

MULTI-STORY OFFICE OPPORTUNITY

FOR LEASE

1501 Oakdale Rd | Modesto, CA 95350



PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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INFORMATION

- Available: ±7,000 - 14,000 SF
- APN: 032-061-002
- Lease Rate: Contact Agent
- Project Total: ±14,000 SF
- Lot Size: 29,185/.67 Acres
- Type: Medical, General Office

DESCRIPTION

Multi-story professional office building available in a highly accessible Modesto location. Ideal for medical users, large sales or call center operations, or general administrative offices. This building offers a rare combination of off-street parking, elevator access, and convenient proximity to Briggsmore and Orangeburg Avenues—with new major retail and amenities nearby.

HIGHLIGHTS

- Functional and flexible floor plan
- Private offices and flex spaces
- Dedicated reception areas
- Multiple conference rooms
- Off-street Parking



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The map displays the following locations and labels:

- Top Left:** Coffee Rd, Lorry Ave, Rose Ave, Oakdale Rd.
- Top Center:** Coffee Rd, Lorry Ave, Rose Ave, Oakdale Rd.
- Top Right:** Coffee Rd, Lorry Ave, Rose Ave, Oakdale Rd.
- Center:** Rose Ave, Oakdale Rd, Landini Way, Armida Way, Kruger Dr, Lorgate Way, Orangeburg Ave, Kent Ave, 1421, 1501, 1421.
- Bottom Left:** Oakdale Rd, 76, KFC, O'Reilly, Domino's, W, Starbucks.
- Bottom Center:** Oakdale Rd, 76, KFC, O'Reilly, Domino's, W, Starbucks.
- Bottom Right:** Oakdale Rd, 76, KFC, O'Reilly, Domino's, W, Starbucks.

Key locations marked with red boxes and labels include:

- Top Left:** Coffee Rd, Lorry Ave, Rose Ave, Oakdale Rd.
- Top Center:** Coffee Rd, Lorry Ave, Rose Ave, Oakdale Rd.
- Top Right:** Coffee Rd, Lorry Ave, Rose Ave, Oakdale Rd.
- Center:** Rose Ave, Oakdale Rd, Landini Way, Armida Way, Kruger Dr, Lorgate Way, Orangeburg Ave, Kent Ave, 1421, 1501, 1421.
- Bottom Left:** Oakdale Rd, 76, KFC, O'Reilly, Domino's, W, Starbucks.
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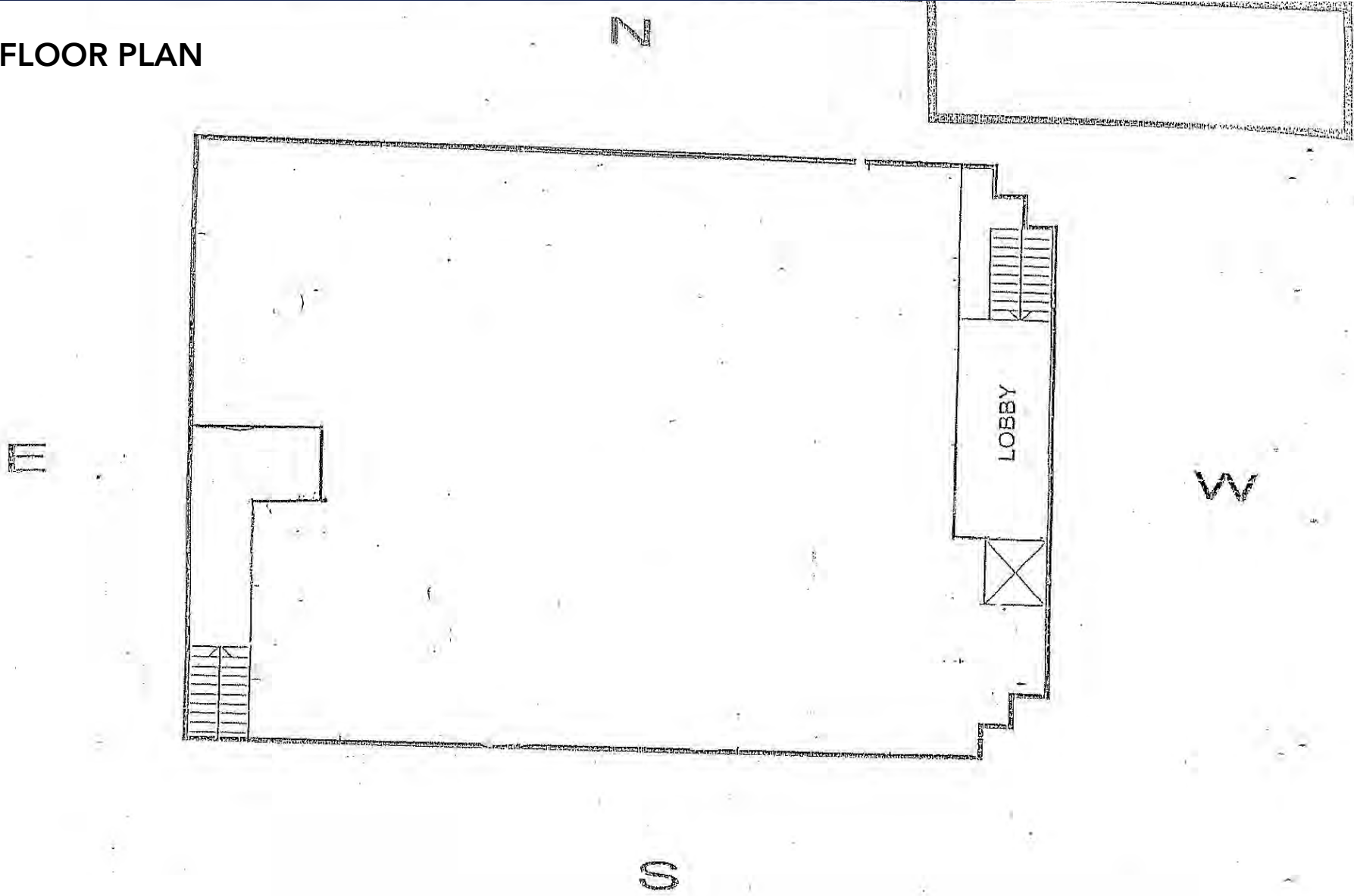
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FIRST FLOOR PLAN



