

FOR LEASE

2711 MCHENRY AVE. MODESTO, CA



FREE STANDING OFFICE/RETAIL SPACE



2711 MC HENRY
MODESTO, CA



CALL FOR
PRICE



±5,240 SF

TIM BETTENCOURT

209521-1591 cell

jtbettencourt@cosol.net

Lic: 00864765

2020 Standiford Ave, Bldg A
Modesto, CA 95350
www.CoSol.net

CoSol Commercial Real Estate License: 00713735





BERKSHIRE HATHAWAY
HomeServices
Drysdale Properties



2020 Standiford Ave, Bldg A
Modesto, CA 95350
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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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2711 MCHENRY AVE

ADDRESS:	2711 McHenry Ave. Modesto, CA
SIZE:	±5,240 SF
PRICE:	Call Broker
COUNTY:	Stanislaus

PROPERTY OVERVIEW

Overview:

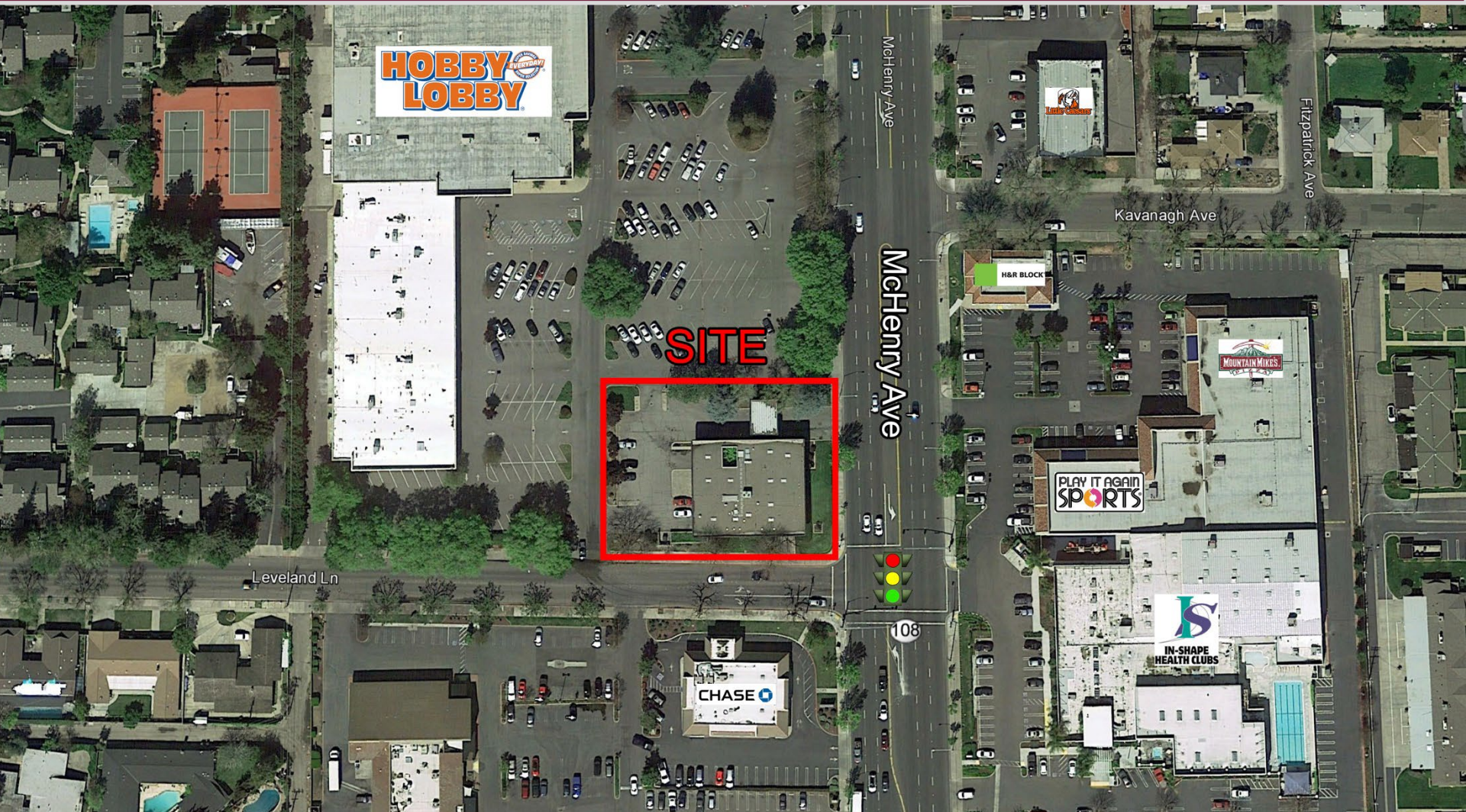
This former Berkshire Hathaway office offers a spacious and flexible layout, perfect for businesses looking to establish or expand in a high-traffic commercial area. Benefit from the steady draw of the adjacent Hobby Lobby and other retail establishments that anchor this location

