

For Lease

1200 E. Orangeburg • Modesto • CA • 95350-4656



This marketing brochure is prepared for informational purposes only. All information is believed reliable but not guaranteed. Prospective buyers/tenants should conduct their own due diligence.

**HIGH
PRICE &
LEFFLER**
ASSOCIATES

PMZ COMMERCIAL
SINCE 1987 REAL ESTATE

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Property Summary

Address:	1200 E. Orangeburg Ave • Modesto	County:	Stanislaus County
Lease Rate:	\$ 1.75 PSF • MG	Property Type:	Commercial Office
Available Suites:	201 and 202	Parcel Number:	031-024-032
Lot Size (SF/AC):	± 30,491 SF / ± 0.07 AC	Procuring Broker Fee:	2.5%

Property Description:

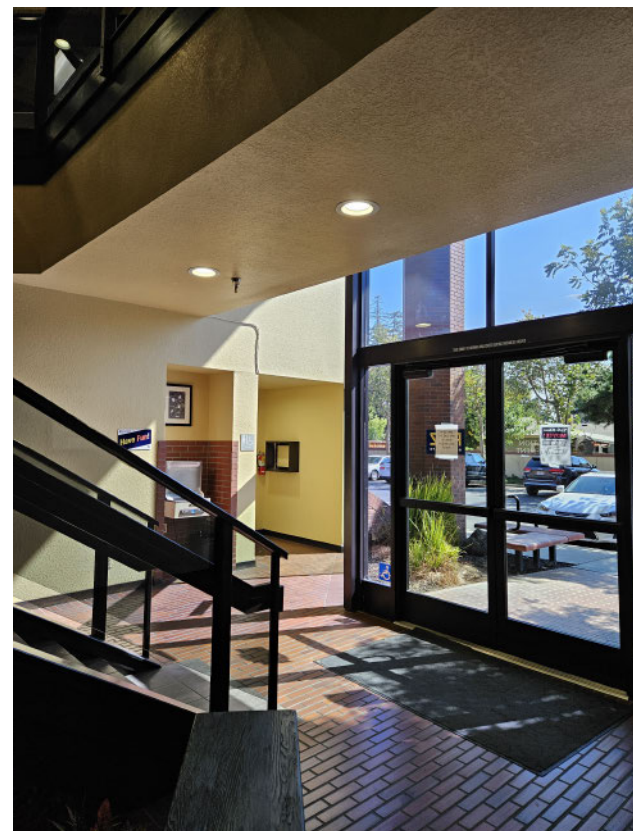
Located at 1200 E. Orangeburg Avenue in Modesto, this prime commercial real estate property offers an excellent opportunity for businesses seeking visibility and accessibility in a highly desirable area. With close proximity to major thoroughfares and high-traffic zones, it's perfectly positioned to attract a steady flow of customers and clients. The property boasts ample parking, modern facilities, and flexible spaces that can accommodate a variety of commercial uses. Surrounded by well-established businesses and residential neighborhoods, this location provides a unique blend of convenience and community presence. Whether you're looking to expand or establish a new presence, 1200 E. Orangeburg Avenue offers the ideal space to grow your business in Modesto's thriving commercial landscape.

Suite 201:

- ± 2,547 SF
- Ten (10) Private Offices
- Nine (9) Individual Cubicles
- Kitchenette
- Shared Restroom

Suite 202:

- ± 2,375 SF
- Six (6) Private Offices
- Large Conference Room
- Four (4) Individual Cubicles
- Large Kitchen with Ample Storage
- Shared Restroom