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The property includes a well-lit, fully sprinklered covered parking garage with ADA-accessible spaces and clearly marked stalls. Tenants benefit from safe, convenient, and weather-protected parking with direct access to the building.



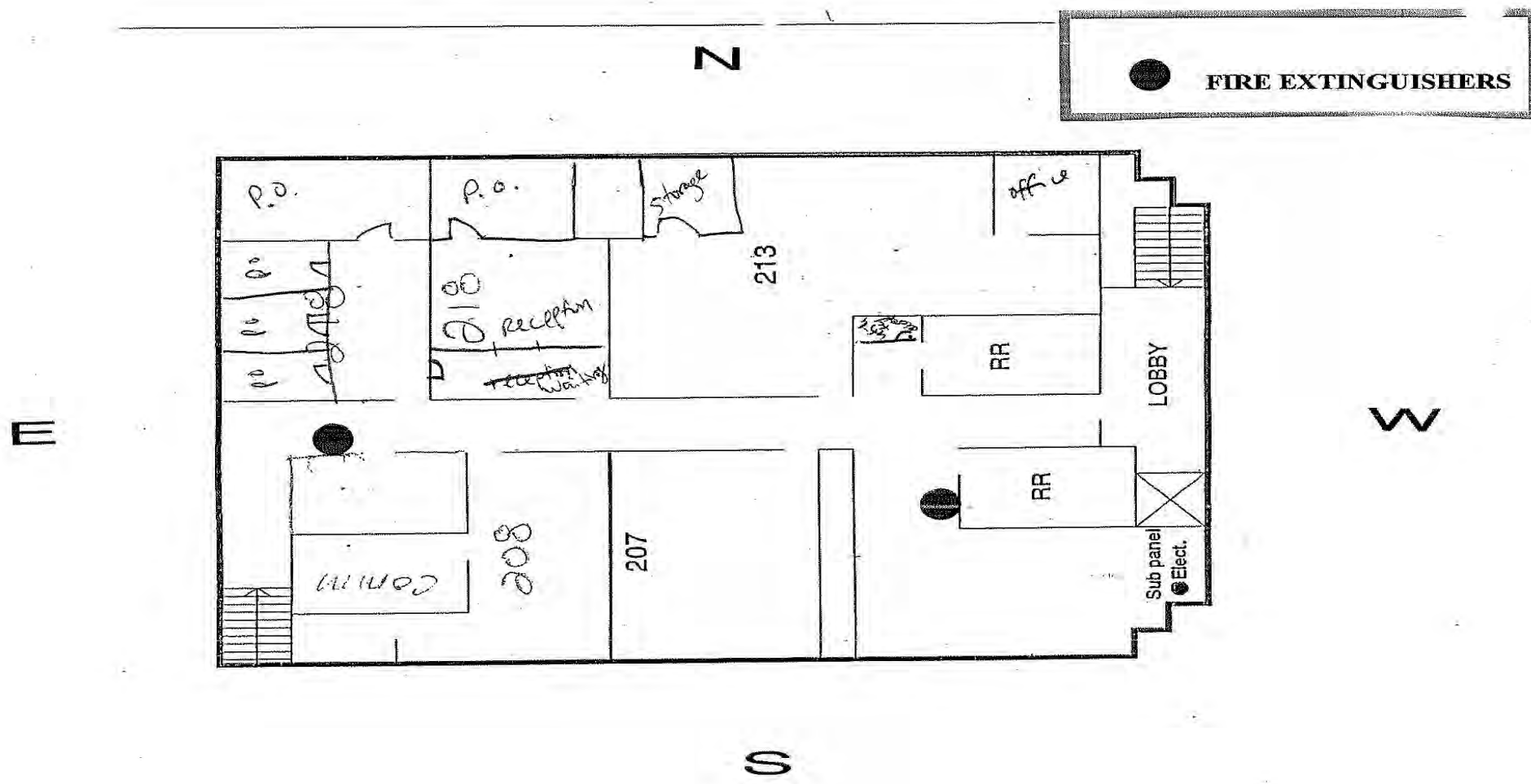
First Floor Features:

