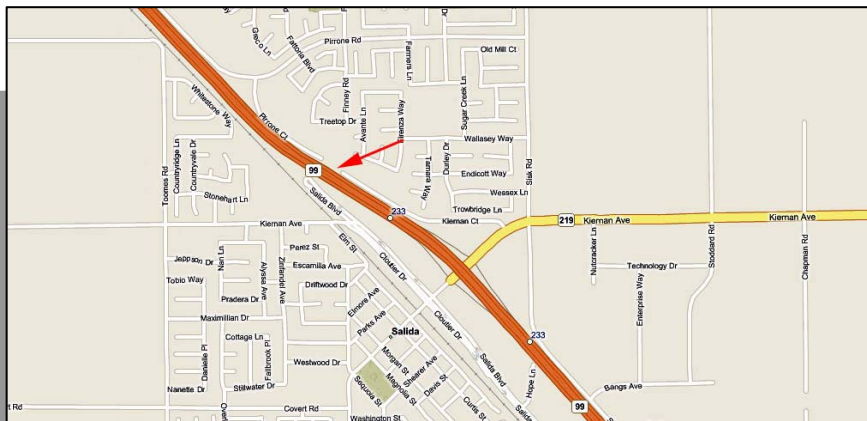


OFFICE SUITE

FOR LEASE



5172D Kiernan Court, Salda, CA



Location: Located on Kiernan Court just north of the Kiernan Ave. entrance to the freeway (SR 99). Visible from the freeway. Close to Kaplan College, San Joaquin Valley College, Chapman University, and Meric College as well as other businesses along Kiernan and Pirrone Roads.

Description:

- 5,399 sq. ft. very nicely appointed office suite.
- 8 private offices, one of which has a private bath.
- 2 en suite restrooms.
- 1 large and 1 small conference room.
- Very professional entry with reception station.
- File room, work/copy room, server room and break area.
- Open area for cubicles.
- Parking in front of entrance.
- Freeway visibility with excellent signage opportunity.

Traffic Count: 110,000 vehicles per day on freeway (SR 99) per 2008 CalTrans traffic count.

Rent: \$1.20 psf/mth NNN.



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.

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

The information contained herein is from sources deemed reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. Buyer must verify the information and bear all risk for any inaccuracies. Package is subject to sale, lease, price change or withdrawal. 9/18/09

