



FOR LEASE – NEWLY UPDATED EXECUTIVE OFFICES

79 - 466 SF

Lease Rate: \$300 - \$1,250

1003 10th Street

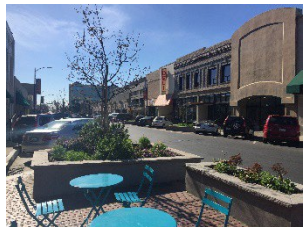
Modesto, CA 95354

URBAN-LIKE EXECUTIVE OFFICE SPACE WITH EXPOSED BRICK DOWNTOWN MODESTO

Urban-like space in downtown's professional office, entertainment and restaurant hub.

10th street is the new Art District (from I to J).

Come join downtown's most up and coming area and be 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, Skewers, Al-Afendi, Rodin Farms, Gallo Center for the Arts and The Century Event Center.



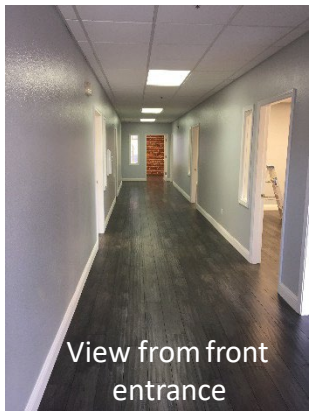
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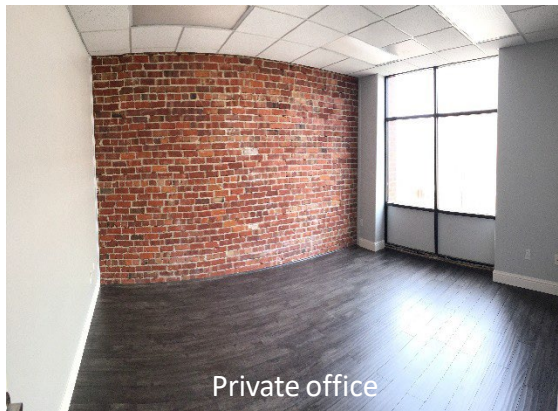
Josh Bower
Senior Associate
+1 209 988 8428
jbower@pmz.com
BRE#01911219

David Quiñonez
Broker
+1 209 614 5653
davida@pmz.com
BRE#01853323

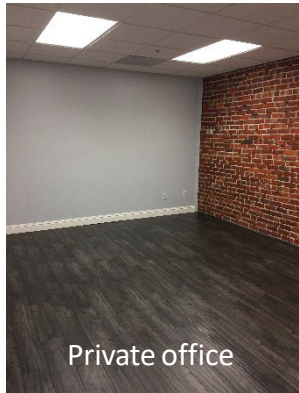
Property Details



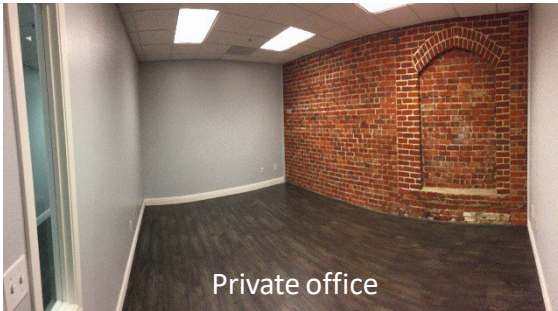
View from front entrance



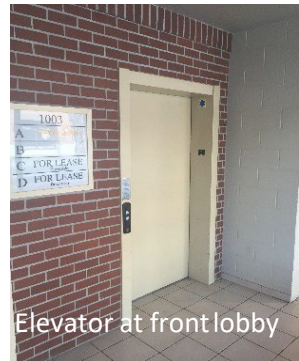
Private office



Private office



Private office



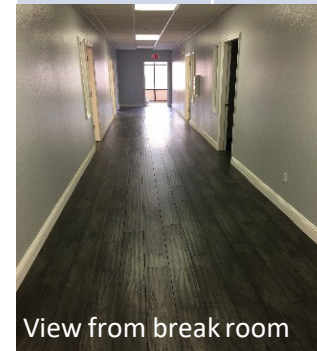
Elevator at front lobby



New common break room

Suite B

Size:	79 - 466 SF
Lease Rate:	\$300 - \$1,250
Description:	<ul style="list-style-type: none"> • New modern wood laminate floors • Fresh paint • New common area break room with granite countertop and full size refrigerator • Exposed brick • Ralston's Goat Restaurant & Bar directly below space. • 2nd floor office suites have elevator access along 10th St
Spaces:	<ul style="list-style-type: none"> • Suite B6 – 79 SF - \$250/mo • Suites B2 & B3 combo – 466 SF - \$1,250/mo

