



AVAILABLE SPACE & RENT

TWELFTH FLOOR:

Suite 1219: 702± RSF

Suite 1200: 8,518± RSF

FOURTEENTH FLOOR:

Suite 1400: 1,634± RSF

Suite 1405: 1,297± RSF

Suite 1435: 2,388± RSF

DETAILS:

- Call for Rent details
- Modified Full Service Lease
- Lease Term Negotiable

PROPERTY HIGHLIGHTS

- Premier Class "A" office space with flexible suite sizes & exceptional views from all suites
- Covered parking in adjacent garage; 3 spaces per 1,000 sf
- Use of Doubletree's meeting & conference rooms at discounted rate
- Health Club with shower, lockers, pool & Jacuzzi available to office tenants
- Downtown near Hwy 99, government offices, Courthouse, banks, restaurants & more
- Building & monument signage for qualified tenants
- Rental rate depending upon size, location, length of term & condition on delivery*



DOWNTOWN
MODESTO

RANDY BREKKE DRE# 00856863

Office 209.571.7230 | Cell 209.606.0044 | randy@brekkere.com

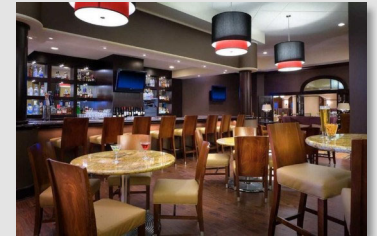
BREKKE REAL ESTATE DRE# 01208688

1500 Standiford Ave., Bldg. D | Modesto, CA 95350 | www.brekkere.com



ABOUT THE PROJECT

Centre Plaza Office Tower is one of only a few high-rise buildings in Modesto. Floors 1-10 are primarily used by the Doubletree Hotel, floors 11-15 contain Class "A" office space occupied by various professional office tenants. This location offers a great mix of open space with cubes as well as private offices & conference rooms. This unique mix-use property affords office tenant many amenities such as, use of the Health Club with shower, lockers, pool & Jacuzzi and access to Doubletree's meeting rooms and conference facilities at discounted rate, on premises restaurant & bar and ground floor day spa.



