

**HIGH
PRICE
LEFFLER**

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE ADVISORS

Office Property For Lease or Sale
1501 F Street, Modesto CA



To discuss your property or an commercial real estate needs please contact

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PMZCommercial.com

Address	1501 F Street, Modesto CA	County	Stanislaus County
Price	\$850,000.00	Property	Office
Price / SF	\$0.87, NNN	Year Built	1982
Building Size	±6,073 SF	Commission Split	2.5%
No. Stories	2	APN Number	106-08-10

Property Description:

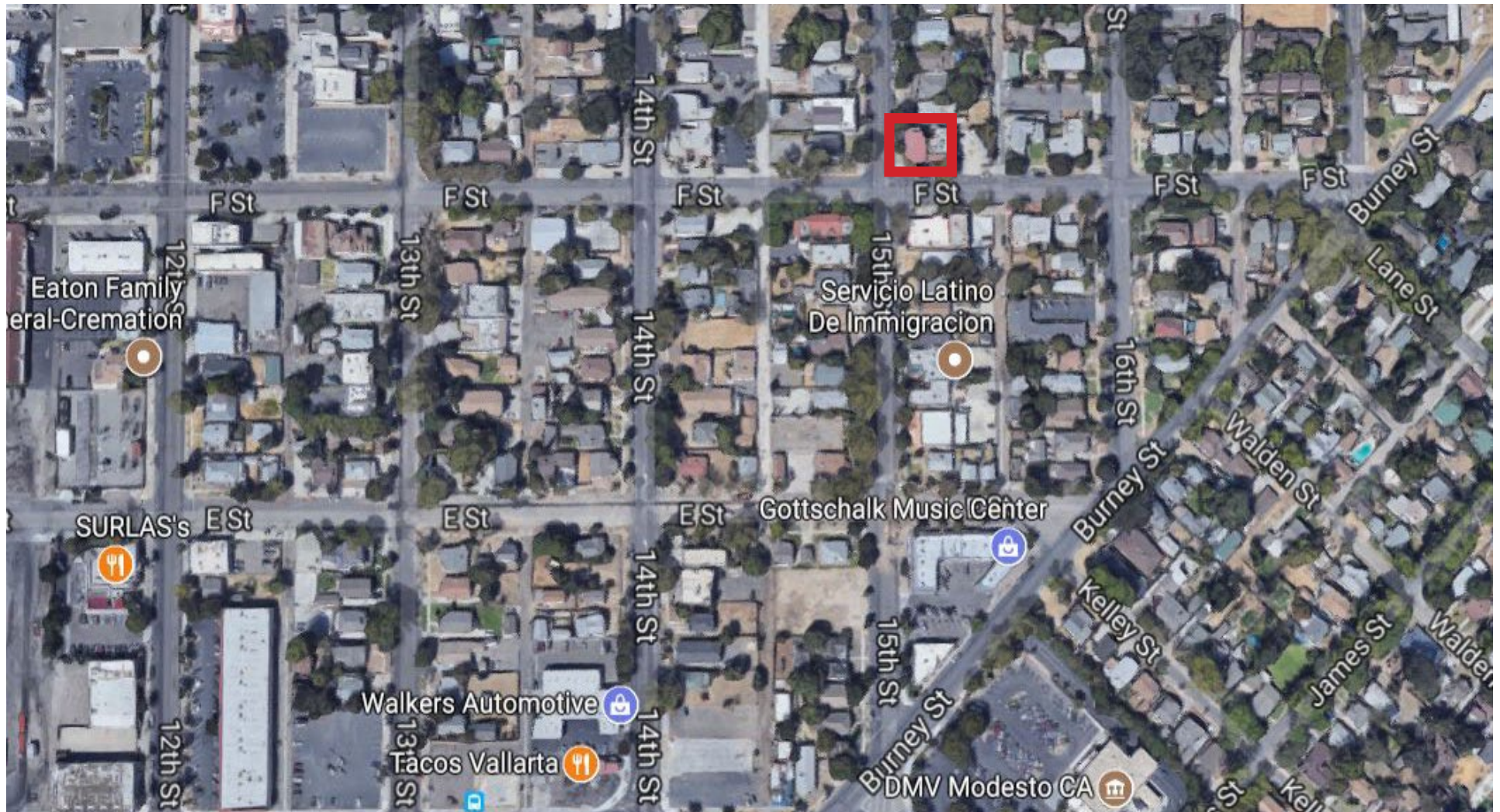
Attractive two story office building in downtown Modesto. Tastefully improved interior. Office furniture was designed for this particular building (desks, etc) and will be part of the sale, i.e. Turn-Key.

