

LISTING DATA:

- 5,219± SF - Highly Functional Office Suite
- Professionally managed property in stellar condition
- Convenient access, parking and visibility
- Tenant pays for their own utilities and janitorial
- Building signage available
- Attractive and well maintained atrium area



ECONOMIC DATA:

LEASE RATE: \$1.65 PSF / Month / Modified Gross

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OFFICE BUILDING FOR LEASE

4216 KIERNAN AVENUE, SUITE 101, MODESTO, CA



Suite includes:

- Reception area and spacious hallway
- Bullpen with built-in cubicles
- Twelve (12) offices (furniture is optional)
- Fully furnished conference room
- Storage/Utility area and breakroom with Refrigerator, dishwasher and stove/over in good condition and operable.



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