

Class A Professional Office For Lease in Downtown Modesto Landmark Building

Pacific Center
1012 11th Street
Modesto, CA 95354

Come join downtown's most coveted office building, the Pacific Center.

The building is located across the street from the City of Modesto and Stanislaus County offices as well as one block from the courthouse and county recorder's office.

It is also within walking distance from your local favorites eateries and entertainment venues such as, Ralston's Goat, Green's on Tenth, Picasso's Deli & Art, Rancho Fresco Mexican Grill, Fuzio Universal Bistro, Brenden Theaters, T-Cups Café, Preservation Coffee & Tea, Tresetti's, Galletto's, Commonwealth, Barking Dog, Food Fix, Skewers, Taqueria Cardenas, Rodin Farms, Gallo Center for the Arts and The Century Event Center.

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

Josh Bower
Senior Associate
+1 209 988 8428
jbower@pmz.com
DRE# 01905264

David Quiñonez
Broker
+1 209 614 5653
davidq@pmz.com
DRE# 01853323



Suite 300 (AVAILABLE 4/1/2026 or SOONER)	
Size:	4,178 SF
Lease Rate:	\$6,985/month (\$1.67/SF), Gross
Description:	• Admin/reception area • 5 Executive size private offices • Conference room (floor to ceiling glass wall) • Smaller conference room or copy room • Open area • 2 bathrooms • Storage room



