

DOWNTOWN OFFICE SPACE FOR LEASE

13th Street Place - 1120 13th Street



LEASE RATE: \$1.70 PSF MG



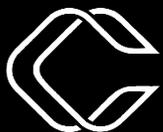
1120 13th ST
MODESTO, CA



LEASE RATE
\$1.85 MG



495 SQFT
774 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

1120 13th Street | MODESTO, CA

Overview:

- **Suite D: 495± sf 1st \$1.70 psf/mo (MG)**
- **Suite K: 774± sf 2nd \$1.70 psf/mo (MG)**

DETAILS & FEATURES

- High quality finishes & upgrades throughout the building
- Very tasteful & professional environment; well maintained
- Exclusive parking lot w/ assigned spaces & on street parking
- Building directory signage (interior & exterior)
- 2 Stories with elevator and wide stairway
- Fire sprinklered and automatic off-hour security system
- Excellent Downtown location close to City/County offices, Court-house, restaurants, banks, lodging and open space
- Just minutes from Hwy 99 and public transportation

PROPERTY OVERVIEW

Downtown Modesto Office Space



FOR LEASE

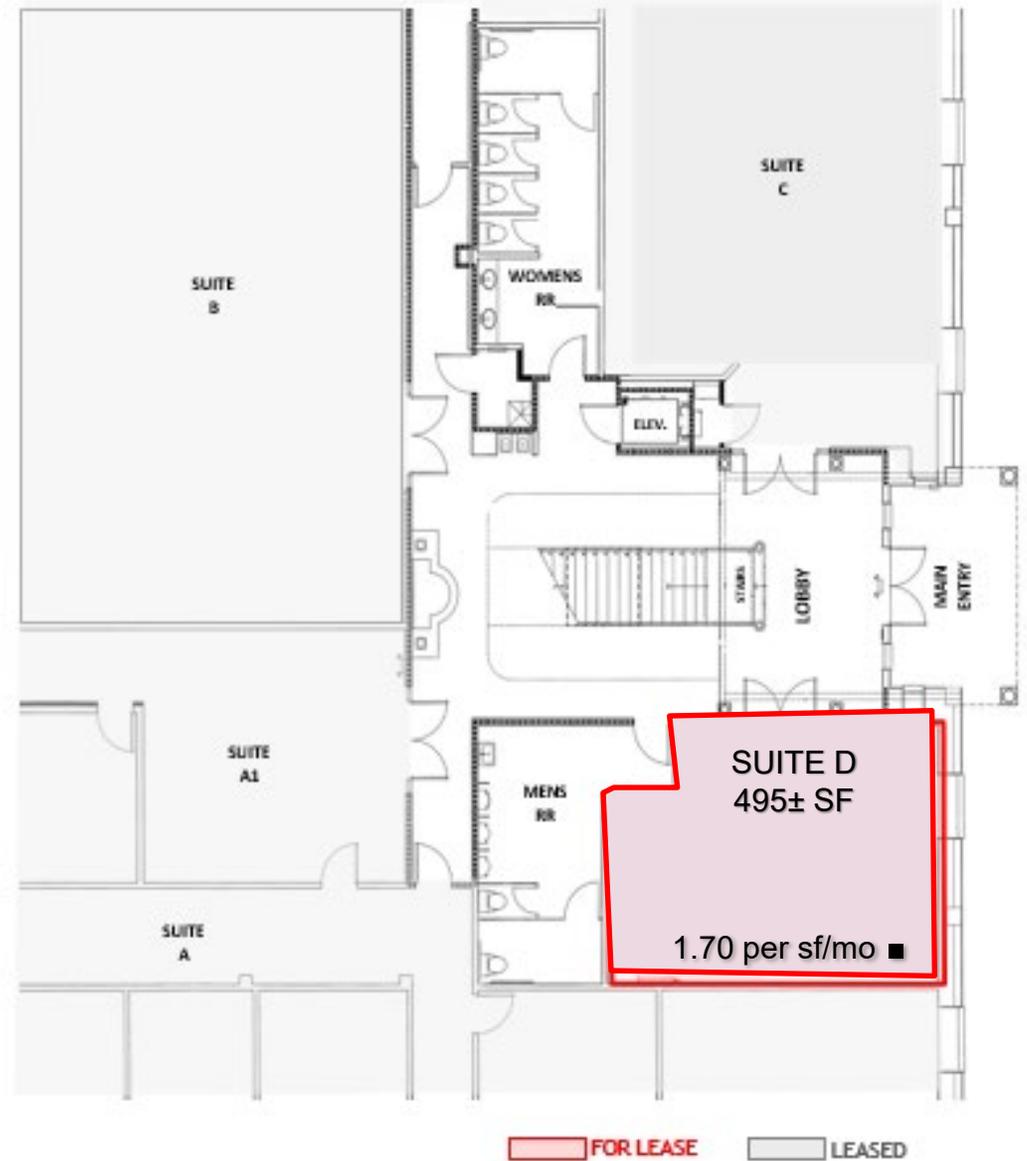
LEASED

Downtown Modesto Office Space

SPACE: Suite D
FLOOR: First
SIZE: 495± sf
RENT: \$1.85 psf/mo. (Modified Gross)
RESTROOMS: Common Area

DETAILS:

Office space currently with 2 modular workstations.
Good ambient light with perimeter window and double
entry doors with glass.



PROPERTY FLOOR PLAN



Second Floor - Common Area Finishes





1120
13th Street Place

A	Global Securities LTD	J	Granite Realty
B-1	Global Securities LTD	K	Mraz, American, & Assoc.
B	California Furniture/Woodline	L	Mraz, American, & Assoc.
C	Mountain Group Wines + Beverages - San Jose San	M	Mraz, American, & Assoc.
D	Capital Equity Management Group Inc.	N	Mraz, American, & Assoc.
E			
F	AFCME		
G			



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