

FOR LEASE

1308 H Street | Modesto | CA 95354-2428



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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Property Overview

Address: 1308 H Street, Modesto, CA 95354-2428

Lease Rate: \$ PSF NNN

Building Size: ± 2,133 SF

Lot Size: ± 11,761 SF / ± 0.27 AC

County: Stanislaus County

Property Type: Commercial Office

Parcel Numbers: 106-015-014

Procuring Broker Fee: 2.5%

Highlights:

1308 H Street presents a prime leasing opportunity in the heart of Downtown Modesto. This well-located property offers excellent visibility, convenient access, and proximity to key amenities including restaurants, banks, and government offices. The space features a flexible floor plan suitable for a variety of professional office or retail uses. Tenants will benefit from the property's central location, strong surrounding business activity, and ample nearby parking. With its combination of accessibility, exposure, and functionality, 1308 H Street is an ideal choice for businesses seeking a prominent Modesto address.

Features:

- ± 2,133 SF
- Large Reception Area
- Four (4) Private Offices
- Conference Room
- File Storage Room
- Kitchen/Break Room
- Restroom



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

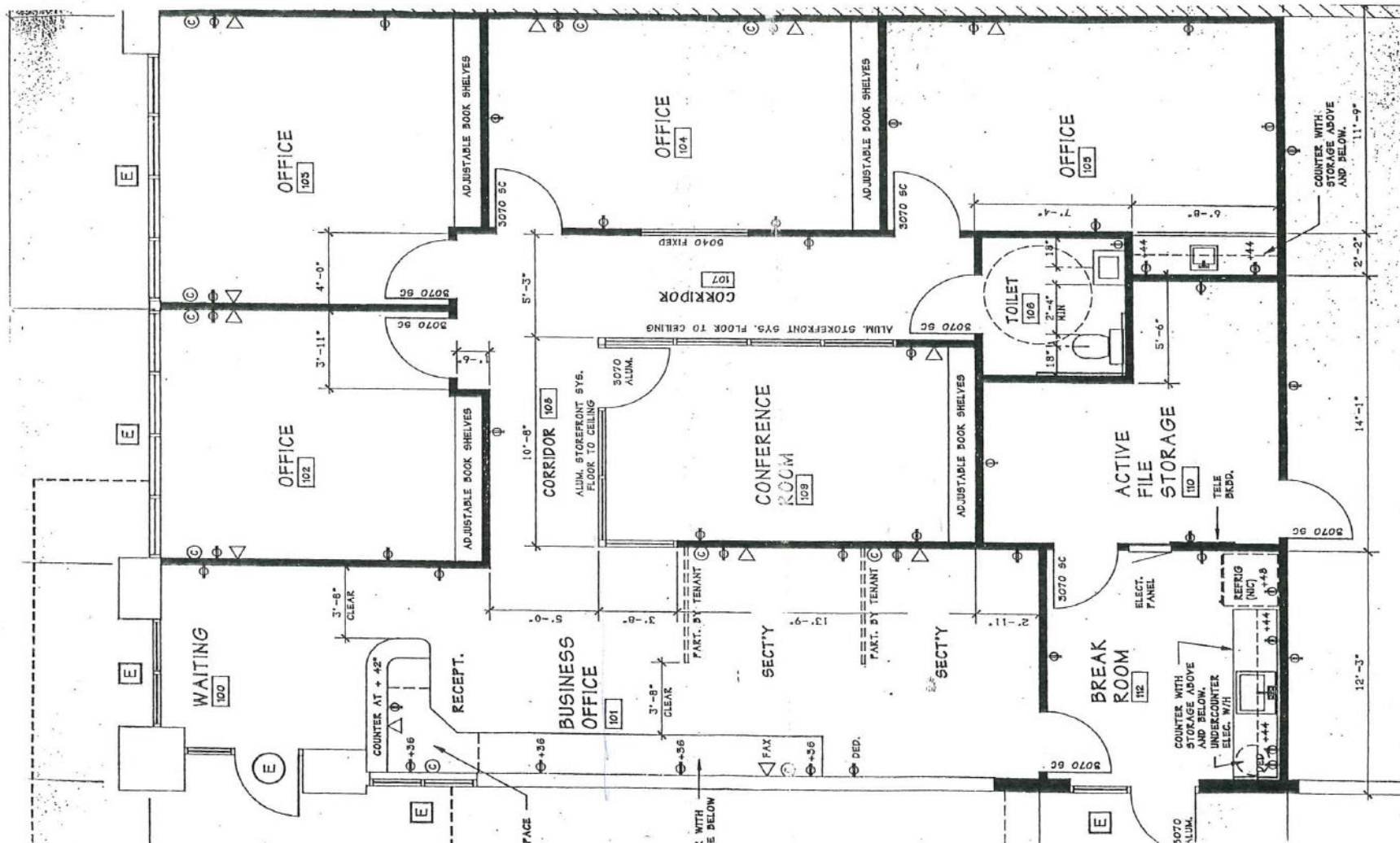
PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Floor Plan



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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Location Map



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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Parcel Map