Suite 300

Photos



Suite 300

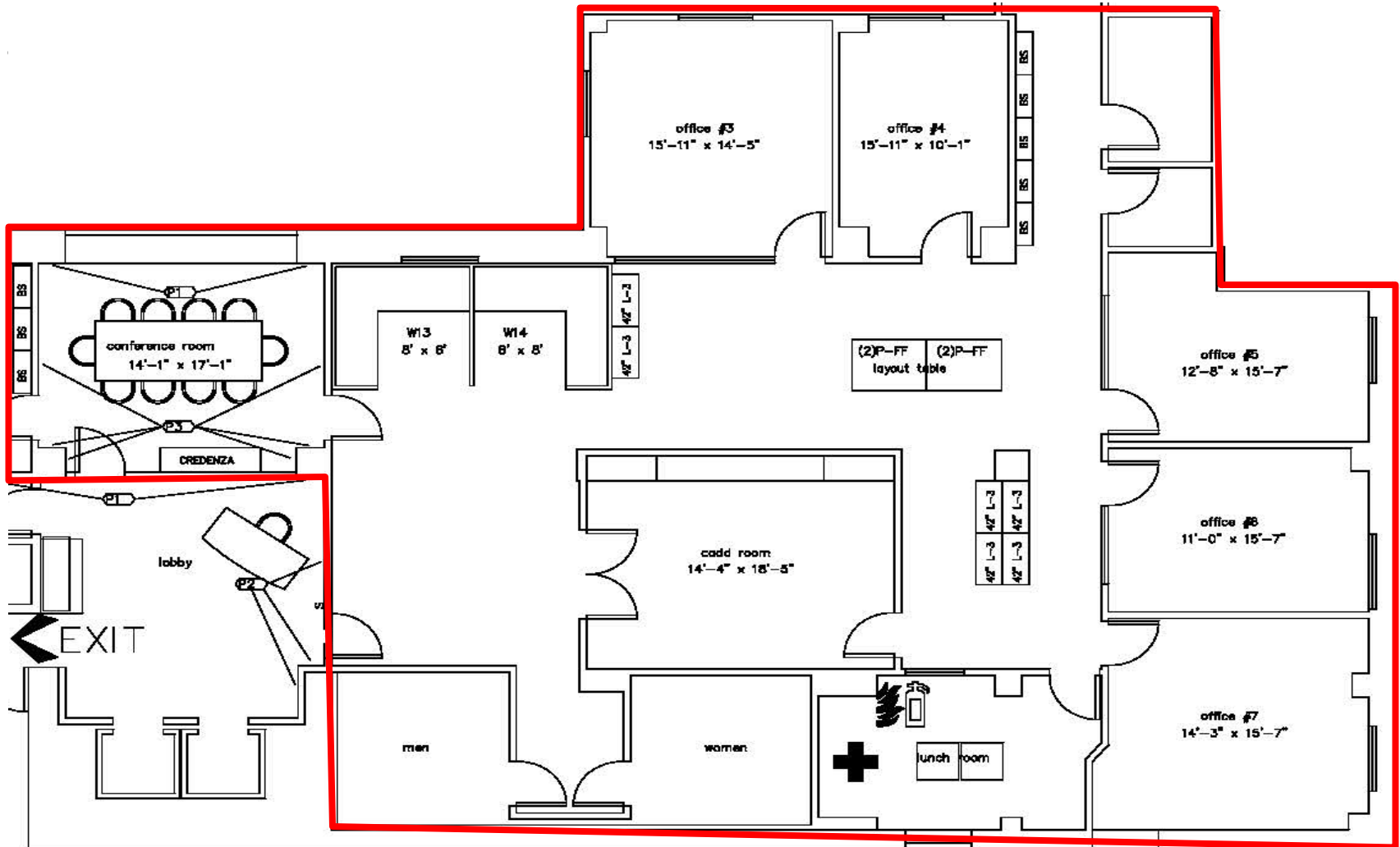
Photos



Junior Executive Suites

Floor plan

Suite 300



Junior Executive Suite Details



Junior Executive Suite (3rd floor)

Size:	289 - 532 SQ FT (401 SF and 532 SF contiguous)
Lease Rate:	See below.
Description:	Each units has own small reception/admin area and 1 private office.

Suite 301	401 SQ FT, \$850 per month
------------------	----------------------------

Suite 302	532 SQ FT, \$950 per month
------------------	----------------------------

Suite 303	289 SQ FT, LEASED
------------------	--------------------------

Suite 304	289 SQ FT, LEASED
------------------	--------------------------

Suite 305	311 SQ FT, \$800 per month
------------------	----------------------------

Suite LL5	726 SQ FT, \$790 per month
------------------	----------------------------

