

# PROFESSIONAL OFFICE SUITE FOR SALE



## OFFICE CONDOMINIUM 1600 G Street Modesto, CA



1600 G STREET  
Modesto, CA



+5,090 SF



\$1,295,000  
(\$275 PSF)

**Thomas Solomon**  
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coSol Commercial Real estate license #00713735



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This Confidential Offering Memorandum (the "Memorandum") has been prepared and presented to the recipient (the "Recipient") by Cosol ("Cosol") as part of Cosol's efforts to market for sale the real property located at 1600 G Street Modesto, CA ("The Property"). Cosol is the exclusive agent and broker for the owner(s) of the Property (the "Owner"). Cosol is providing this Memorandum and the material contained in it to the Recipient solely to assist the Recipient in determining whether the Recipient is interested in potentially purchasing all or part of the Property. Cosol also is providing this Memorandum and the material in it to the Recipient with the understanding that the Recipient will independently investigate those matters that it deems necessary and appropriate to evaluate the Property and that the Recipient will rely only on its own investigation, and not on Cosol, the Owner or this Memorandum, in determining whether to purchase the Property. The Recipient's use of this Memorandum, in determining whether to purchase the Property.

Cosol, the owner and their respective agents, employees, representatives, property managers, officers, directors, shareholders, members, managers, partners, joint ventures, corporate parents or controlling entities, subsidiaries, affiliates, assigns and predecessors and successors-in-interest make no representations or warranties about the accuracy, correctness or completeness of the information contained in this Memorandum. The Recipient is urged not to rely on the information contained in this Memorandum and to make an independent investigation of all matters relating to the Property.

This Memorandum includes statements and estimates provided by or to Cosol and/or the Owner regarding the Property. Those statements and estimates may or may not be accurate, correct or complete. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements and estimates. Further, nothing in this Memorandum should be construed as representation or warranty about any aspect of the Property, including, without limitation, the Property's (1) past, current or future performance, income, uses or occupancy, (2) past, current or prospective tenants, (3) physical condition, (4) compliance, or (5) appropriateness for any particular purpose, investment, use or occupancy. Again, the Recipient is urged not to rely on this Memorandum and the statements and estimates in it and to make an independent investigation regarding the Property and the statements and estimates contained herein. This Memorandum may include statements regarding, references to, or summaries of, the nature, scope or content of contracts and/or other documents relating to the Property. Those statements, references or summaries may or may not be accurate, correct or complete. Additionally, Cosol may not have referenced or included summaries of each and every contract and/or other document that the Recipient might determine is relevant to its evaluation of the Property. Nothing contained in this Memorandum should be construed as a representation or warranty about the accuracy, correctness or completeness of such statements, representations or summaries. On request and as available, and subject to the Owner's consent, Cosol will provide the Recipient with copies of all referenced contracts and other documents. Cosol assumes no obligation to supplement or modify the information contained in this Memorandum to reflect events or conditions occurring on or after the date of its preparation of this Memorandum.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property. More detailed information regarding the anticipated terms, conditions and timing of any offering by the Owner relating to the Property will be provided in due course by separate communication. Cosol and/or the Owner reserve the right to engage at any time in discussions or negotiations with one or more recipients of this Memorandum and/or other prospective purchasers of the Property without notice or other obligation to the Recipient. The Owner reserves the right to change the terms of any offering relating to the Property or to terminate without notice that offering. The Owner also reserves the right to operate the Property in its sole and absolute discretion prior to the completion of any sale of the Property. Cosol reserves the right to return of this Memorandum and the material in it and any other material provided by Cosol to the Recipient at any time. Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.



2020 Standiford Ave, Bldg A  
Modesto, CA 95350  
www.CoSol.net

CoSol Commercial Real Estate is a highly focused brokerage company and prides itself on outstanding customer service and developing long term relationships to retailers, property owners, and investors. With experienced principals and strong regional market knowledge, CoSol Commercial Real Estate provides full-service capabilities catered to the needs of its clients.

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# PRICING

## \$1,295,000

<b>Address:</b>	1600 G Street, #203, Modesto, CA 95354
<b>APN:</b>	106-005-025
<b>Square Feet:</b>	+5,090 Square Feet
<b>Property Type:</b>	Professional Office
<b>Zoning:</b>	END, City of Modesto
<b>Year Built:</b>	2007

