

**Class A Offices Located in
Prominent Downtown Building for Lease**
1100 14th Street | Modesto, CA 95354



Sizes Available: 3,000 SF - 8,231 SF

2 Suites Available

Lease Rate: \$1.65/SF Modified Gross

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EXECUTIVE SUMMARY

1100 14th Street, Modesto CA 95354



2022 DEMOGRAPHICS HIGHLIGHT (5 MILE RADIUS)



Population



Households



Average Household Income



PROPERTY DETAILS

BUILDING SIZE	22,000 SF
Suite Sizes Available	Approx. 3,000-8,231 SF
ZONING	Urban General Downtown
CONSTRUCTION TYPE	Wood Frame
YEAR BUILT	1992

HIGHLIGHTS

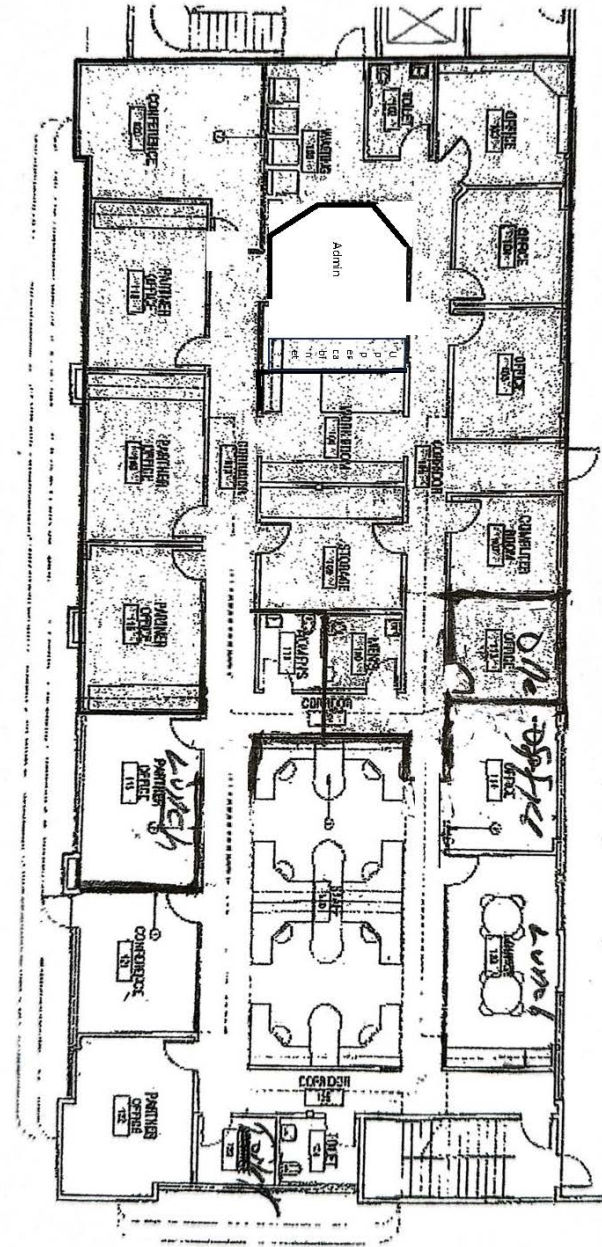
- Two Suites Available
- Suite A: 5,231 SF
- Suite B: 3,000 SF
- Offices and common area are in move-in condition
- Highly visible location on K St in Downtown Modesto
- Located in Downtown Modesto, in immediate proximity to city hall, city and county courthouses, and government buildings
- Pristine office space in great condition
- Large parking lot at the rear of the building
- Both suites are ground level suites
- Nicer lobby with elevator access

SUITE OVERVIEW

Suite A

HIGHLIGHTS

- Size: Approx 5,231 SF
- Admin/Reception
- 10 Private Offices
- 3 Conference Rooms
- Bullpen With 8 Cubes
- Break Room
- 5 Restrooms
- IT Room
- Lease Rate:
\$1.65/SF Modified Gross
- Availability: Now





SUITE OVERVIEW

Suite B

HIGHLIGHTS

- Size: Approx 3,000 SF
- Admin/Reception
- 7 Private Offices
- Conference Room
- Bullpen
- Break Room
- 4 Restrooms
- IT Room
- Lease Rate:
\$1.65/SF Modified Gross
- Availability: Now





DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	12,641	145,576	298,869
Growth 2023 - 2028	1.15%	0.92%	0.99%
Growth 2010 - 2023	9.40%	8.01%	8.45%

HOUSEHOLDS & INCOME	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,977	47,934	97,051
Growth 2023 - 2028	1.06%	0.89%	0.96%
Growth 2010 - 2023	8.83%	7.78%	8.25%
2022 Average HH Income	\$73,088	\$72,513	\$80,878

STREET	CROSS STREET	COUNT YEAR	ADT	DISTANCE
K Street	14th Street	2022	4,960	.04
L Street	14th Street	2018	4,446	.06
L Street	14th Street	2021	4,494	.06
108	14th Street	2022	4,425	.06
Needham Street	L Street	2020	16,969	.06
Needham Street	L Street	2022	16,452	.06
14th Street	K Street	2022	3,838	.07
Needham Street	Magnolia Avenue	2022	13,528	.09
K Street	Needham Street	2022	4,620	.10
K Street	Needham Street	2018	4,561	.10



LOCAL AERIAL VIEW