Junior Executive Suites

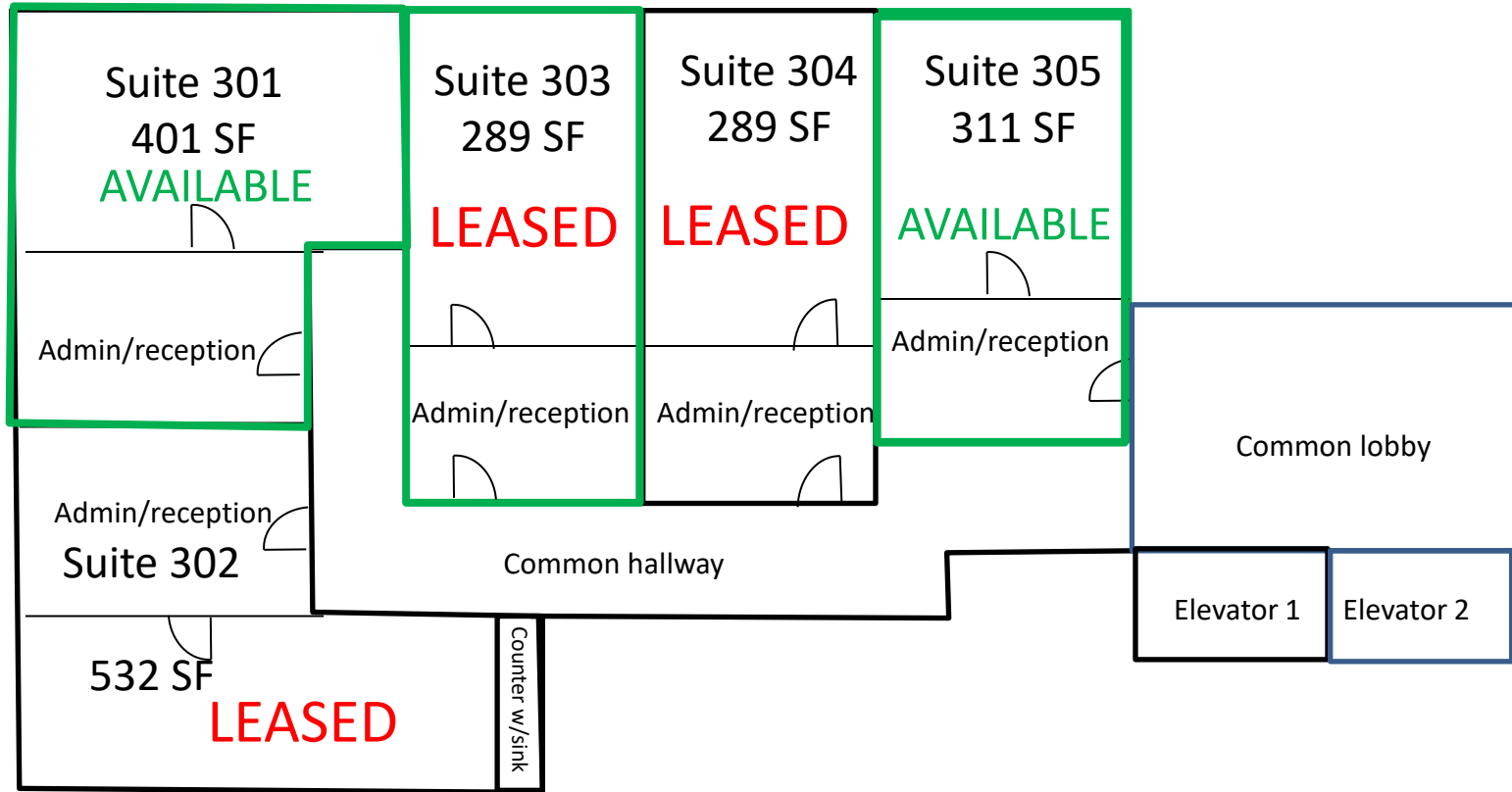
Photos



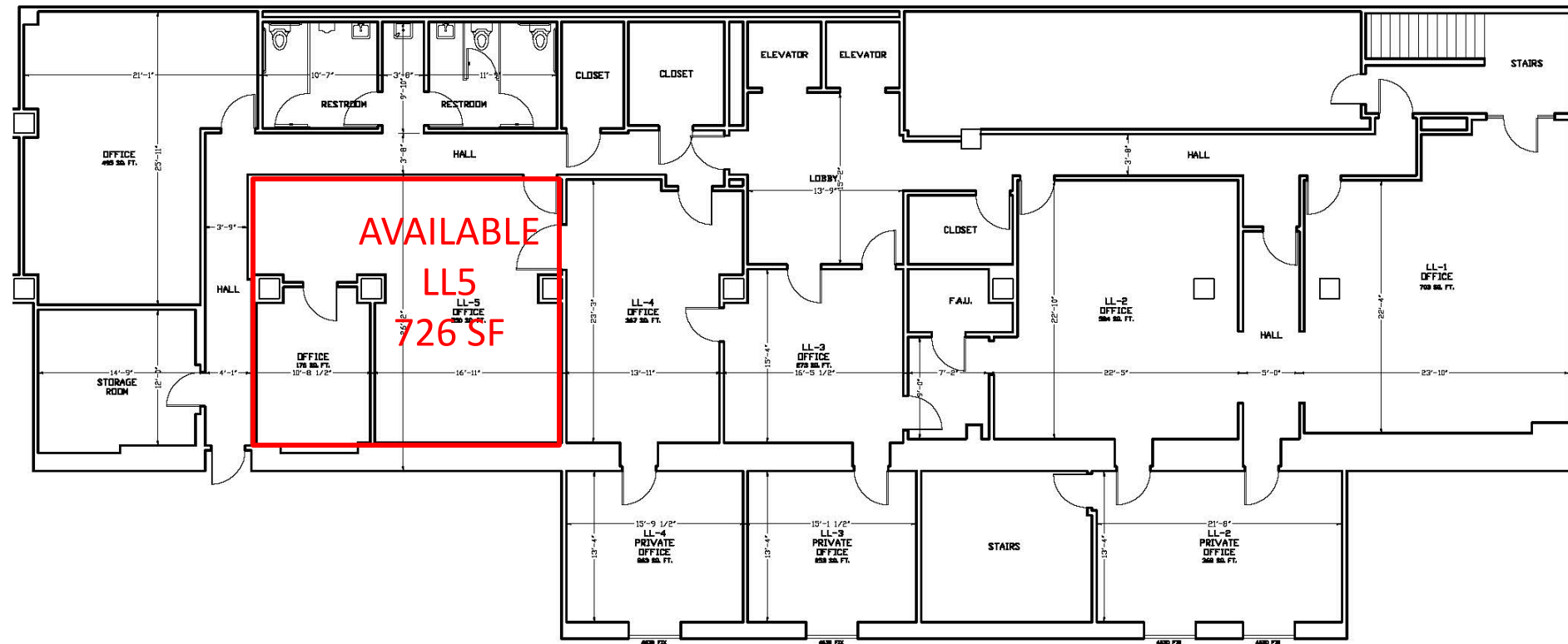
3rd Floor