## Property Highlights

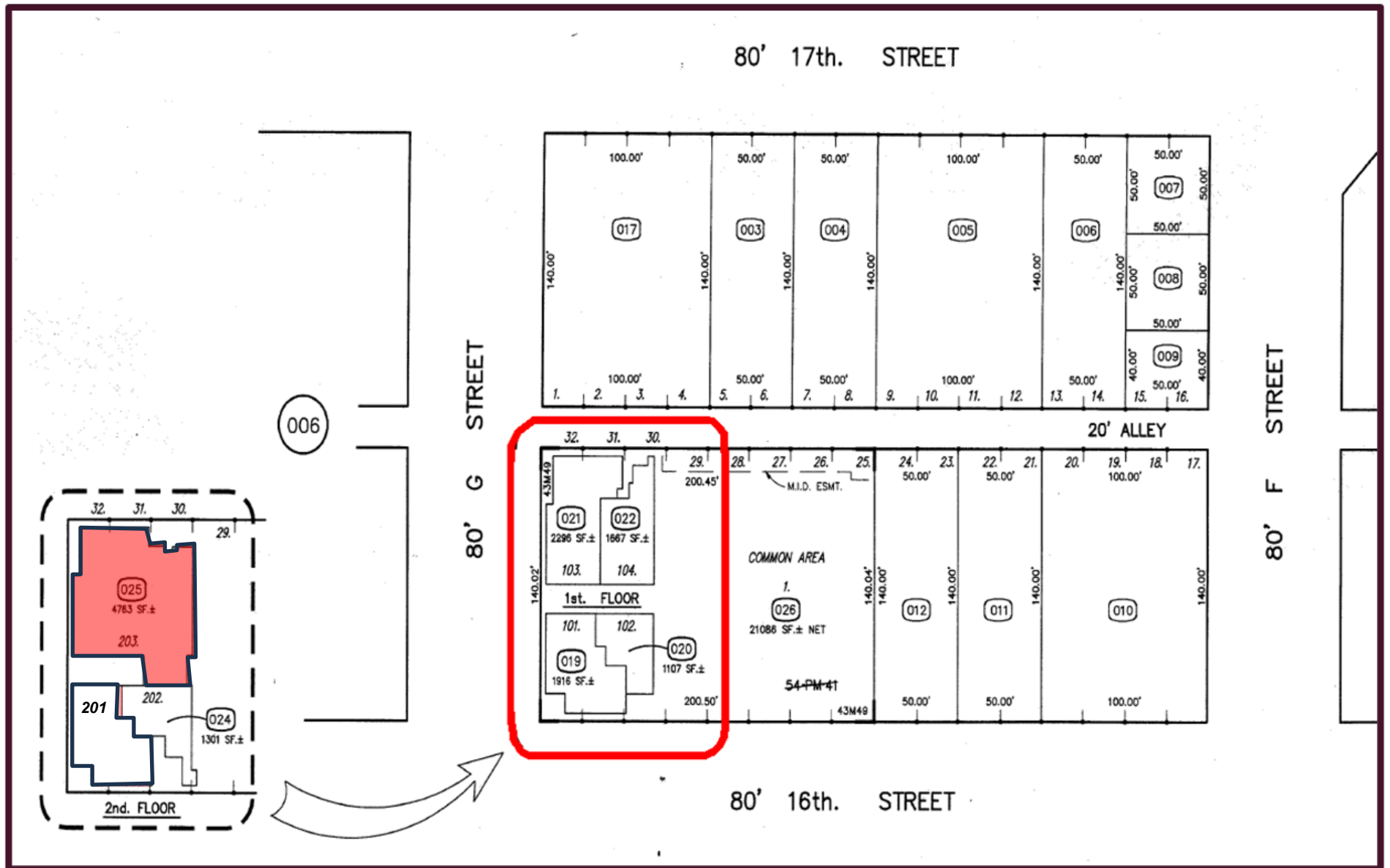
Discover a turnkey, ±5,090 SF professional office suite—ideally suited for attorneys, accountants, consultants, architects, healthcare providers, and other service-based businesses—located in the heart of downtown Modesto. Built in 2007 and impeccably maintained, this beautifully designed space combines modern finishes with a highly functional layout to elevate your firm's image and productivity.

- 10 Private Offices
- Conference Room
- Break Room
- Copy Room/File Room
- Elevator Access
- Additional Storage Room
- Men's & Women's Restrooms
- Private Parking
- Professional Management