- Fully sprinklered
- Ample lighting
- ADA-accessible spaces and path of travel
- Clearly marked stalls
- Weather-protected parking
- ± 20 covered stalls
- ± 50 dedicated spaces on site
- ± 112 total spaces, 70 common spaces

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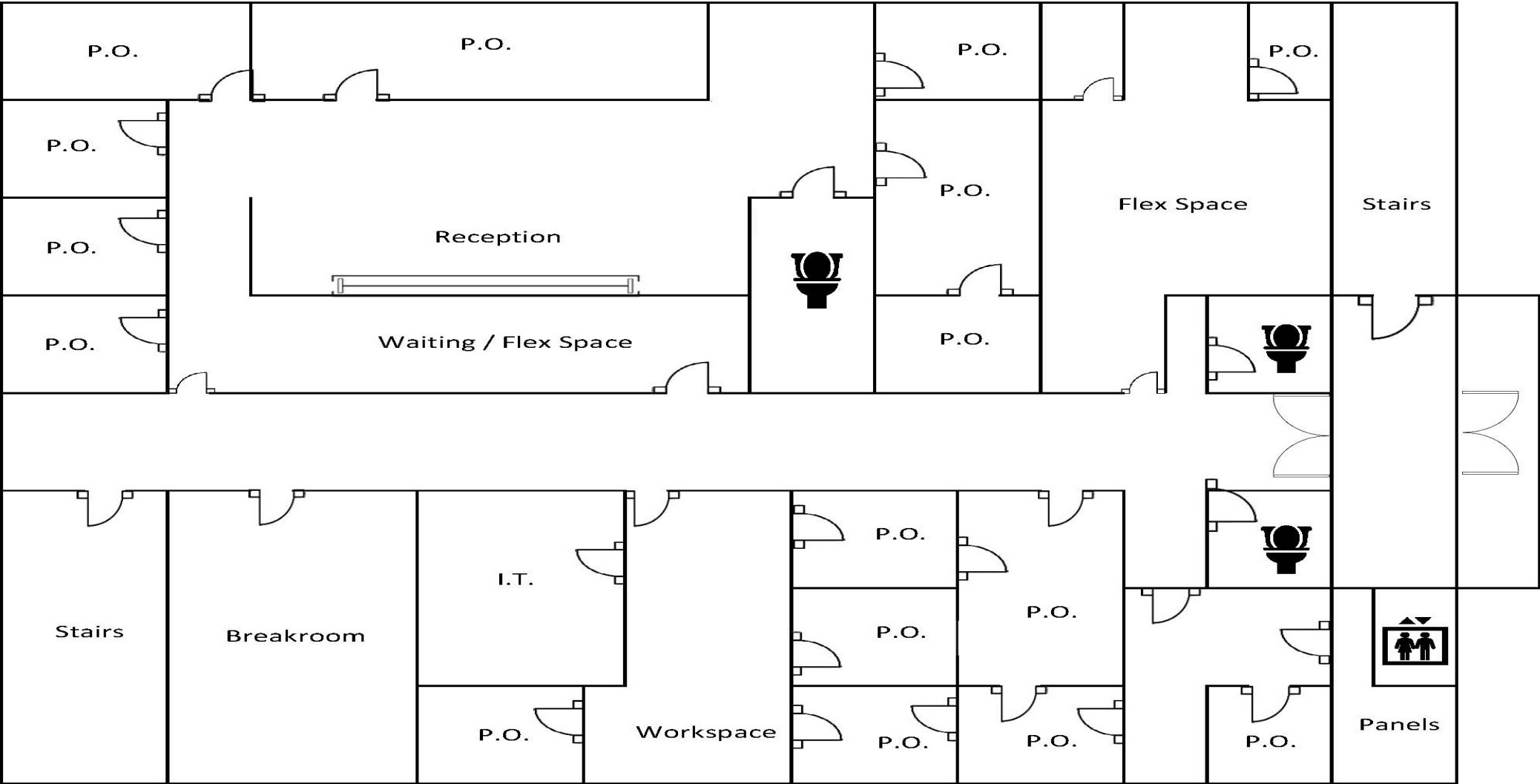


