

FOR LEASE

500 Coffee Road • Modesto • CA • 95355-4926



The information contained herein is deemed reliable, but is not guaranteed. To discuss this property or any other commercial need, please contact:

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

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Property Overview

Address: 500 Coffee Road • Modesto • CA • 95355-4926

Lease Rate: \$ 1.65 PSF • Gross

Available Suite: E

Suite Size: ± 1,818 SF

Lot Size: ± 8,712 SF / ± 0.2 AC

County: Stanislaus County

Property Type: Commercial Office

Parcel Numbers: 034-006-032

Procuring Broker Fee: 2.5%

Highlights:

Located along one of Modesto's prominent commercial corridors, 500 Coffee Road offers an excellent opportunity for businesses seeking a highly visible and accessible location. The property benefits from its strategic position within an established commercial area, providing convenient access to surrounding residential neighborhoods, retail centers, professional services, and major transportation routes. With strong exposure along Coffee Road and a location surrounded by a variety of established businesses, the property presents an attractive opportunity for a business looking to establish a presence in one of Modesto's well-trafficked commercial areas.

Suite E:

- ± 1,818 SF
- Reception Area
- Seven (7) Offices
- Large Open Area
- Break Room Area
- Restroom



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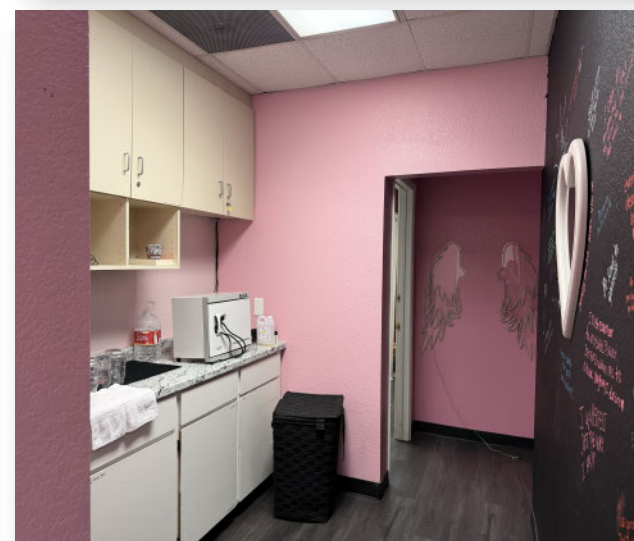
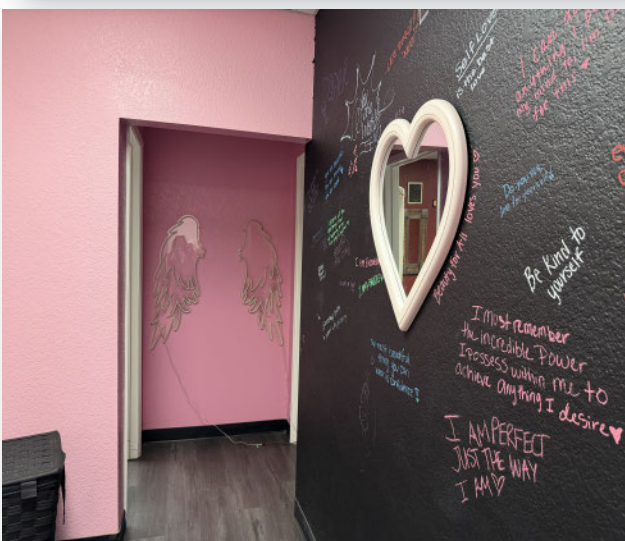
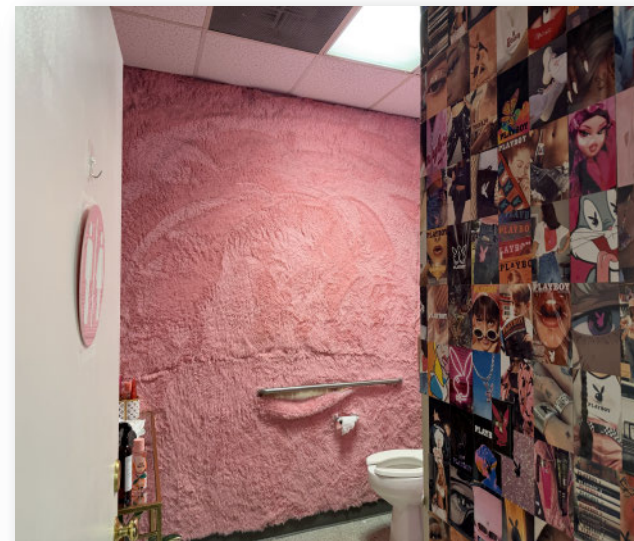
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Photo Gallery