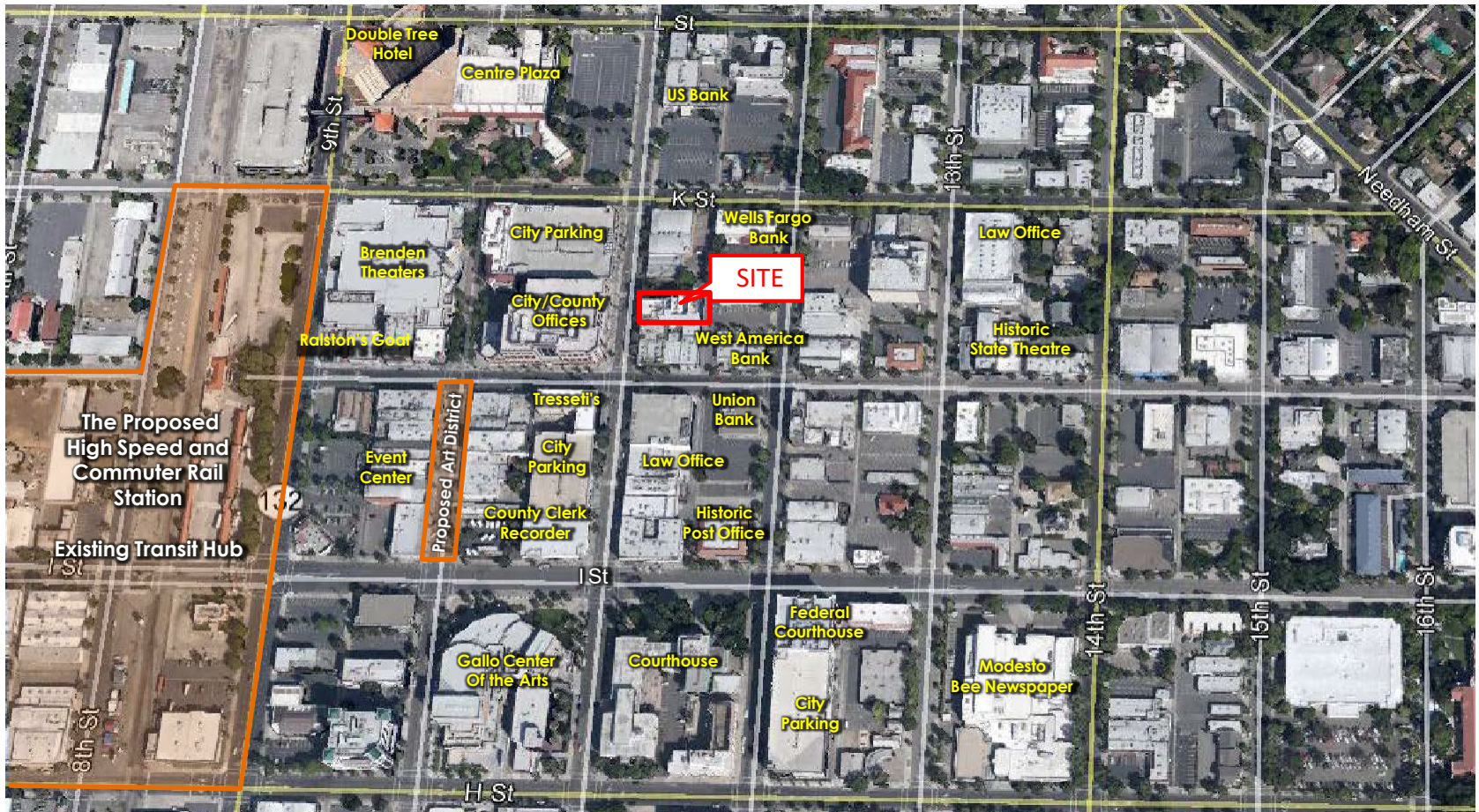
Wells Fargo Parking Lot (Not a Part)

Eleventh Street



Lower Level (Basement)