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Photo Gallery • Suite 201



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Location Map



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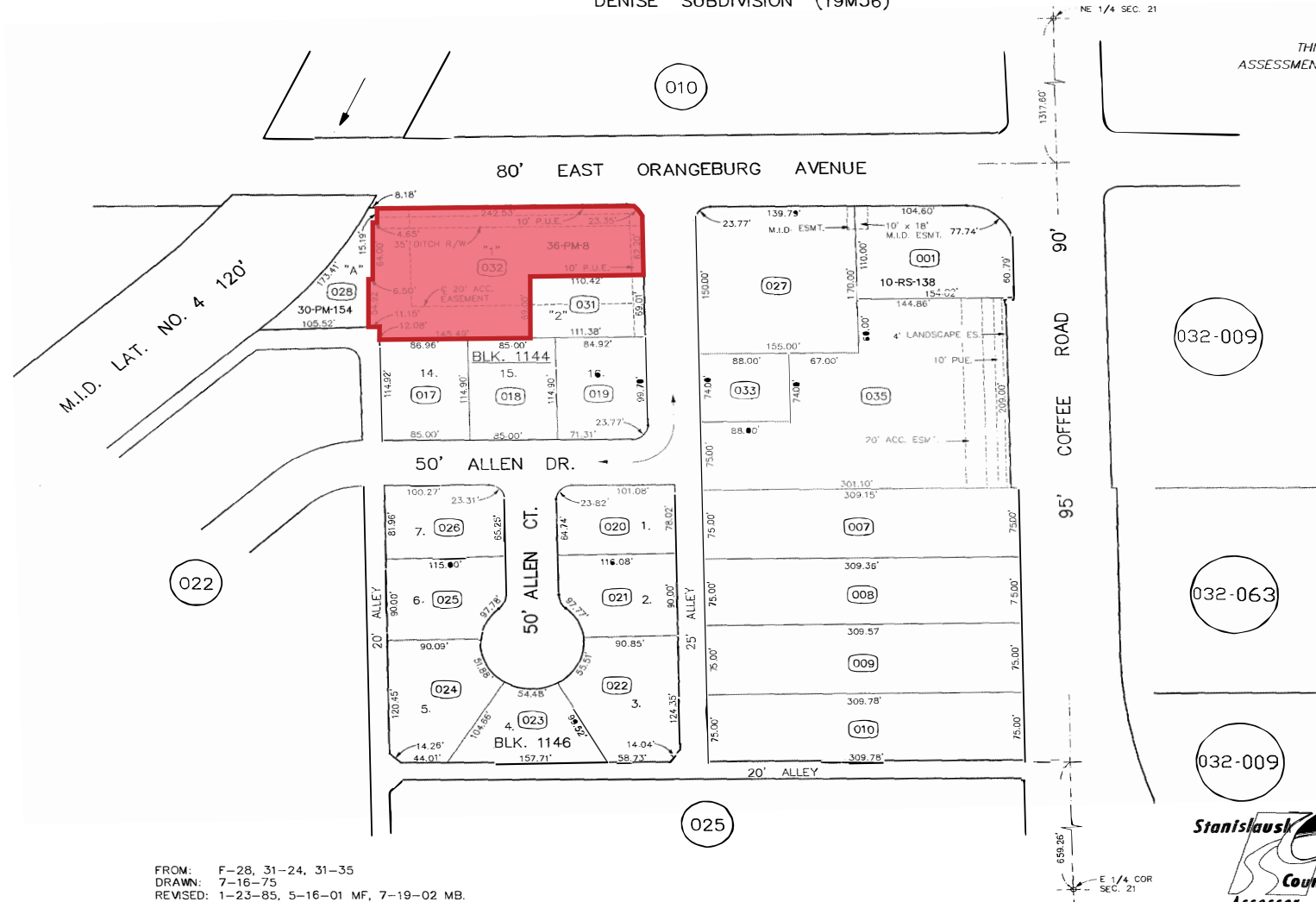
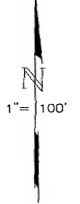
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Parcel Map

PORTION NE 1/4 SECTION 21 T.3S. R.9E. M.D.B.&M.
DENISE SUBDIVISION (19M56)

002 001 031 - 024

THIS MAP FOR
ASSESSMENT PURPOSES ONLY



FROM: F-28, 31-24, 31-35
DRAWN: 7-16-75
REVISED: 1-23-85, 5-16-01 MF, 7-19-02 MB.

Stanislaus
County
Assessor

62,76,
85,02

031 - 024

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