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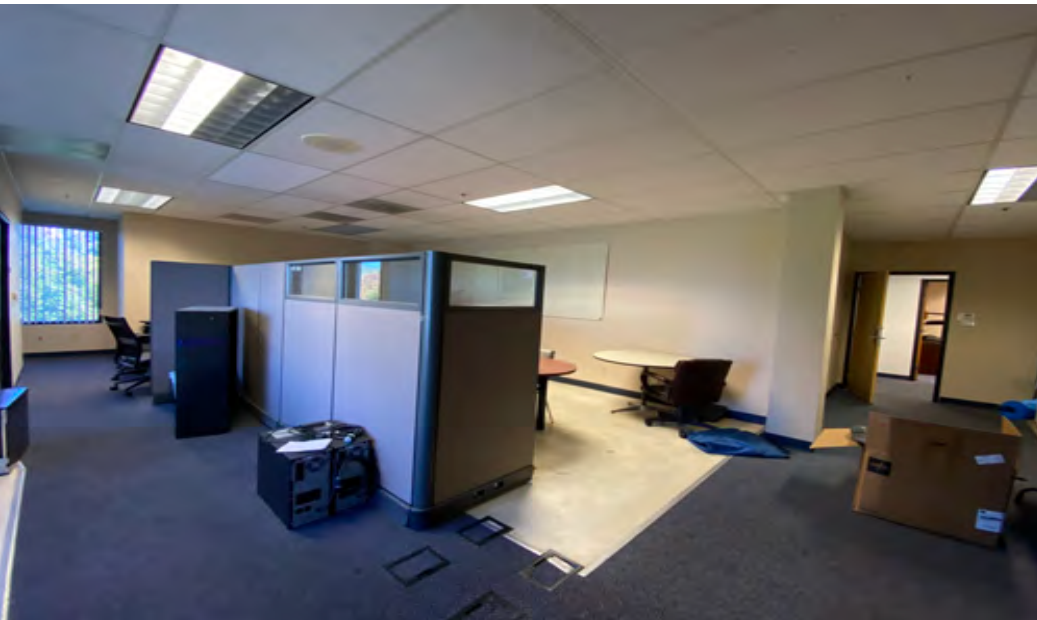
SECOND FLOOR PLAN



