



OFFICE BUILDING FOR LEASE

3300 Tully Road

Modesto, CA 95350

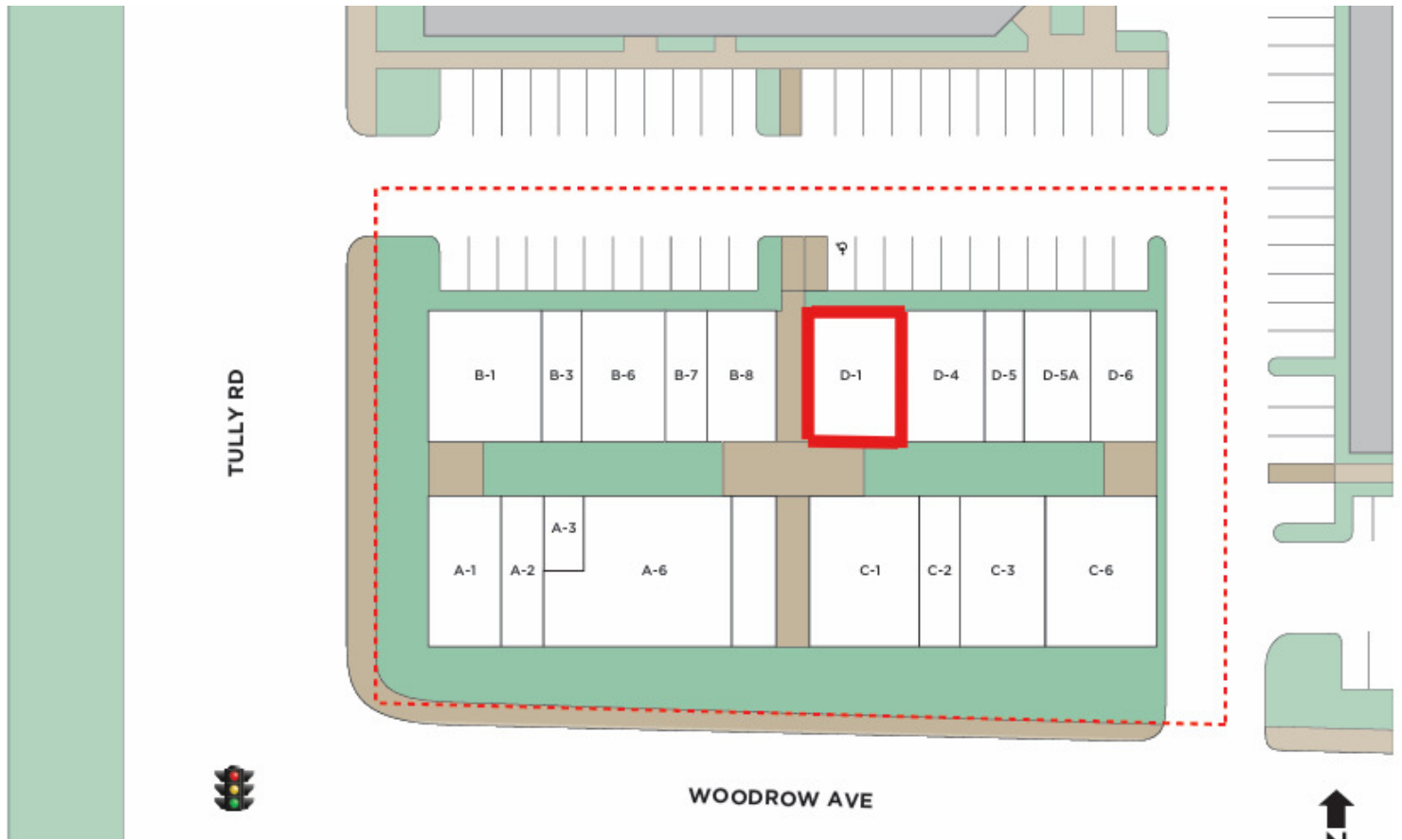
FRANK ROQUE

559.999.7175

frank@linkcp.com

CalDRE #02124044





PROPERTY DESCRIPTION

This well-appointed office suite at 3300 Tully Road offers an adaptable environment tailored for tenants seeking refined professional space. The layout combines two private offices with a front reception and expansive back office. Strategically managed building services ensure the space remains polished and move-in ready for the discerning investor.

PROPERTY HIGHLIGHTS

- Full Service Lease Structure including utilities and janitorial
- Easy Accessibility (5 different access points)
- Great selection of restaurants in the nearby vicinity
- Dense residential area with high traffic counts
- Very functional layout
- Natural daylight throughout the space enhances occupant comfort
- Secure access and professional building management maintain quality
- Ample on-site parking simplifies access for employees and guests

OFFERING SUMMARY

Lease Rate:	\$2.25 PSF / Mo
Available SF:	783 SF
Building Size:	12,750 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	7,469	40,226	78,632
Total Population	20,532	116,132	236,618
Average HH Income	\$104,159	\$103,646	\$104,778

