

1128 6TH STREET, MODESTO, CA

EXECUTIVE SUITE "B" AVAILABLE

SUITE	ROOM AREA	COST
"B"	513 SQ.FT.	\$800.00/MO.

FEATURES

1. COMMON RECEPTION, RESTROOMS & ENTRANCE WAYS (760SQ.FT.)
2. PAINTED/READY TO OCCUPY SUITES
3. HIGH EFFICIENT CENTRAL AIR/HEAT UNITS
4. PLENTY OF ONSITE PARKING
5. DIRECT FREEWAY ACCESS
6. NEW – CLEAN BUILDING
7. CENTRAL ALARM SYSTEM
8. 1ST MONTH + DEPOSIT REQUIRED
9. SIGNS REQUIRE OWNER APPROVAL
10. ZONED C-2, GENERAL COMMERCIAL
11. WATER/SEWER & ALARM MONITORING INCLUDED
12. OTHER UTILITIES (GAS, ELECT., PHONE, TRASH, JANITORIAL) NOT INCLUDED

UNIQUE QUALITIES

This very clean suite is unique in that it is ideal for meeting the needs of the small professional business company that is on the go and cannot afford the cost or a need for a full time reception for their business. With the usage of the common reception, your business will be open at 8 to 5, five days a week, to greet your clients professionally and address your daily shipping needs, whether the members of your company are on a business trip, late from lunch, or on a vacation outing. The suite shares / includes 760 square feet of maintained entrance and restrooms facilities and is ready to rent today. Located in downtown Modesto with immediate freeway access.

CONTACT

ELWYN V. HEINEN
1128 6TH STREET
MODESTO, CA 95354-2203
(209) 577-3238
5773108@att.net

1128 6TH STREET, MODESTO, CA

EXECUTIVE SUITE "C" AVAILABLE

SUITE	ROOM AREA	COST
"C"	600 SQ.FT.	\$900.00/MO.

FEATURES

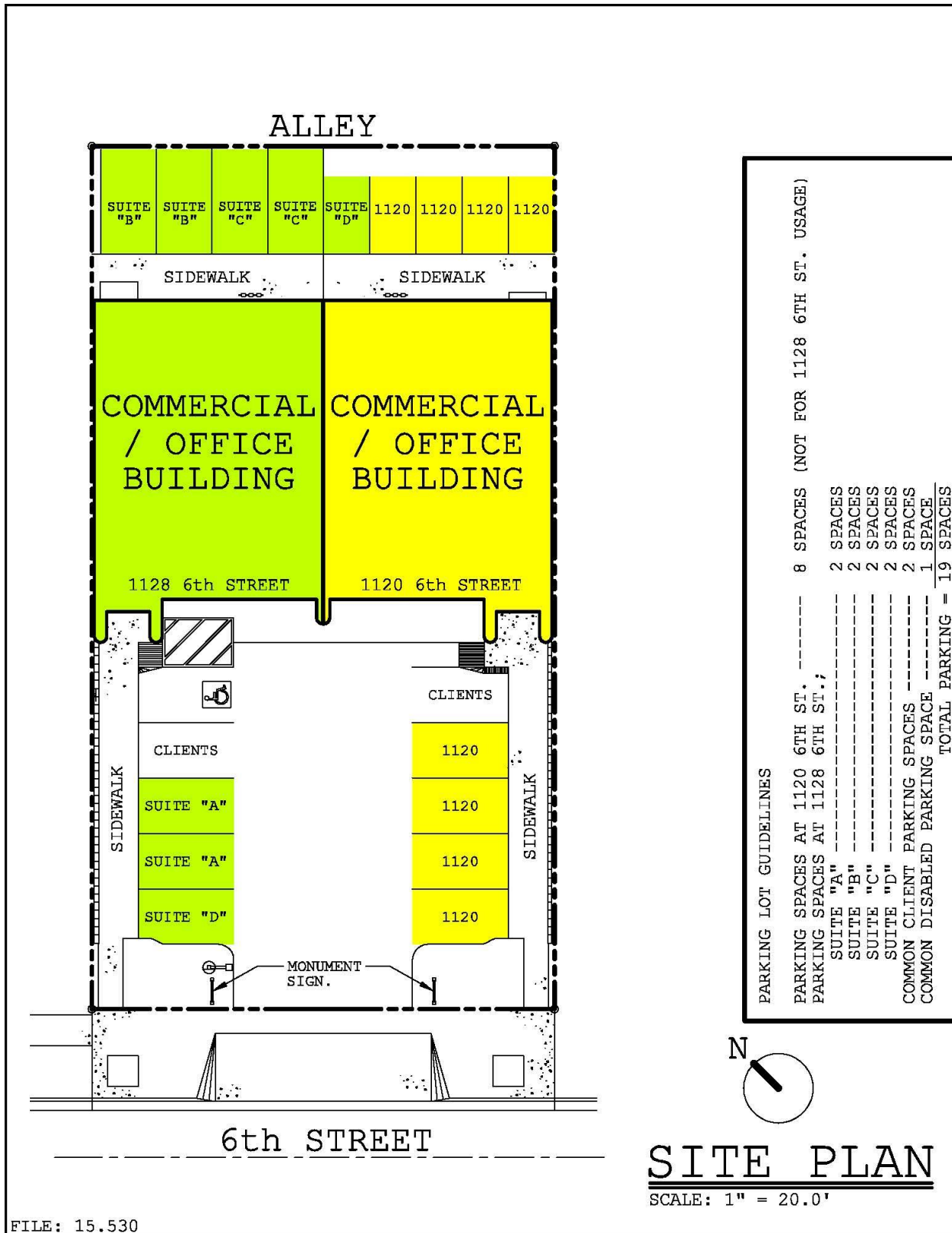
1. COMMON RECEPTION, RESTROOMS & ENTRANCE WAYS (760SQ.FT.)
2. PAINTED/READY TO OCCUPY SUITES
3. SEPARATE UTILITIES FOR SUITES "C" & "D"
4. HIGH EFFICIENT CENTRAL AIR/HEAT UNITS
5. PLENTY OF ONSITE PARKING
6. DIRECT FREEWAY ACCESS
7. NEW – CLEAN BUILDING
8. CENTRAL ALARM SYSTEM
9. 1ST MONTH + DEPOSIT REQUIRED
10. SIGNS REQUIRE OWNER APPROVAL
11. ZONED C-2, GENERAL COMMERCIAL
12. WATER/SEWER & ALARM MONITORING INCLUDED
13. OTHER UTILITIES (GAS, ELECT., PHONE, TRASH, JANITORIAL) NOT INCLUDED