Long track record of being occupied. Tenant's lease expires in June. Opportunity for an owner use to acquire building with time to plan & coordinate a summer relocation.

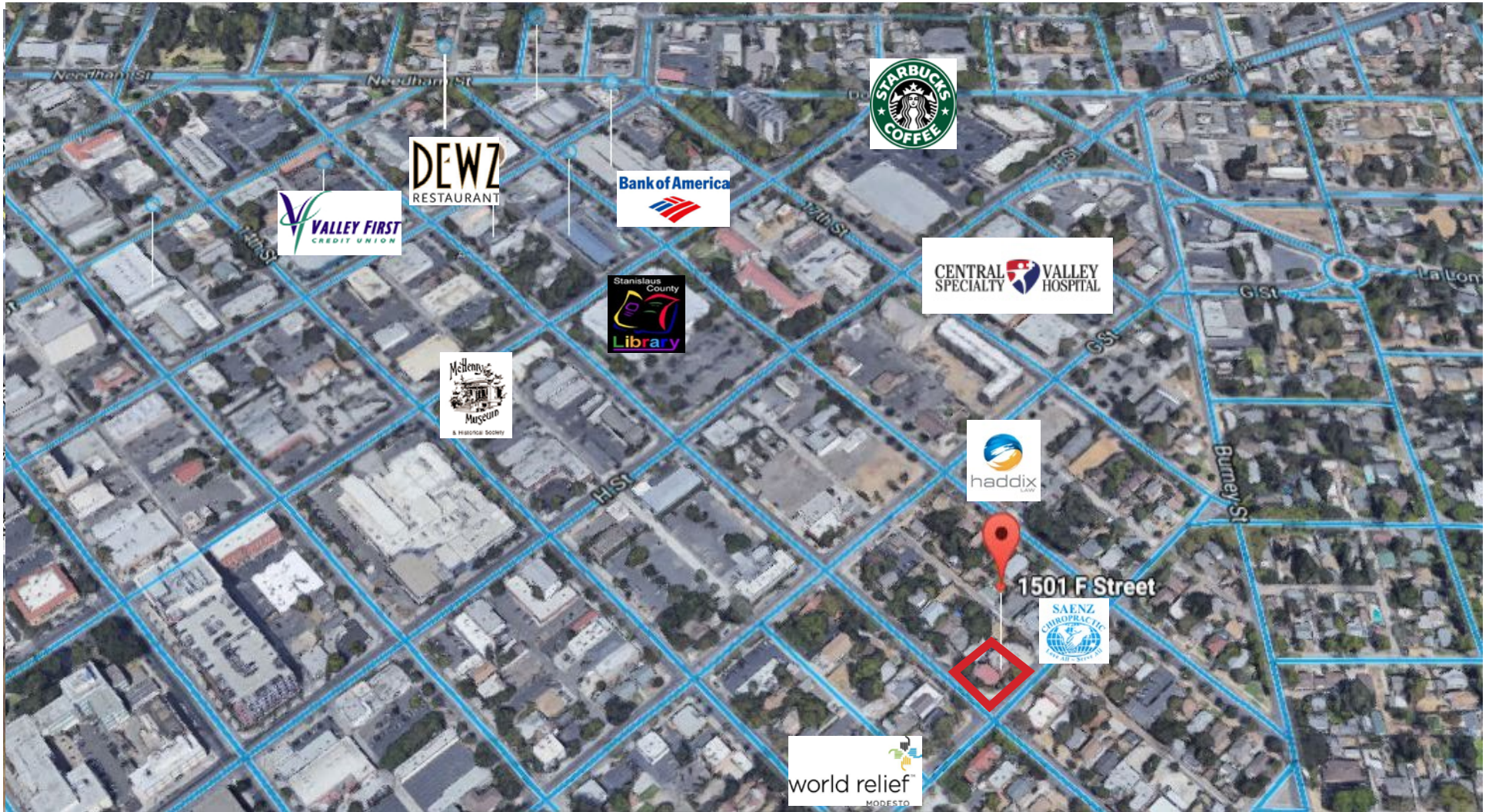
Current tenant could have interest in leasing the entire 2nd floor with a shared agreement on ground floor conference room & amenities in the event a purchaser only needed 1/2 of the building size. Contact agent for more information.