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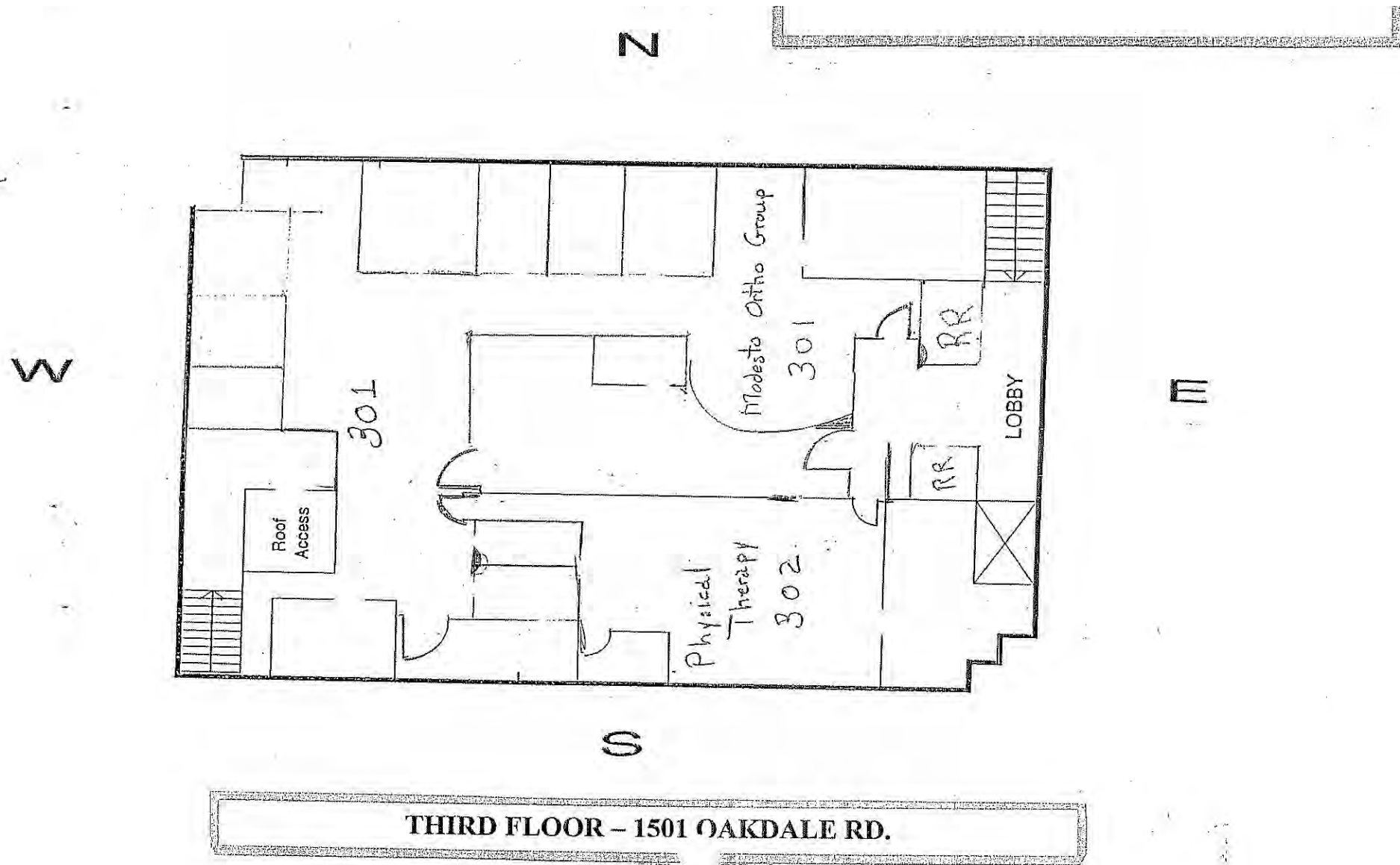
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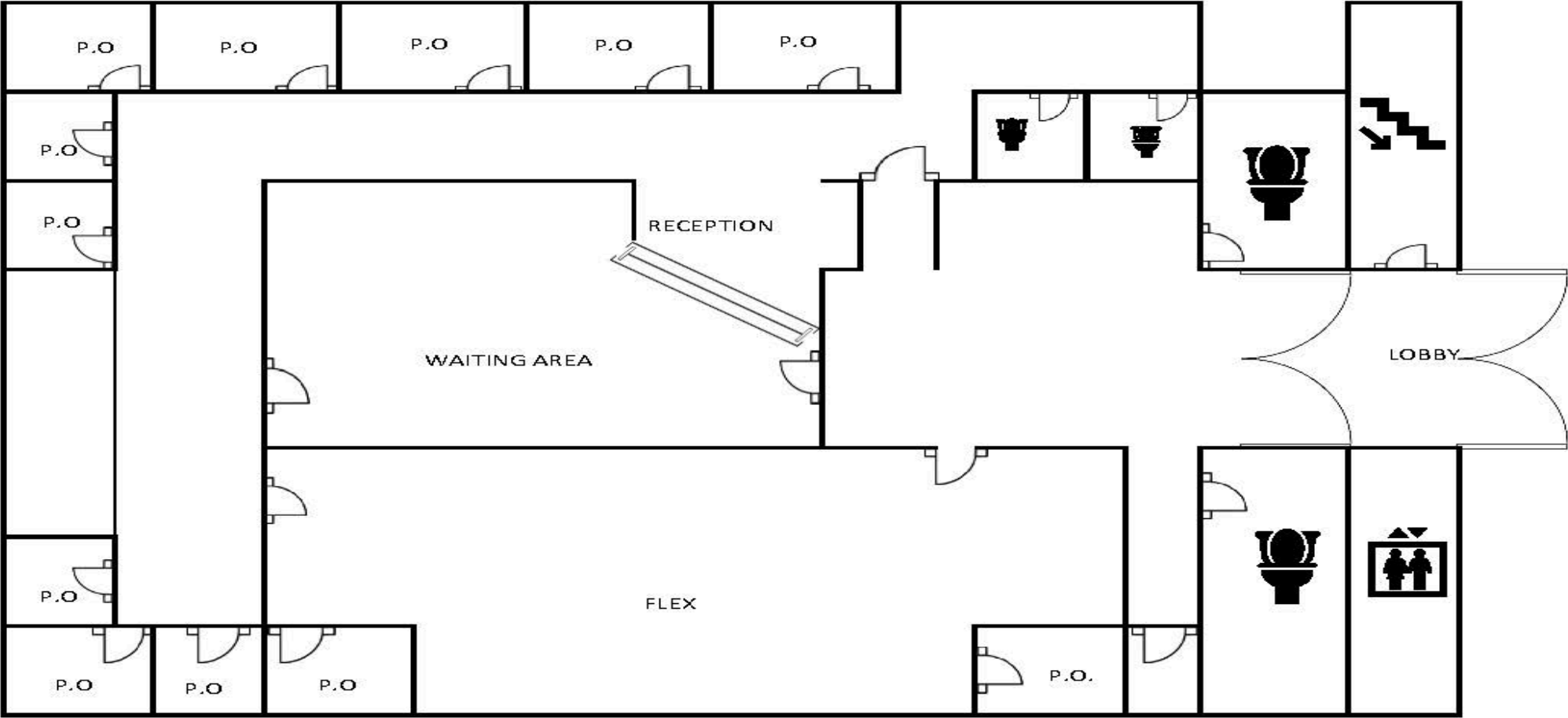