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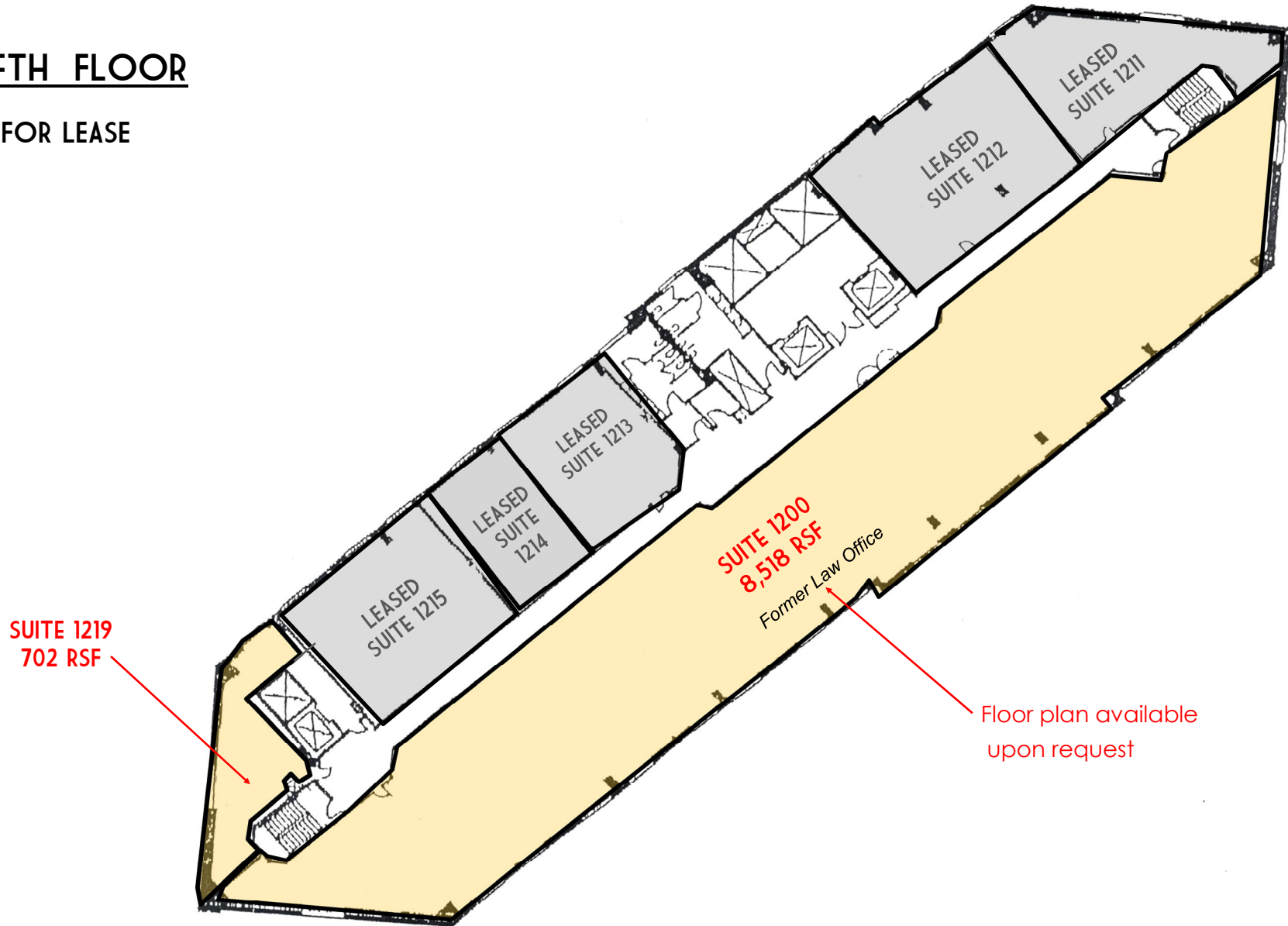
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FOURTEENTH FLOOR

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LOCATION SUMMARY

The subject property is in the city of Modesto which is located in Stanislaus County, California. The County covers more than 1,500 square miles and is located in the heart of California's Central Valley. It is bordered by San Joaquin County on the north where Stockton is located and Merced County on the south where UC Merced is located. Stanislaus County is the 6th highest agricultural-producing county in the state. Modesto is the largest city in Stanislaus County, seat of county government, headquarters for E & J Gallo Winery and base of operations for Foster Farms, Del Monte Foods and Frito-Lay.

Modesto is located in the central portion of the county about 80 miles southeast of Sacramento, 30 miles southeast of Stockton, 100 miles southeast of San Francisco and about 310 miles north of Los Angeles.

GALLO CENTER FOR THE ARTS



Modesto is home to the world-class Gallo Center for the Arts. This state-of-the-art venue is the dominant civic gathering place where regional, national and international cultural activities entertain and educate. 1,200 seat main theater with 400 seat second theater. Located at corner of 10th & I Streets.

DOWNTOWN ENTERTAINMENT & EATERIES

- Gallo Center for the Arts
- Brenden Theatres
- Community Centre Events
- Fuzio Universal Bistro
- Raw Sushi Bistro
- Churchkey Restaurant
- Galletto Ristorante
- Harvest Moon Restaurant
- Tresetti's World Cafe
- Commonwealth Restaurant
- Bauer's by Sazon por Tradicion
- The Fox Pub



