

DOWNTOWN EXECUTIVE SUITES FOR LEASE

620 13th Street | Modesto, CA



LEASE RATE: \$2.00 PSF



620 13th ST
MODESTO, CA



\$LEASE RATE
\$2.00 MG



500 SQFT
500 SQFT
390 SQFT



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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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FOR LEASE

621-627 13th Street | Modesto, CA

PROPERTY OVERVIEW

Overview:

- **Suite B:** 500± sf 2nd Floor \$1,000
- **Suite G:** 390± sf 1st Floor \$780
- **Suite M:** 500± 2nd Floor \$1,000
- **Executive Suites:** Communal 2 Available \$800
(10x13 suites all utilities included)

Property Highlights –

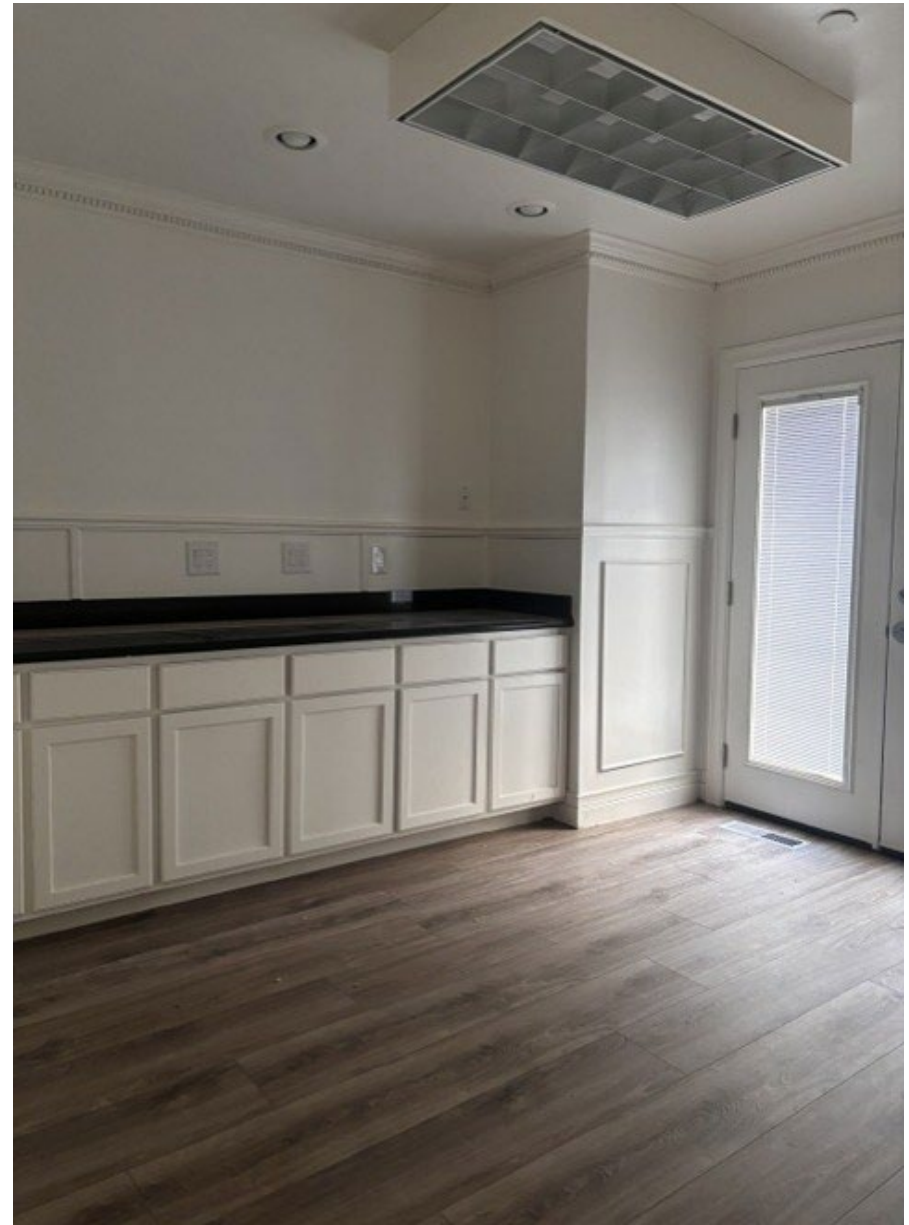
621-627 13th Street, Downtown Modesto

- Office suites available across 2 parcels
- 9,761 SF | Class B | 2-story |
- Built 1990, renovated 2010
- PD zoning -- professional office, medical, and similar uses
- Each unit separately metered for gas and electric Central air/heat throughout; fire sprinkler system Hardwood floors; 8' slab-to-slab 20 on-site parking spaces -- a rare downtown amenity
- Steps from Stanislaus County offices, new courthouse, Gallo Center for the Arts, and downtown dining