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THIRD FLOOR PLAN



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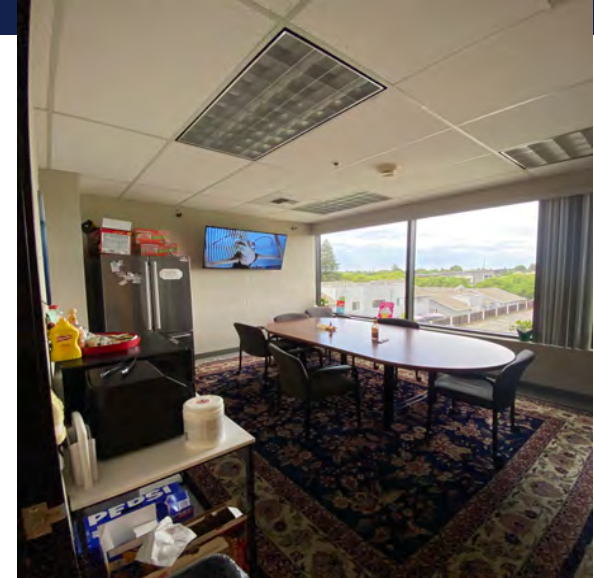
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1421 Oakdale Rd | Modesto, CA 95350

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ABOUT PMZ COMMERCIAL REAL ESTATE: From Humble Beginnings to Industry Leader

PMZ Real Estate was founded by Paul M. Zagaris, who started his real estate practice in 1947. Our organization is family-owned and managed.

We are an independent real estate firm with over 550 professional sales associates. We are ranked in the top 50 mega-brokers in the country. With sales over 1.2 billion dollar annually, PMZ Real Estate is the most successful real estate organization in the East Bay and Central Valley regions.



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ABOUT NICK: From Military Service to Real Estate Investment Strategy

A dedicated commercial real estate professional specializing in investment, leasing, and sales throughout the Central Valley. A U.S. Army Infantry Veteran and former Platoon Sergeant, he brings a disciplined, mission-driven approach to every client relationship.

With a decade of experience, Nick combines strong underwriting and financial analysis skills with an investor’s perspective to help clients identify opportunities, maximize value, and achieve lasting growth. His background in lending, acquisitions, and 1031 exchanges provides a deep understanding of complex transactions and financing structures.

Nick holds a B.A. in Entrepreneurship with a minor in Business Analytics from American Military University. He approaches real estate with strategy, transparency, and collaboration—focused on advising clients toward smart, sustainable decisions.

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