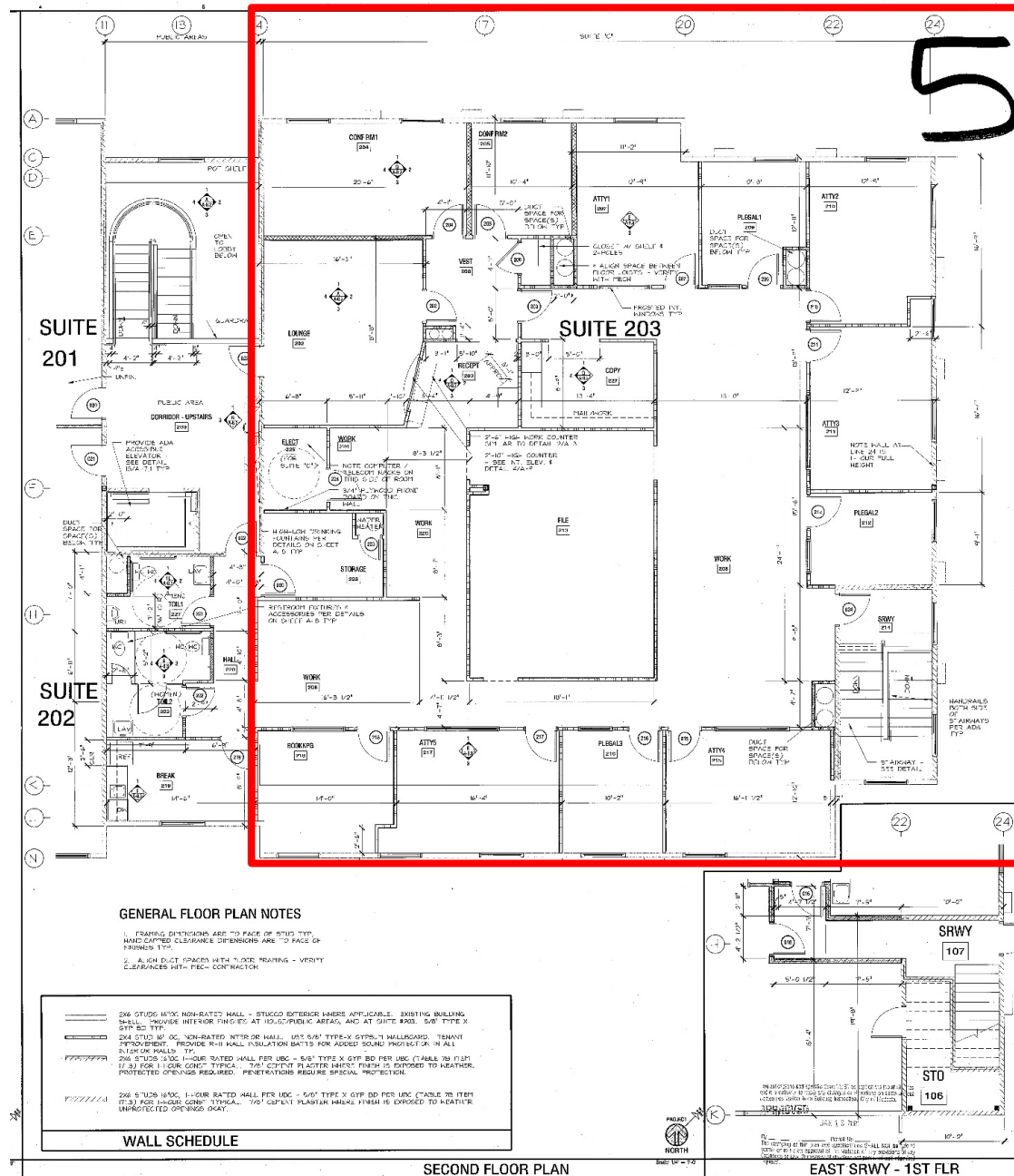
PROPERTY INFORMATION



# PARCEL MAP



# "AS IS" BUILT FLOORPLAN



**5**

**Lionakis Beaumont Design Group Inc.**

1720 G Street  
Modesto, CA 95354  
P: 209.224.6522 F: 209.224.6443  
www.lbdg.com

Architecture - Planning  
Engineering - Interiors

**COMMERCIAL OFFICE BUILDING  
1630 G STREET  
PHASE 2  
-PUBLIC AREAS AND SUITE 203-  
GEORGE SIMOVLANS  
1630 G STREET  
MODesto, CA**

**REVISIONS**

NO.	DESCRIPTION	DATE
1		

DATE: 10/20/08  
DRAWN: G4  
SCALE: 1/8"=1'-0"  
PROJECT NO: 2502  
SHEET NO:

ARCHITECT:

DESCRIPTION:  
**SUITE 203 TENANT IMPROVEMENT FLOOR PLAN**

SHEET NO:  
**A-2.1**

OF 04/25/08









## Market View







## MODESTO, CA

Nestled in the heart of California's Central Valley, Modesto is a dynamic city known for its rich agricultural heritage and vibrant community spirit. As a central hub with easy access to the San Francisco Bay Area and Sacramento, Modesto offers an ideal location for businesses and residents alike. Its charming downtown features an array of unique boutiques, diverse restaurants, and cultural hotspots, along with seasonal events such as the Graffiti Summer Festival, celebrating the city's connection to classic cars and American Graffiti. Modesto boasts a blend of historic charm and modern amenities, serving as a key commercial and cultural center in the region. With its proximity to national parks like Yosemite and an abundance of outdoor activities, Modesto appeals to both families and visitors looking for an authentic California experience.



# 1600 G STREET SUITE 203

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