

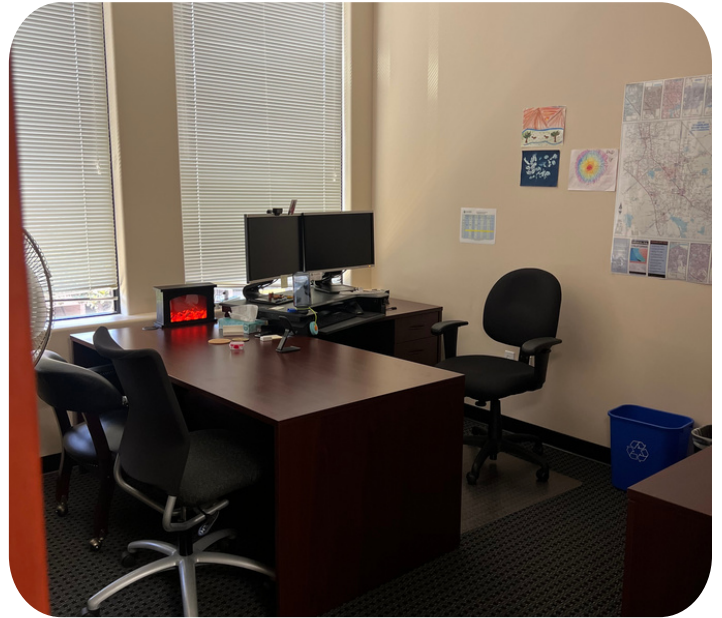


**1111 I St. Suite 303**  
**FOR LEASE | OFFICE SPACE**  
**921 SF | PRIME DOWNTOWN MODESTO LOCATION**  
**\$1.50 PSF NNN**

Beautifully maintained downtown building in a prime location, within walking distance to the courthouse, county recorder, and a variety of popular restaurants. The property is exceptionally well cared for, featuring high-quality interior finishes that reflect pride of ownership. With a strong history of long-term tenants, this building continues to be a desirable and well-regarded property.



# 1111 I ST. | PROPERTY PHOTOS



## PROPERTY HIGHLIGHTS

- 920 SF of prime Downtown Modesto office space
- Walking distance to Courthouse, dining and more.
- Stairs and elevator access
- Private suite with 2 closed offices, executive office and reception area
- Ample 2 hour street parking and two parking garages within walking distance
- Shared building restrooms

209-595-4426 | 5580 PIRRONE RD. SALIDA, CA 95368

## **DISCLAMIER**

The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or as to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.



**Bret Hughes Real Estate Inc LIC #01845381**  
**G. Bret Hughes LIC #01405221**