

Downtown Modesto Office Space for Lease

1207 13th Street, Modesto



RE/MAX Executive

220 Standiford Ave., Suite A
Modesto, CA 95350

Maria Vieira-Lee

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OVERVIEW

Prime Downtown Modesto Office Opportunity

Discover an exceptional opportunity to lease affordable, high-quality office space in the heart of downtown Modesto. This well-located building offers the rare advantage of on-site parking and convenient access to Highway 99, making commuting simple and efficient. The property is ideally situated near key civic and cultural destinations, including the current & new Stanislaus County Superior Court, City of Modesto and County service buildings, the Modesto Police Department, and the Gallo Center for the Arts — placing your business at the center of downtown's professional and cultural activity.

SUMMARY

- Asking Price: \$1.25psf Modified Gross
- 2nd Level Office Suites
- Total SF: 496—2900SF Available

LOCATION HIGHLIGHTS

- Downtown Modesto Office Building
- Excellent On-site Parking
- Suites 4, 6 & 7 can be combined
- Built in work spaces
- Large conference room in Suite 7
- Located at the corner of L Street & 13th Street
- Close to Downtown Courthouse & City Buildings
- Easy Hwy 99 Access
- Close to Popular Local Downtown Eateries



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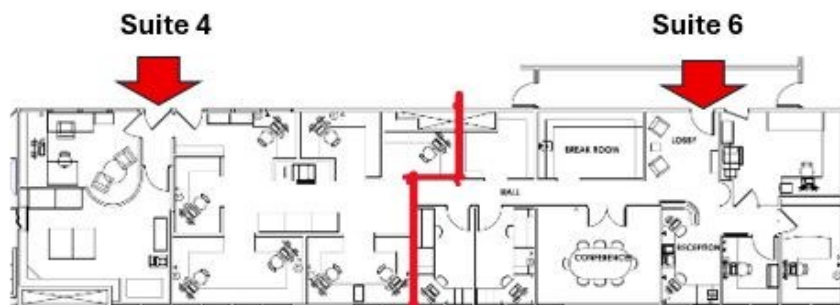
PROPERTY PHOTOS



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POSSIBLE FLOOR PLANS: 496—2900sf CONFIGURATIONS AVAILABLE



Suite 4 ~1416 SF

Suite 6 ~1484 SF

2900 sf suite may be demised into two suites



Suite 4 ~496 SF

Suite 6 ~920 SF

Suite 7 ~1484 SF

The 2900 sf suite may be demised into three suites as shown.



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AERIAL PHOTO



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STREET MAP & BUILDINGS OF INTEREST



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COMMUNITY OVERVIEW

Whether you enjoy farm to table lifestyle, classic car culture, the arts and music scene, or proximity to some of the most beautiful places in the world and welcoming people, Modesto has it all. Surrounded by one of the greatest agricultural production areas in the world, Modesto is a national center for food and beverage production. Modesto is developing a strong presence in advanced manufacturing including off site home and commercial construction. Modesto's location in the center of the North San Joaquin Valley region is a great place to do business, within 90 minutes of San Francisco and Silicon Valley, with excellent access to major markets via rail, highways, and air. Modesto is on a sustainable growth track with 215,000 residents. Modesto's warm Mediterranean climate, low cost of doing business and affordable real estate support a diverse population with a strong sense of community and giving to others. In 2019, over 7,000 volunteers turned out for the semi-annual Love Modesto Day to work on projects throughout the community, and Modesto is a regular winner for participation in the National Night Out event organized by law enforcement agencies nationwide.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2025 POPULATION	12,910	141,496	291,067
MEDIAN HH INCOME	\$71,825	\$71,795	\$80,454
MEDIAN AGE	37.7	35.6	36.2
HOUSEHOLDS	4,908	46,221	95,004



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COMPANY SUMMARY



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About RE/MAX Executive:

We understand that buying or selling 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 and sellers 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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