



1111 I St. Suite 304

FOR LEASE | OFFICE SPACE

1189 SF | PRIME DOWNTOWN MODESTO LOCATION

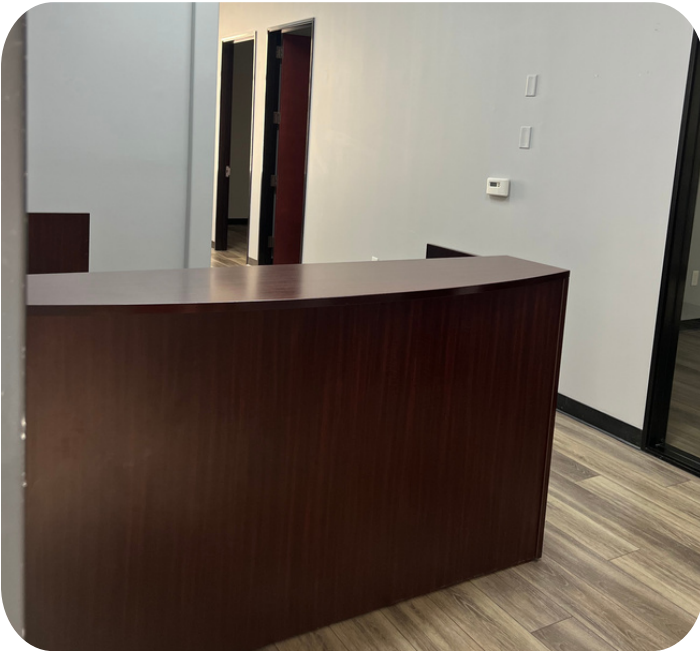
\$1.50 PSF NNN

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.



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

1111 I ST. | PROPERTY PHOTOS



PROPERTY HIGHLIGHTS

- 1100 SF of prime Downtown Modesto office space
- Walking distance to Courthouse, dining and more.
- Stairs and elevator access
- Private suite with 4, work area and small coffee/break room
- Ample 2 hour street parking and two parking garages within walking distance
- Shared building restrooms

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DISCLAIMER

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