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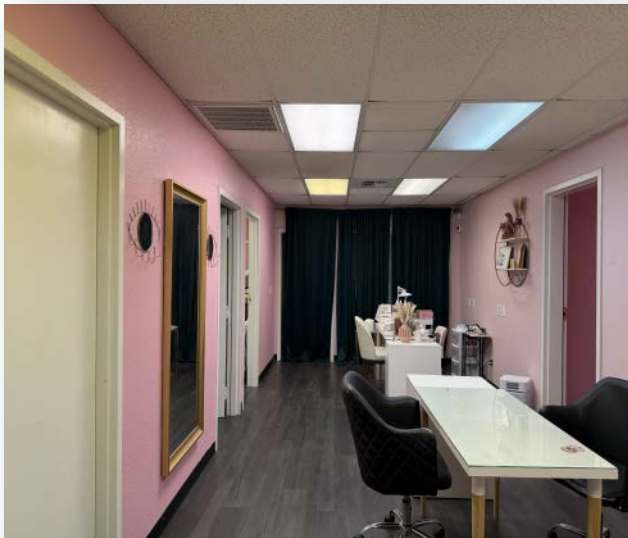
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Location Map



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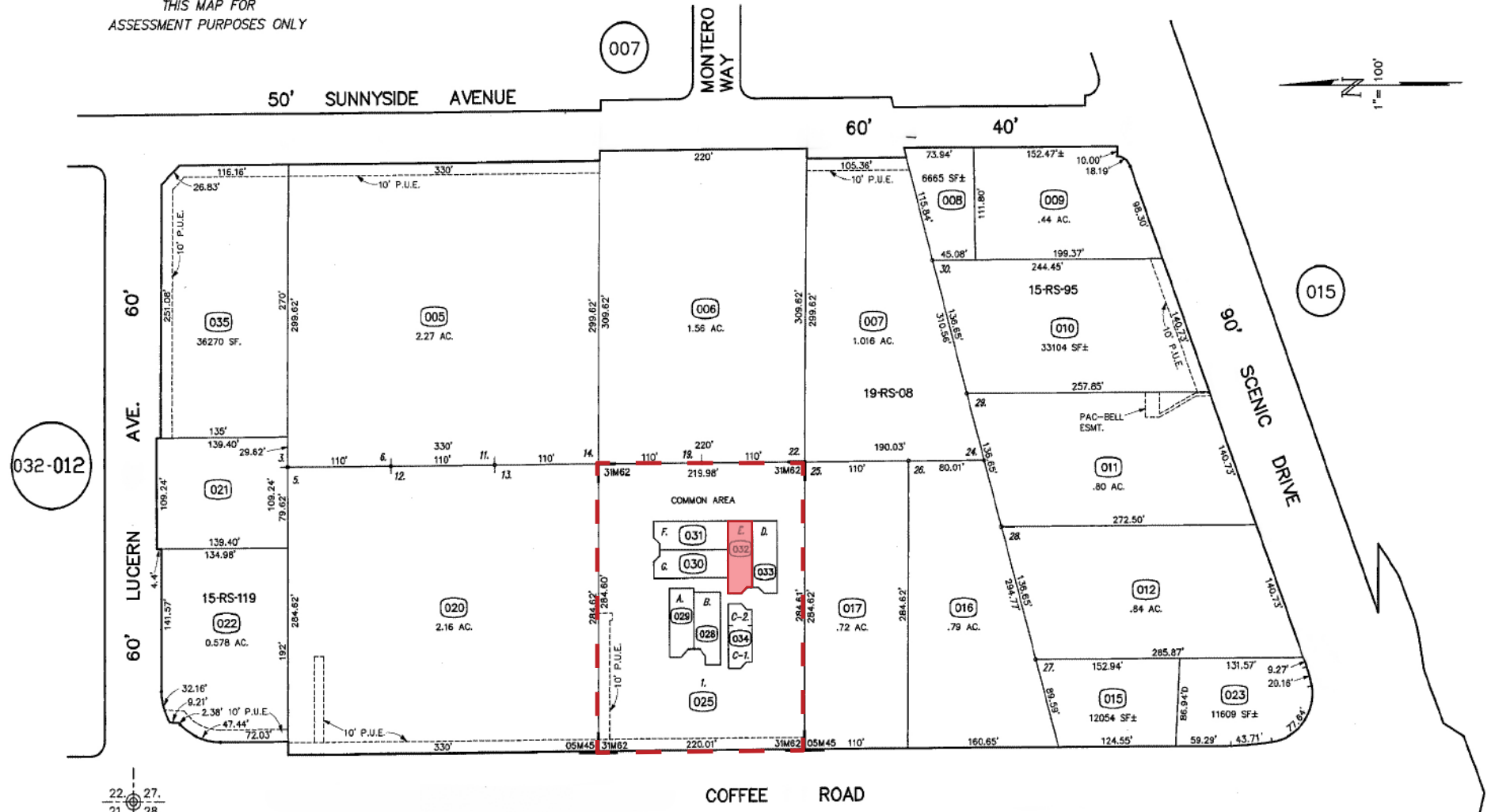
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Parcel Map

POR. NW 1/4 SEC. 27 T.3S. R.9E. M.D.B.& M.
 POR. SUNNYSIDE ACRES - LTS. 3-6, 11-14, 19, 22 & 24-31 (05M45)
 500 COFFEE ROAD OFFICE CONDOMINIUMS (31M62)

002 001
 002 079 034 - 006
 002 100
 002 179
 002 088

THIS MAP FOR
 ASSESSMENT PURPOSES ONLY



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