

# 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)

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 **Cosol**  
COMMERCIAL  
REAL ESTATE

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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.



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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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## PROPERTY INFORMATION

# 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

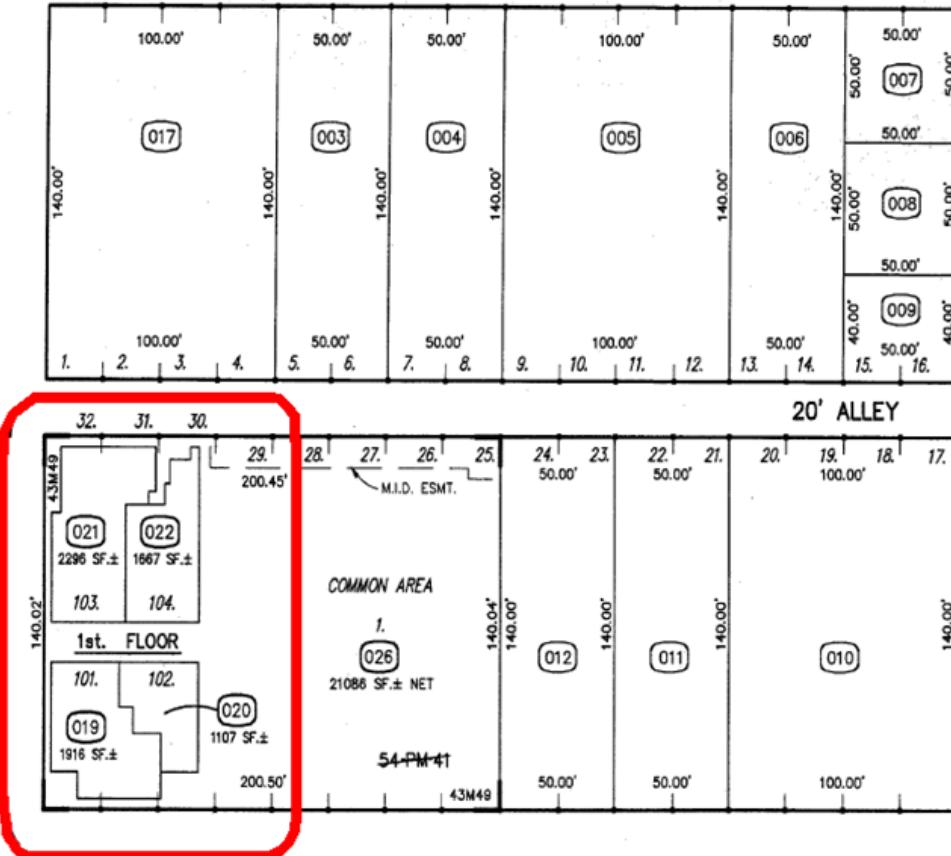
## PARCEL MAP

80' 17th. STREET

80' G STREET

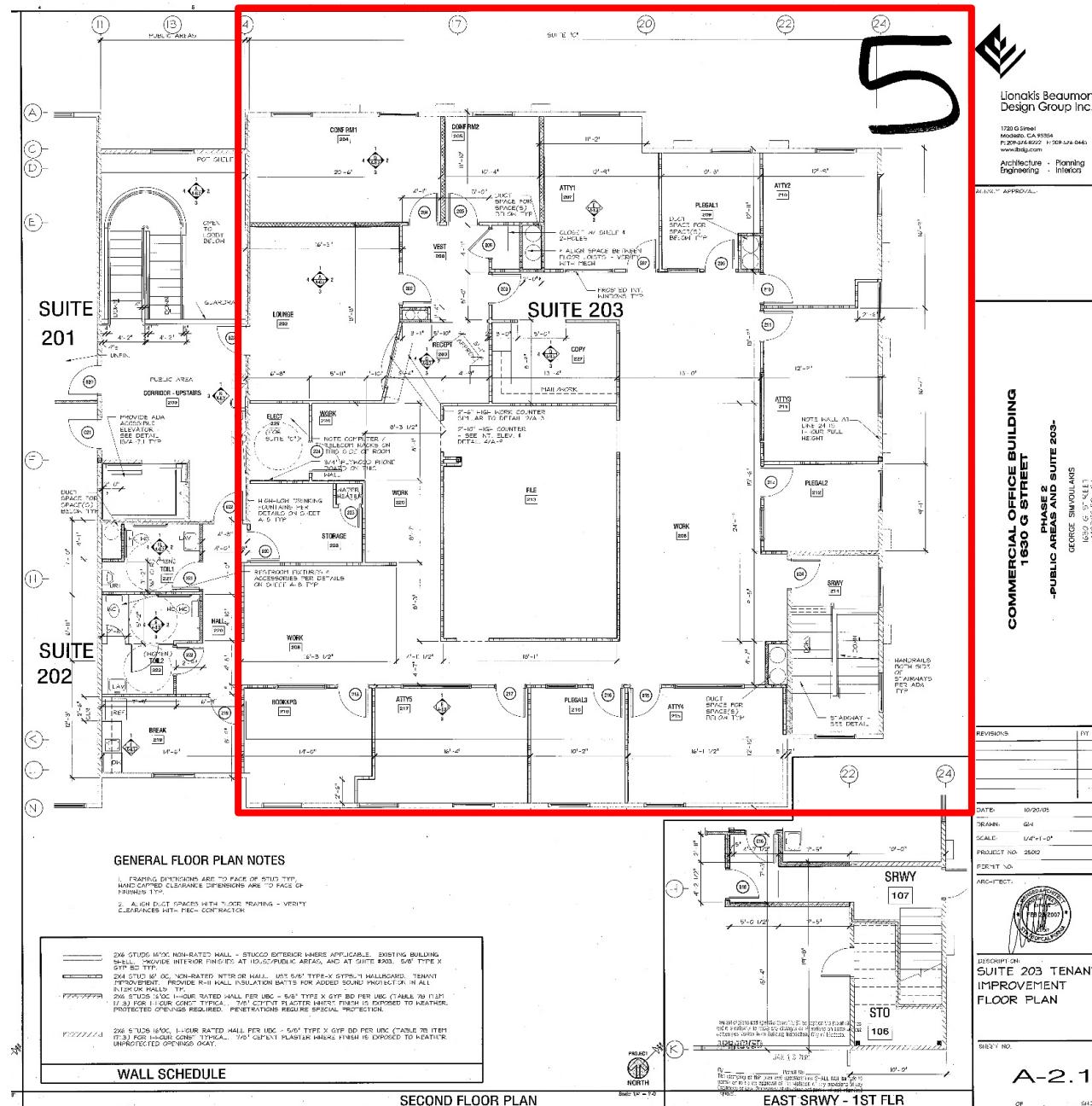
80' 16th. STREET

80' F STREET

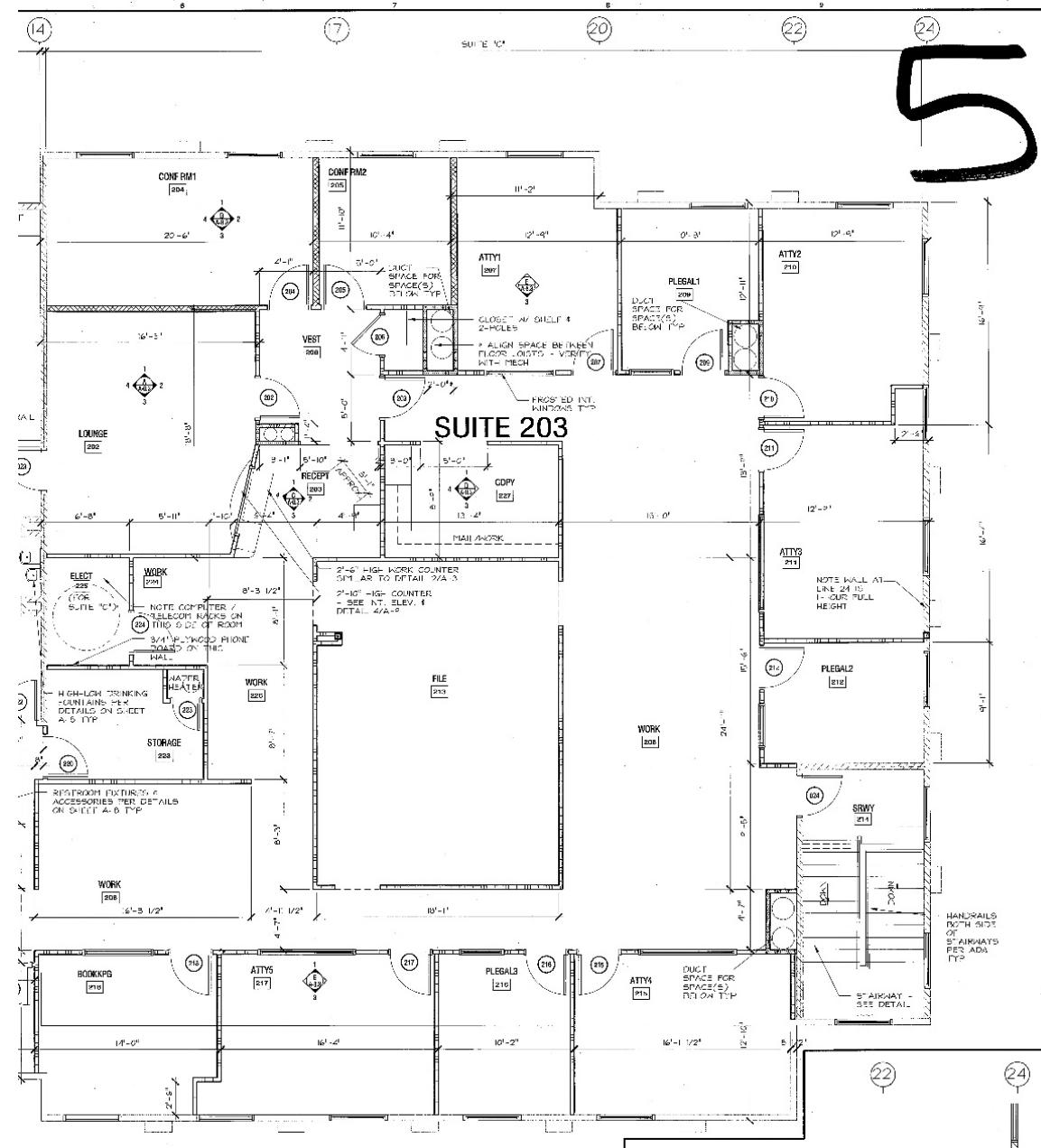


1600 G STREET

# "AS IS" BUILT FLOORPLAN



## “AS IS” BUILT FLOORPLAN



05



## 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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