Highlights:

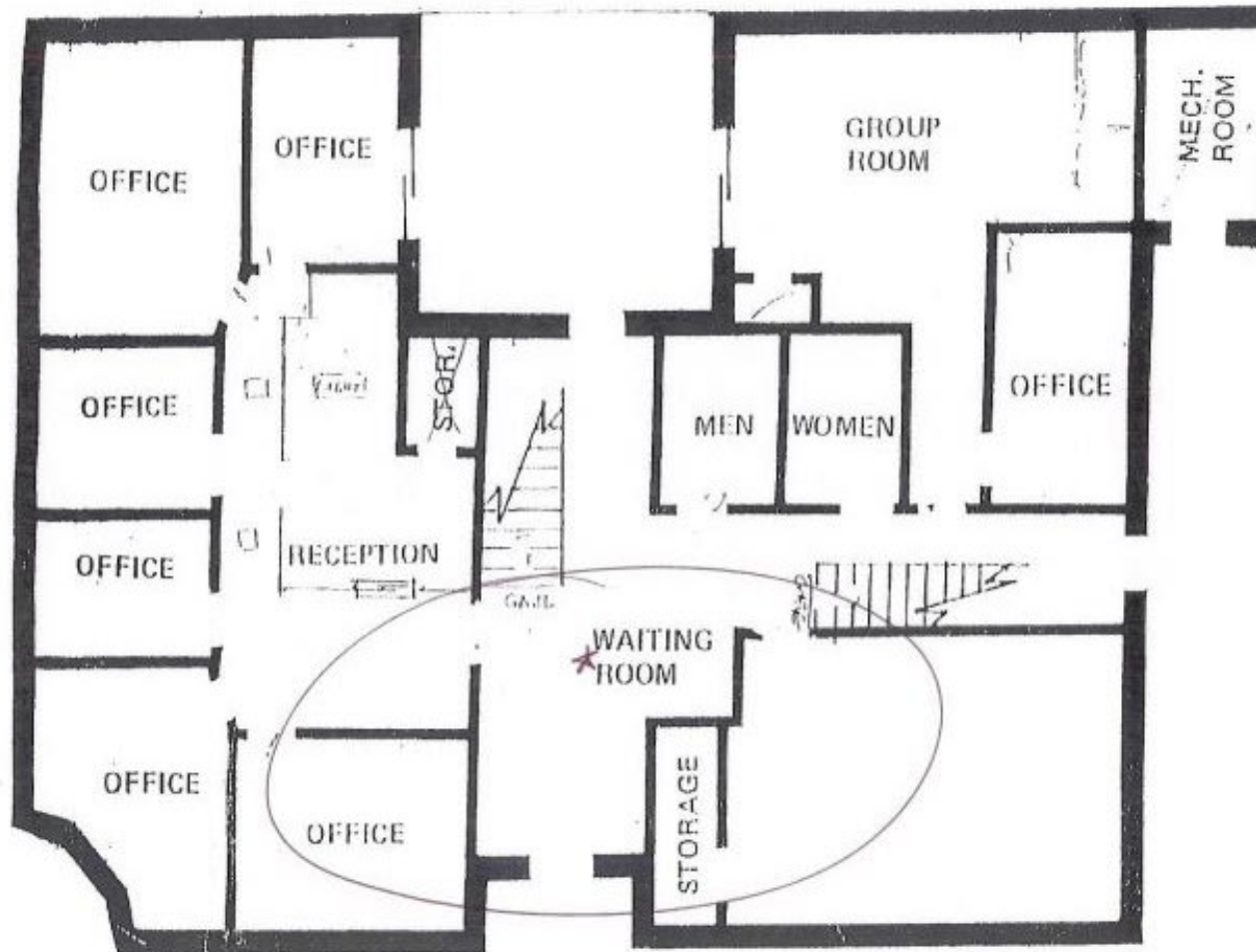
- Nice reception/lobby
- Plenty of private/windowed offices (16-20)
- (2) Large meeting/Conference rooms
- (2) ADA restrooms on each floor
- Full kitchen with breakroom
- Outside patio area
- Onsite parking lot