UNIQUE QUALITIES

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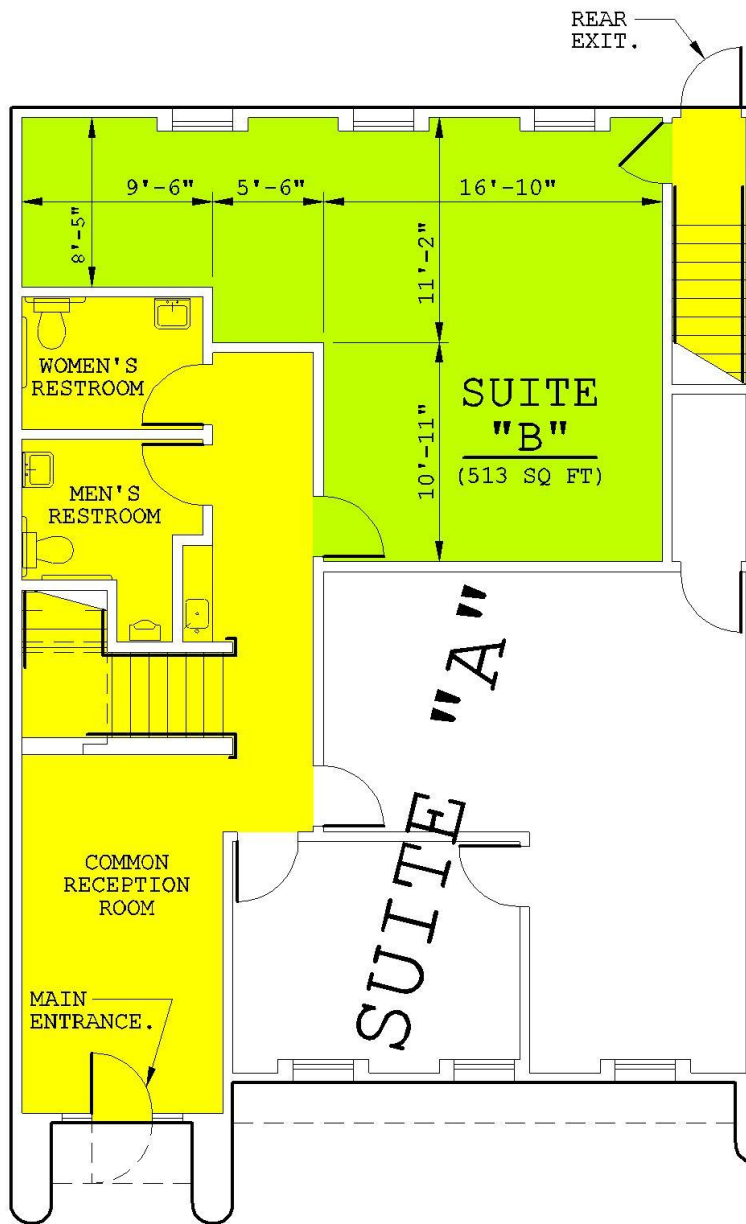
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PARKING LOT GUIDELINES

