



OFFICE, INDUSTRIAL & FLEX SPACE  
ALL PROPERTIES OWNER MANAGED AND  
STRATEGICALLY LOCATED MINUTES FROM A MAJOR INTERSTATE  
IN THE EAST BAY AND CENTRAL VALLEY.

**Right Space. Best Place.**  
[www.cranbrookgroup.com](http://www.cranbrookgroup.com)

# CRANBROOK OFFICE PLAZA

4701 Sisk Road, Modesto, CA 95356



## SEE & LEARN MORE ...

Go to [cranbrookgroup.com](http://cranbrookgroup.com) to view more photos and get more information about Cranbrook Office Plaza and our company.

## FULL SERVICE OFFICE SPACE WITH FREEWAY VISIBILITY.

*Cranbrook Office Plaza is a full service, Class A, two-story office building totalling 18,051 rentable square feet.*

*Located in North Modesto, adjacent to Highway 99, South of State Highway 219. Cranbrook Office Plaza provides great freeway visibility with freeway signage available.*

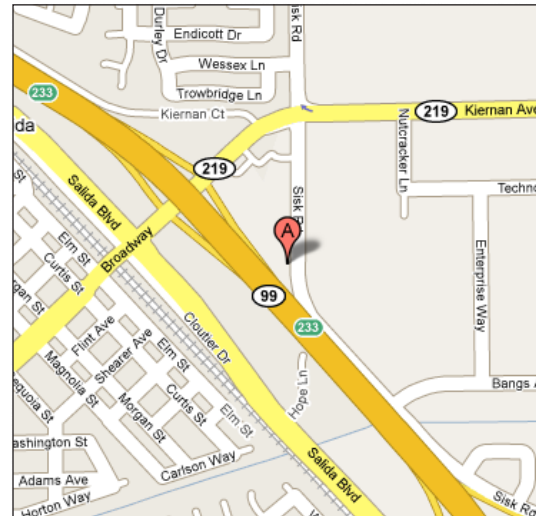
*A host of amenities, with prominent identity along Highway 99 being top of the list, gives Cranbrook Office Plaza the designation "Right Space. Best Place."*



Lobby



Covered Parking



## WHAT SETS US APART.

- Owner managed ... it makes a difference!
- Excellent access to Highway 99
- Prominent identity along Highway 99
- Freeway visible signage available
- Ample garage and uncovered parking at 4:1000
- Fully fire sprinkler equipped



*Cranbrook Office Plaza is adjacent to Highway 99 offering an excellent location ... within walking distance to restaurants and hotels.*

For more information, please contact:

### Kyle Kampfen

Senior Property Manager & Leasing Agent

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BRE #01488854

*The information contained herein is based on reliable data, measurements and calculations. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.*