

# Professional Office Space for Lease

## 605 Standiford Ave, Suite C-2, Modesto



RE/MAX Executive

220 Standiford Ave., Suite A  
Modesto, CA 95350

**Maria Vieira-Lee**

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# OVERVIEW

## Property Overview:

Located on the first floor at 605 Standiford Avenue, Suite C-1 in Modesto, California, this 2299-square-foot office space features 14 private offices, making it ideal for businesses seeking a functional workspace. The suite is part of a professional building in a well-connected area, offering convenient access to major roads, dining, and retail options.

## Prime Location in Modesto

Standiford Avenue is a key corridor in Modesto, providing seamless access to McHenry Avenue, a major commercial artery lined with retail businesses, restaurants, and professional offices. The office is conveniently located near Highway 99, which connects Modesto to the broader Central Valley and major metropolitan areas like Sacramento and the Bay Area.

## HIGHLIGHTS

- Great Visibility
- Daily Traffic Counts 42,800
- High Traffic Area
- Central Location for Easy Access
- Well Managed Project
- Central Atrium Area
- Elevator for 2nd Floor Access
- No Load Factor Applied for Common Areas



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# Suite Details

## SUMMARY

### Suite M: 666sf

- Offered at \$1.85psf MG
- Quality Office Space
- Bright with plenty of natural light
- 2 large private offices
- Large windows overlooking Standiford Ave
- Reception and work area
- Kitchenette with cabinets and sink
- Furniture may be available for Tenant to Utilize
- Extremely functional space and great value

**LEASED**

### Suite C-2: 2299sf

- Offered at \$1.75psf MG
- Quality Office Space
- Bright with plenty of natural light
- 14 private offices
- Reception and work areas
- Extremely functional space and great value



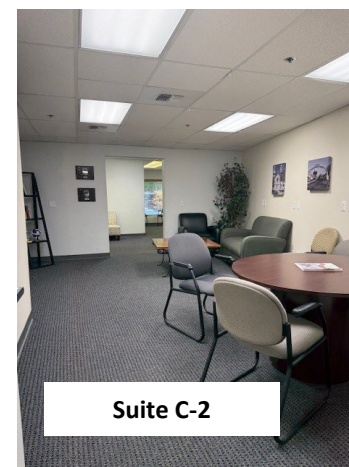
Suite M



Suite C-1



Suite C-2



Suite C-2



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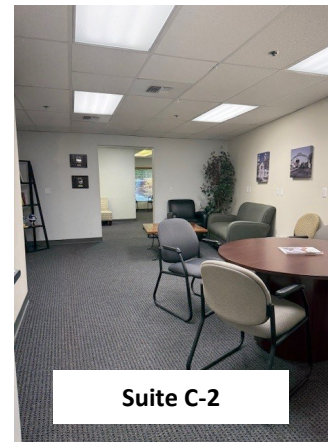
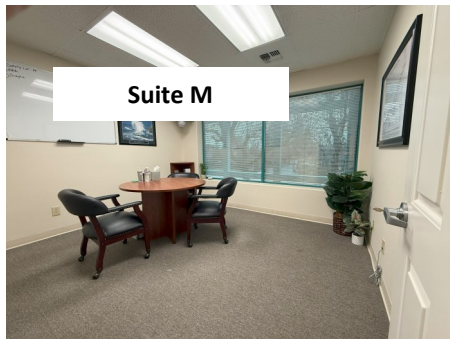
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# PROPERTY PHOTOS



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# About Modesto

As the county seat of Stanislaus County, Modesto is home to approximately 218,000 residents, ranking as the 19th most populous city in California. The city is known for its rich agricultural industry, especially in almond production, and serves as a thriving economic hub within the San Joaquin Valley.

Modesto has a diverse economy with strong representation in agriculture, manufacturing, healthcare, education, and government sectors. Its strategic location provides businesses with access to key transportation networks, including rail, highways, and airports, making it an attractive site for both local and national businesses.

## Major Employers in Modesto

- **E. & J. Gallo Winery** – The **world's largest family-owned winery**, headquartered in Modesto, is one of the city's largest employers.
- **Foster Farms** – A leading poultry producer with processing and distribution facilities in the area.
- **Stanislaus County Government** – Provides a broad range of public services and administrative jobs.
- **Modesto City Schools** – One of the area's largest school districts, employing a substantial number of educators and staff.

## Healthcare Facilities

Modesto is home to **several major medical centers**, ensuring top-tier healthcare for residents and businesses.

- **Doctors Medical Center of Modesto** – A **Level II Trauma Center** and the region's first **certified Primary Stroke Center**, offering **comprehensive cardiac, emergency, and specialty care services**.
- **Memorial Medical Center (Sutter Health)** – A **423-bed hospital** providing **cardiac care, cancer treatment, orthopedics, obstetrics, and newborn intensive care**. It is also a **Primary Stroke Center** recognized by **The Joint Commission**.
- **Kaiser Permanente Modesto Medical Center** – A regional medical facility offering **comprehensive healthcare services**, including **primary care, specialty care, and outpatient services**.

## New Stanislaus County Courthouse Project

A major infrastructure project in Modesto is the construction of the new Stanislaus County Courthouse. This state-of-the-art facility, set for completion in October 2025, will consolidate seven existing court locations into a 309,000-square-foot, 27-courtroom complex in downtown Modesto. This project will enhance security, accessibility, and efficiency for legal and government-related businesses.

## Conclusion

This office space at 605 Standiford Avenue, Suite M presents an excellent opportunity for businesses looking to establish themselves in a growing and well-connected area of Modesto. With strong economic drivers, major employers, top-tier healthcare facilities, and significant infrastructure investments, Modesto continues to be a prime location for professional and commercial growth.



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# COMPANY SUMMARY



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### About RE/MAX Executive:

We understand that buying, selling or leasing a property is more than just a transaction: it's a financial investment with multifaceted perspectives. That's why our team of highly-seasoned real estate professionals is dedicated to providing exceptional, personalized service for all of our clients. We take great pride in the professional relationships we build and always work relentlessly on the client's behalf to help them achieve their real estate goals. Our team of experts represents the best and brightest in the industry, and we're always striving to lead the field in research, innovation, and consumer education. Today's buyers, sellers and professional tenants need a trusted resource that can guide them through the complex world of real estate. With our extensive knowledge and commitment to providing only the best and most timely information to our clients, we are your go-to source for real estate industry insight and advice.

### Our Mission Statement:

Our philosophy is simple: clients come first. We pledge to be in constant communication with our clients, keeping them fully informed throughout the entire buying or selling process. We believe that if you're not left with a professional experience, we haven't done our job. We don't measure success through achievements or awards, but through the satisfaction of our clients.



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**RE/MAX EXECUTIVE  
COMMERCIAL REAL ESTATE**

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