PARKING SPACES AT 1120 6TH ST.	8 SPACES (NOT FOR 1128 6TH ST. USAGE)
PARKING SPACES AT 1128 6TH ST.:	
SUITE "A"	2 SPACES
SUITE "B"	2 SPACES
SUITE "C"	2 SPACES
SUITE "D"	2 SPACES
COMMON CLIENT PARKING SPACES	2 SPACES
COMMON DISABLED PARKING SPACE	1 SPACE
TOTAL PARKING	= 19 SPACES

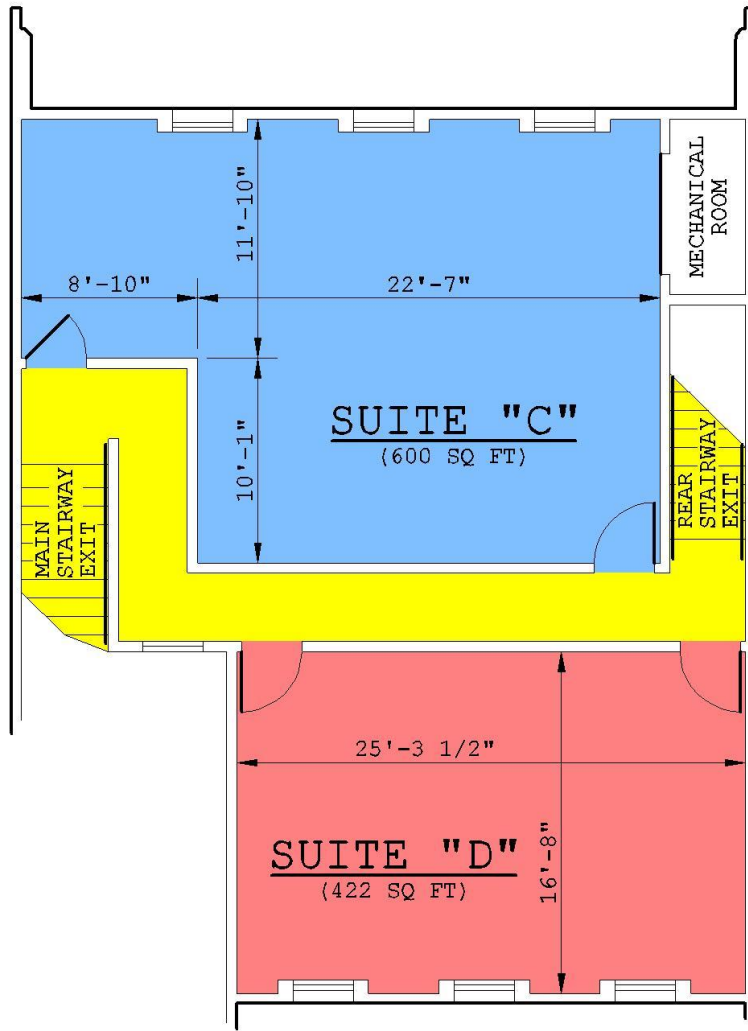
SITE PLAN
 SCALE: 1" = 20.0'



1st FLOOR PLAN

NOTE;

1. DESIGNATES SUITE "A".
2. DESIGNATES SUITE "B".
3. DESIGNATES COMMON AREA.



2nd FLOOR PLAN

NOTE;

1. DESIGNATES SUITE "C".
2. DESIGNATES SUITE "D".
3. DESIGNATES COMMON AREA.