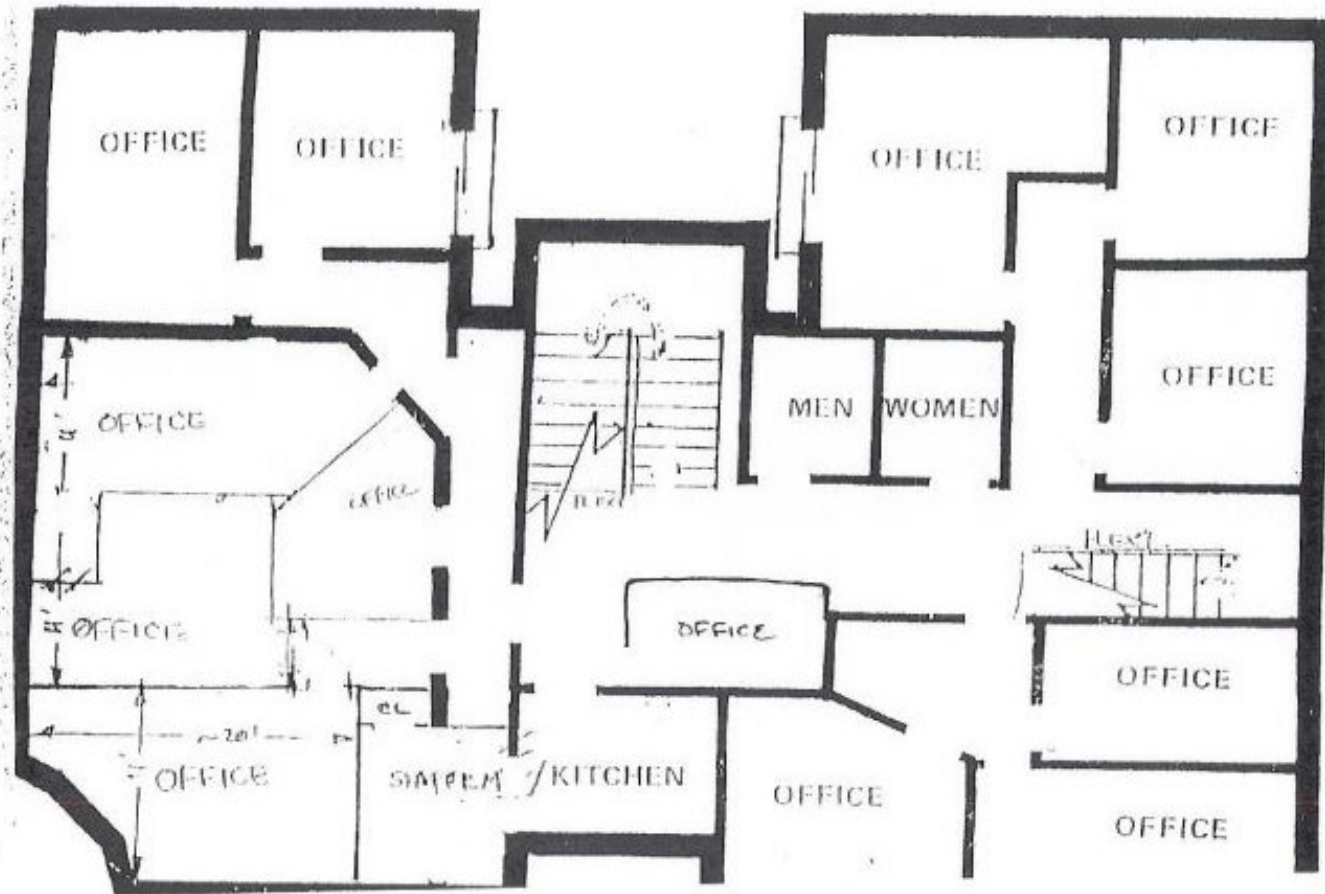




DOWNSTAIRS FLOOR PLAN



UPSTAIRS FLOOR PLAN



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LOBBY/RECEPTION AREA



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2 CONFERENCE ROOMS



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KITCHEN



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PATIO/PARKING LOT