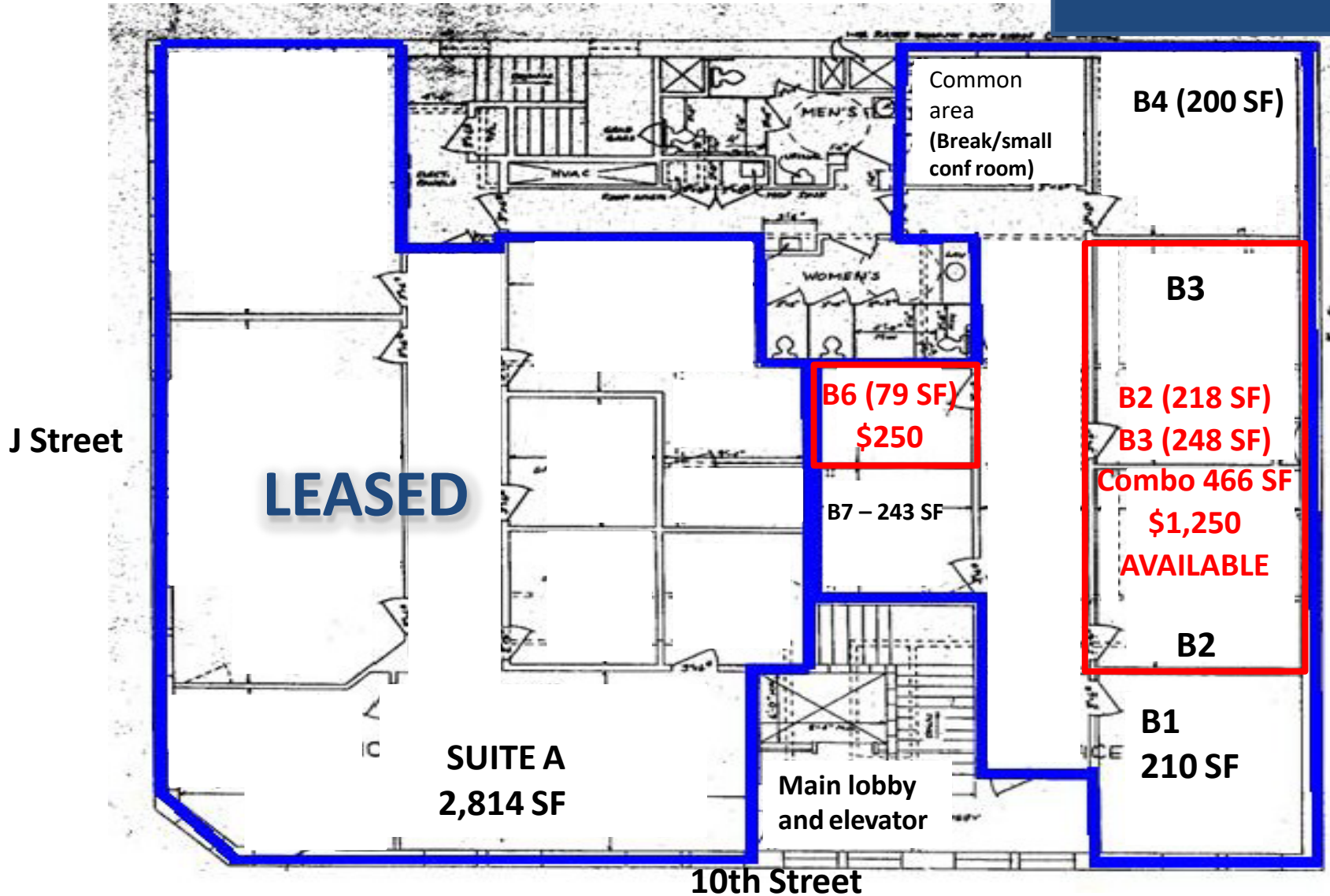


View from break room



Private office

Property Layout

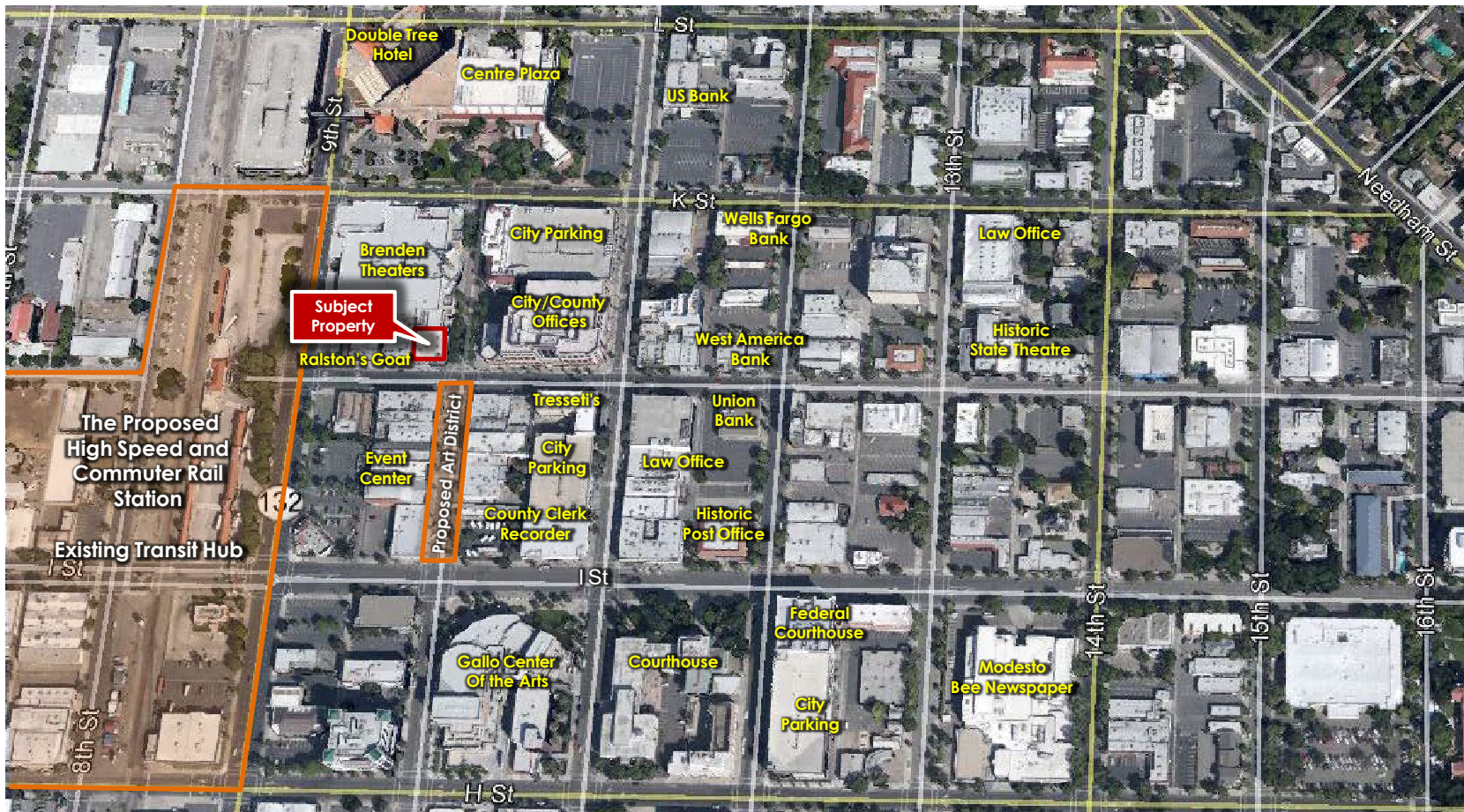


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Aerial Map





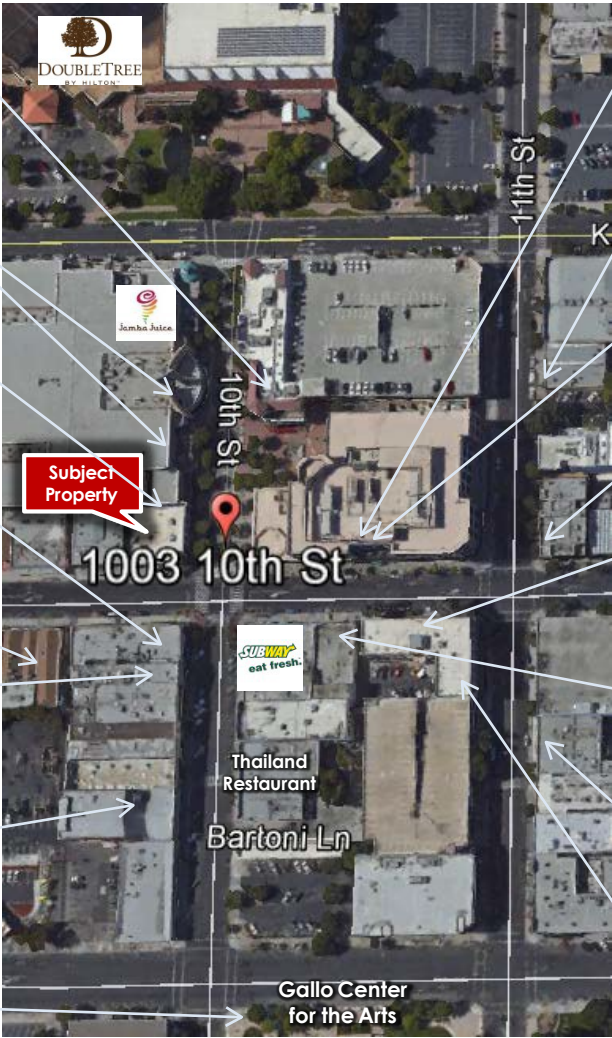
The vibe
of Downtown Modesto



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The Scene



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



BRENDEAN 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.



STARBUCKS
National coffee shop



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.



TAQUERIA CARDENAS
Mexican food/taqueria



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.



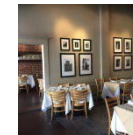
PRESERVATION COFFEE & TEA
High quality coffee and tea creations.
TOKYO EXPRESS
Chinese/Japanese restaurant.



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



FOOD FIX BUTCHER & BAKER
Local scratch made gourmet sandwiches, salads and craft beers.



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