

FOR LEASE



# 4640 Spyres Way Modesto, California



LEASE RATE

**\$1.90 PSF**

LEASE TYPE

**Gross**

BUILDING SIZE

**±1,650 SF**

YEAR BUILT

**2006**

## OVERVIEW

# Property Overview

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CoSol Commercial Real Estate is pleased to present 4640 Spyres Way — a ±1,650 square foot professional office suite available for immediate occupancy in a well-maintained multi-tenant office building in Modesto, California.

Built in 2006, the suite features a large lobby and reception area, four private offices, a dedicated conference room, storage closet, kitchen/breakroom, and a unisex restroom. The building has been recently updated with new flooring and paint throughout, delivering a clean, move-in ready environment for professional or medical office users.

Located within a high-visibility professional campus adjacent to major retail and medical destinations, this suite provides an exceptional value at \$1.90 PSF Gross.

<b>ADDRESS</b>	4640 Spyres Way, Modesto, CA 95356
<b>LEASE RATE</b>	\$1.90 PSF Gross
<b>BUILDING SIZE</b>	±1,650 Square Feet
<b>LEASE TYPE</b>	Gross
<b>YEAR BUILT</b>	2006
<b>PROPERTY TYPE</b>	Professional Office
<b>ZONING</b>	Contact Broker
<b>AVAILABLE</b>	Immediate
<b>PARKING</b>	Ample Surface Parking
<b>SIGNAGE</b>	Building Signage Available



WHY LEASE

# Space Highlights

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## 01 Competitive Gross Lease Rate

Offered at \$1.90 PSF Gross — all-inclusive rate with no triple-net exposure, simplifying occupancy costs for tenants.

## 03 Functional Office Layout

Four private offices, a large conference room, reception/lobby, storage closet, kitchen/breakroom, and restroom — all in ±1,650 SF.

## 05 High-Visibility Location

Situated on Spyres Way in a prominent professional campus adjacent to major retail, medical, and service-oriented destinations.

## 02 Move-In Ready Suite

New interior finishes throughout including updated flooring and fresh paint. Immediate availability with no tenant improvement delay.

## 04 Well-Maintained Building

2006-built professional office campus with high pride of ownership. Ample surface parking and strong curb appeal.

## 06 Building Signage Available

Signage opportunity on the building provides tenant branding and street visibility in a high-traffic professional corridor.





AERIAL PHOTOGRAPHY | 4640 SPYRES WAY, MODESTO



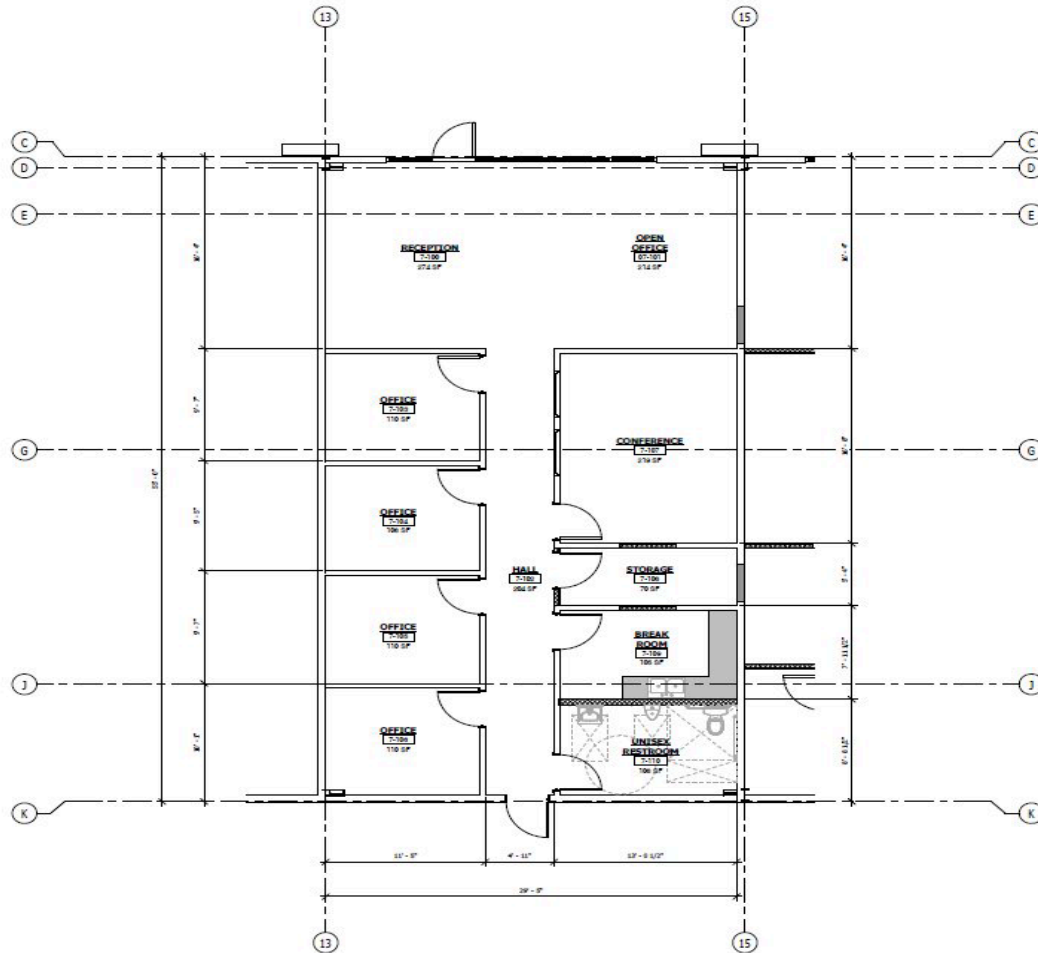
4640 SPYRES WAY, MODESTO



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FLOOR PLAN

# Suite Floor Plan — ±1,650 SF



SUITE FEATURES

**Reception / Lobby**

Large welcoming entry area

**Conference Room**

Dedicated meeting room

**Private Offices**

4 enclosed private offices

**5th Office**

Large secondary office

**Kitchen / Breakroom**

Full employee breakroom

**Storage Closet**

Interior storage

**Unisex Restroom**

ADA compliant



## LEASE

# Lease Summary

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<b>PROPERTY ADDRESS</b>	4640 Spyres Way, Modesto, CA 95356
<b>SPACE AVAILABLE</b>	±1,650 Square Feet
<b>LEASE RATE</b>	\$1.90 PSF / Month — Gross
<b>LEASE TYPE</b>	Gross (Tenant Pays Utilities)
<b>AVAILABLE</b>	Immediately

<b>LEASE TERM</b>	Negotiable
<b>YEAR BUILT</b>	2006
<b>PARKING</b>	Ample Surface Parking — Included
<b>SIGNAGE</b>	Building Signage Available
<b>LISTING BROKER</b>	Jake Maiorino, CoSol Commercial Real Estate



*4640 Spyres Way  
Modesto, CA*

FOR MORE INFORMATION

EXCLUSIVELY OFFERED BY

**Jake Maiorino**

CoSol Commercial Real Estate

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