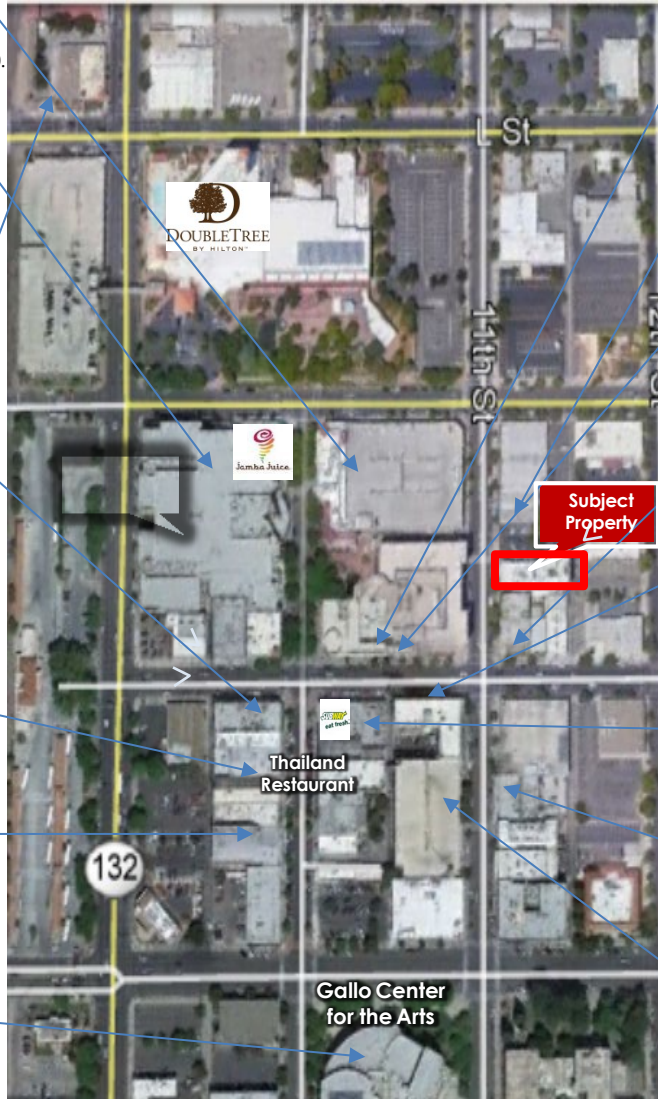




The vibe
of Downtown Modesto



The Scene



FUZIO BISTRO

East meets West at this casual spot for global flavors, from fire-grilled pizzas to spring rolls.



BRENDEN THEATERS

A local movie theater favorite since 2000.

T-CUPS CAFE

Cafe serving pearl milk tea, coffee, juice & other drinks, plus Asian snacks.



Ralston's Goat Restaurant

Locally owned restaurant & bar offering vegan options.



PICASSO'S

Family owned gourmet deli, coffee shop and art gallery.



SKEWERS

Mediterranean mainstays such as dolmas & kabobs plus wine & cocktails.



GREENS

Farm to fork restaurant, full bar, meeting & event venue.



THE CENTURY

An urban chic event venue in the heart of downtown.



GALLO CENTER FOR THE ARTS

Hosts different Resident Companies, Symphony Orchestra, Central West Ballet, Townsend Opera Players and the Modesto Community Concerts Association.



MISTLIN ART GALLERY

A venue for regional artists to showcase their work but also an arts education studio.



COMMONWEALTH

Gastropub specializing in West Coast-centric craft beer, wine and enlightened pub grub.



TTAQUERIA CARDENAS

Mexican food, tacos, burritos and more.



GALLETTO RISTORANTE

Premiere Italian restaurant serving gourmet Pizza, Pasta, regional favorites and hand crafted cocktails, and an extensive wine list served in a white-linen environment.



PRESERVATION COFFEE & TEA

High quality coffee and tea creations.

TOKYO EXPRESS

Chinese/Japanese restaurant.



RANCHO FRESCO

Authentic Mexican Grill. "Fast, casual counter restaurant." Serving your favorites on handmade flour/corn tortillas.



BARKIN DOG GRILL

Brick-lined grill with an industrial ceiling & an open kitchen offers organic/veggie burgers, franks & local music.



TRESETTI'S WORLD CAFFÉ

Featuring fine world fare (dishes, cuisine) in a casual, fun and relaxing atmosphere. Boutique collection of local & global wines.

PMZ
SINCE 1957

COMMERCIAL
REAL ESTATE

Josh Bower
Senior Associate
+1 209 988 8428
jbower@pmz.com
DRE# 01905264

David Quiñonez
Broker
+1 209 614 5653
davidq@pmz.com
DRE#01853323

For more information please contact:

David Quiñonez, DRE#01853323

Broker Associate

(209) 614 5653

davidq@pmz.com

Josh Bower, DRE#01905264

Sales Associate

(209) 988 8428

jbower@pmz.com