Downtown Modesto Office Space

Suite B | 2nd Floor | 500± SF | \$1,000/mo

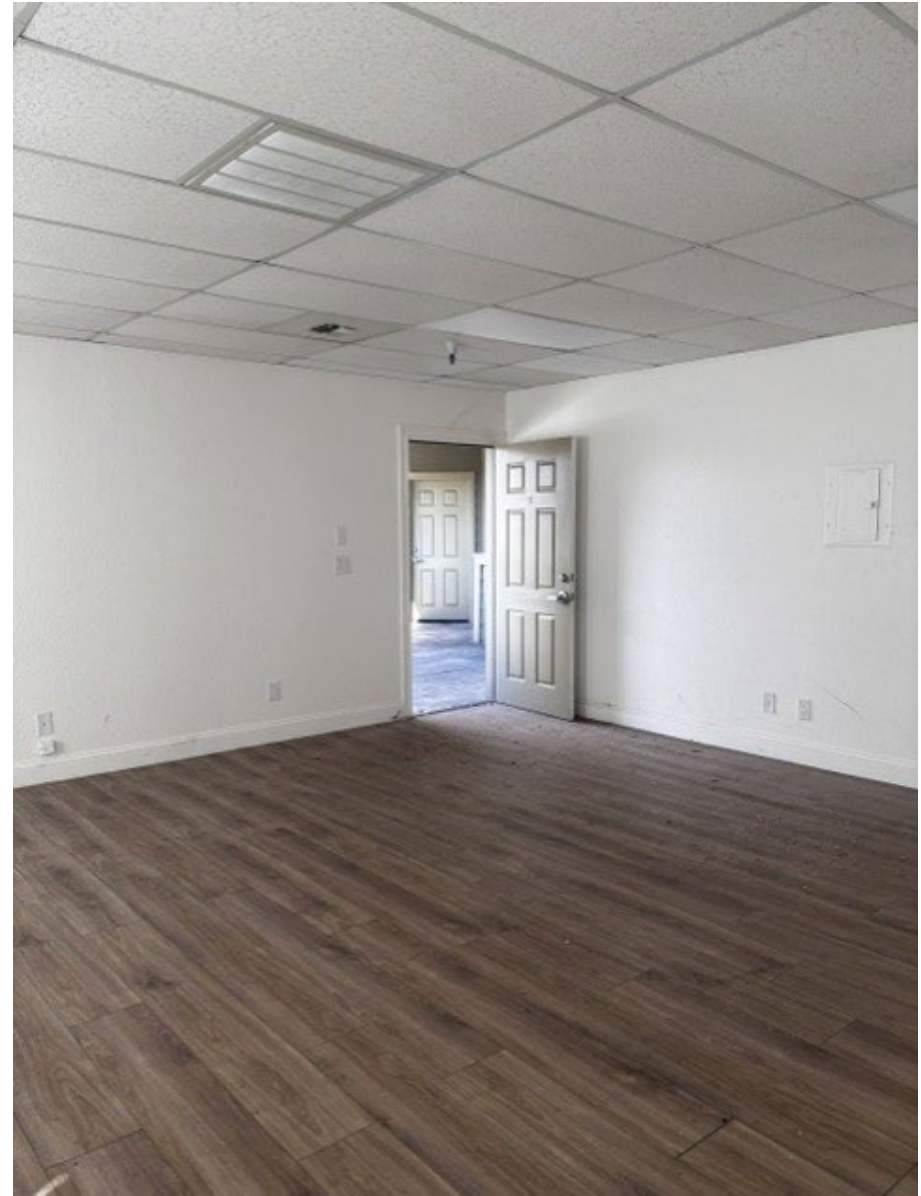
- Private office suite on second floor
- \$2.00/SF gross lease rate
- Central air/heat included
- Separately metered gas & electric



Downtown Modesto Office Space

Suite G | 1st Floor | 390± SF | \$780/mo

- Ground-floor accessibility
- \$2.00/SF gross lease rate
- Hardwood floors
- Central air/heat; separately metered