- Size: 5,240 sq. ft. of versatile office space
- Location: High-visibility on a busy street, ensuring ample foot traffic and exposure
- Features: Well-suited for professional offices, ready for immediate occupancy
- Ideal For: Corporate offices, financial services, or professional firms seeking a prominent presence in the area

CALL BROKER FOR PRICING



Free Standing Office/Retail Space



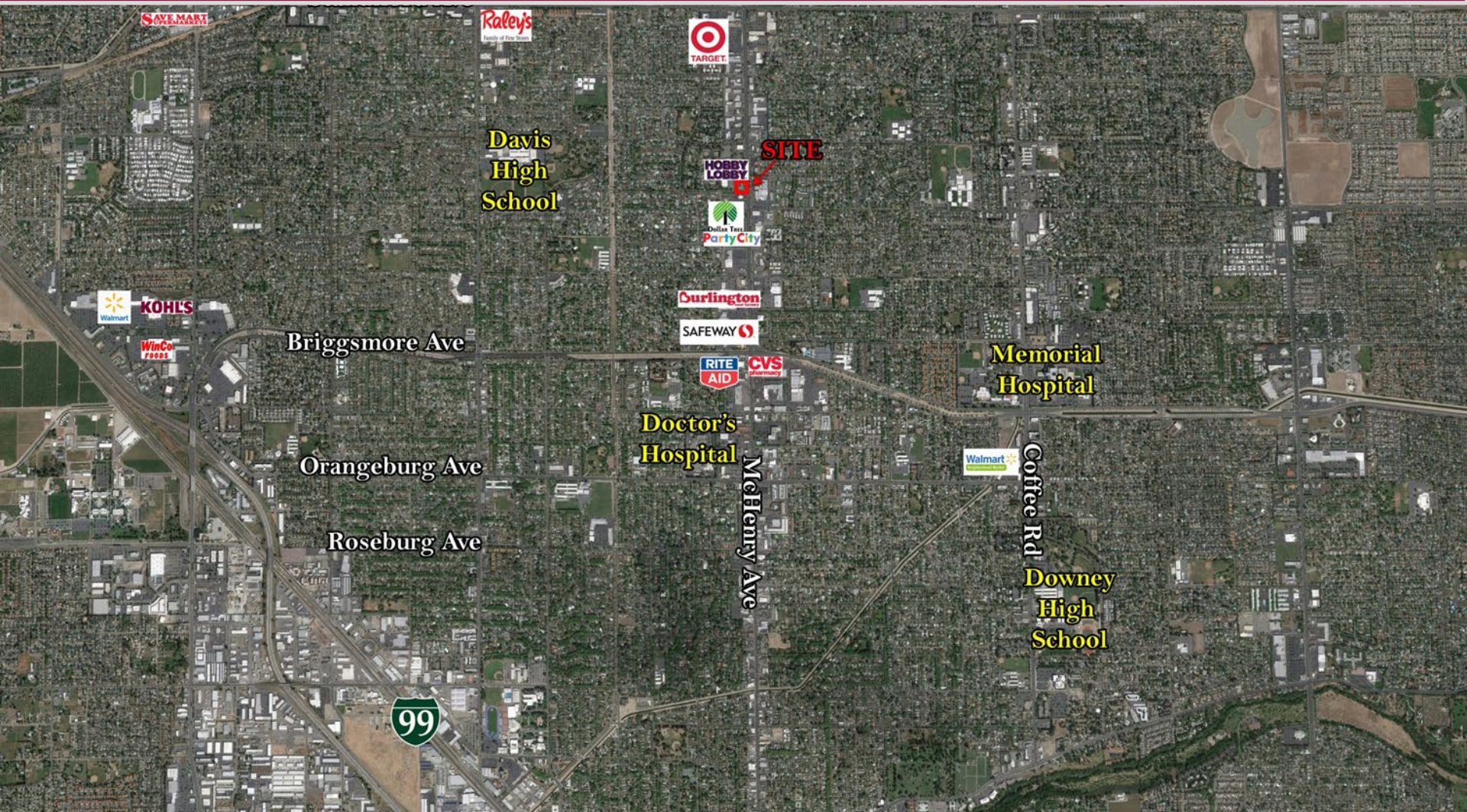
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MODESTO, CA

Modesto, California, is a dynamic and culturally rich city located in the heart of the Central Valley. Known for its agricultural heritage and vibrant arts scene, Modesto is home to the renowned Gallo Center for the Arts, a premier venue that hosts a wide range of performances, from Broadway shows to concerts and community events. The city also embraces its unique history with Graffiti Nights, an annual celebration of classic cars inspired by the film *American Graffiti*, directed by Modesto native George Lucas. This iconic event brings locals and visitors together to honor the city's role in shaping car culture and 1950s nostalgia. With its strategic location along Highway 99 and I-5, Modesto serves as a vital hub for commerce and travel, while offering a variety of opportunities for residential and commercial investment. The city's growing population, rich history, and commitment to arts and community make it an attractive destination for both investors and residents seeking a thriving, culturally vibrant community in California's Central Valley.



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