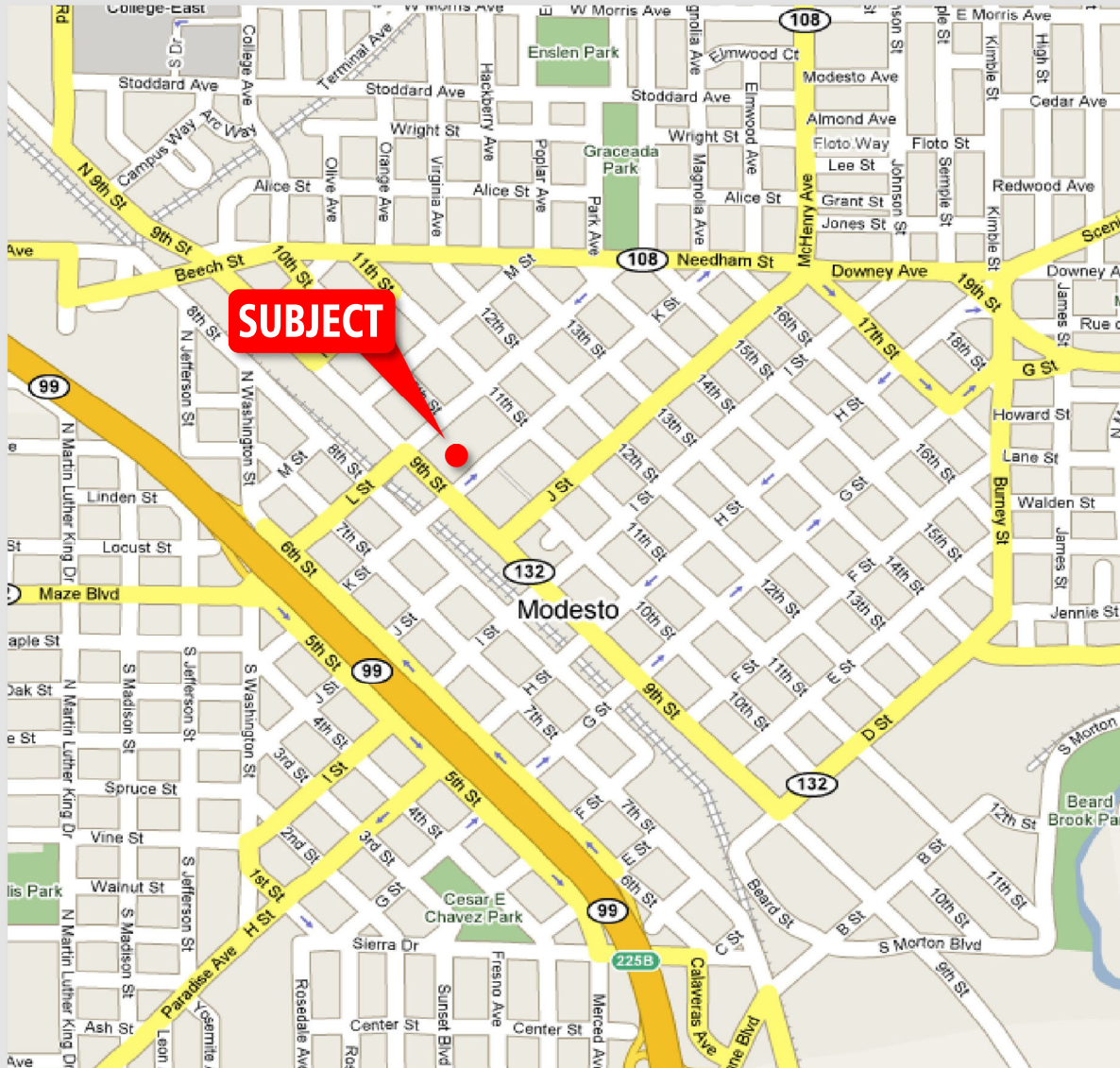
CENTRE PLAZA OFFICE TOWER | 1150 NINTH STREET | DOWNTOWN MODESTO



P PARKING GARAGE

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LOCATION MAP



MAP OF CENTRAL VALLEY



TRAFFIC COUNTS

Ninth Street: 20,600 Avg. Daily Total

K Street: 7,239 Avg. Daily Total

POPULATION

City of Modesto:	218,771 (2021)
Stanislaus County:	552,999 (2021)