Downtown Modesto Office Space

Suite M | 2nd Floor | 500± SF | \$1,000/mo

- Private office suite on second floor
- \$2.00/SF gross lease rate
- Central air/heat included
- Separately metered gas & electric



Downtown Modesto Office Space

Suite [#] | 2nd Floor

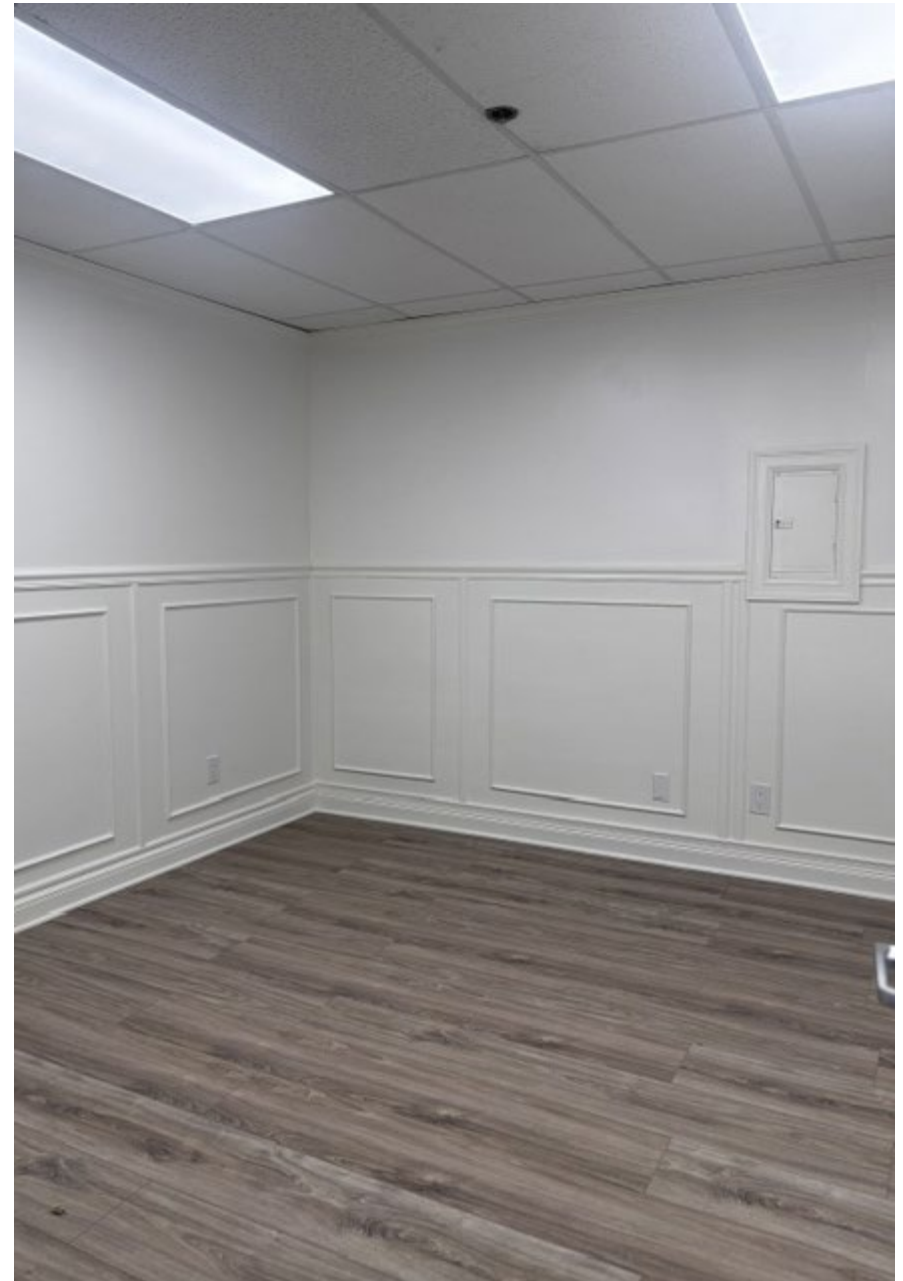
10x13 Office Space | \$800/mo

- Private office — 10' x 13'
- All utilities included
- Access to shared common area waiting room
- Central air/heat

Suite [#] | 2nd Floor

10x13 Office Space | \$800/mo

- Private office — 10' x 13'
- All utilities included
- Access to shared common area waiting room
- Central air/heat







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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