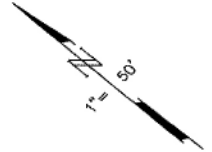
THIS MAP FOR
ASSESSMENT PURPOSES ONLY
Copyright 2001 Stanislaus County
All rights reserved

POR. SE 1/4 SEC. 29 T.3S. R.9E. M.D.B.& M.
CITY OF MODESTO - BLK. 104 (13M104)

002 173 106 - 015

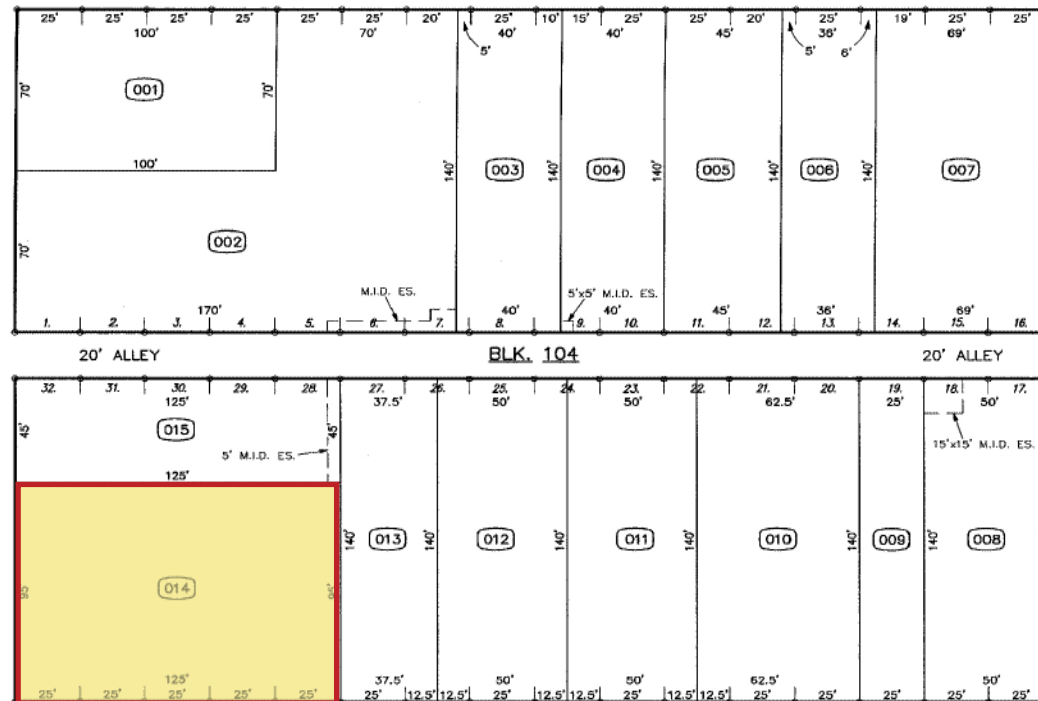
014

80' 14TH STREET



80' H STREET

105-014



016

Back To
Book
Index

80' 13TH STREET

FROM 104-05
DRAWN 1-31-69
REVISED 7-16-07 (V)DH



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

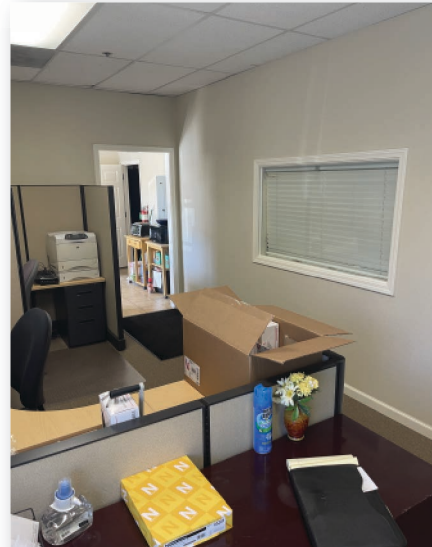
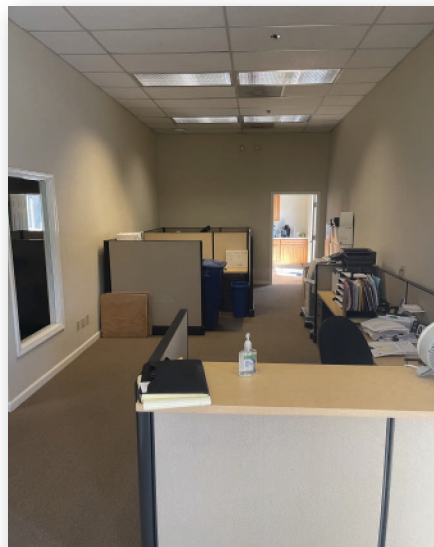
PMZ COMMERCIAL
SINCE 1957 REAL ESTATE

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Photo Gallery



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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com

Drone Photo Gallery

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

Randy High Jr., CCIM
DRE Lic. No. 01238404
(209) 491-3413
randyhighjr@gmail.com

Danny Price
DRE Lic. No. 01895497
(209) 491-3415
dprice@pmz.com

Desiree Holland
Administrative & Marketing Assistant
(209) 672-6792
PMZDes@gmail.com