

**FOR LEASE**

**RETAIL**

3600 Sisk Rd, Modesto, CA 95356

Class A Office Suites | 110 – 500 SF



EXCLUSIVELY LISTED BY



**CHRIS SANTANA**  
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SUITES RANGING FROM  
±110 - 500 SF

- Customize your private office space.
- Bring in your own furniture or select one of our stylish pre-furnished options (additional fees may apply).
- Secure, business-grade Wi-Fi internet access.
- Convenient and abundant parking.
- A modern work environment within a community of local business professionals.



## MODERN LOUNGE

- Stylish and comfortable lobby.
- Complimentary coffee station.
- 24/7 access with combination locks.
- Surveillance cameras throughout.

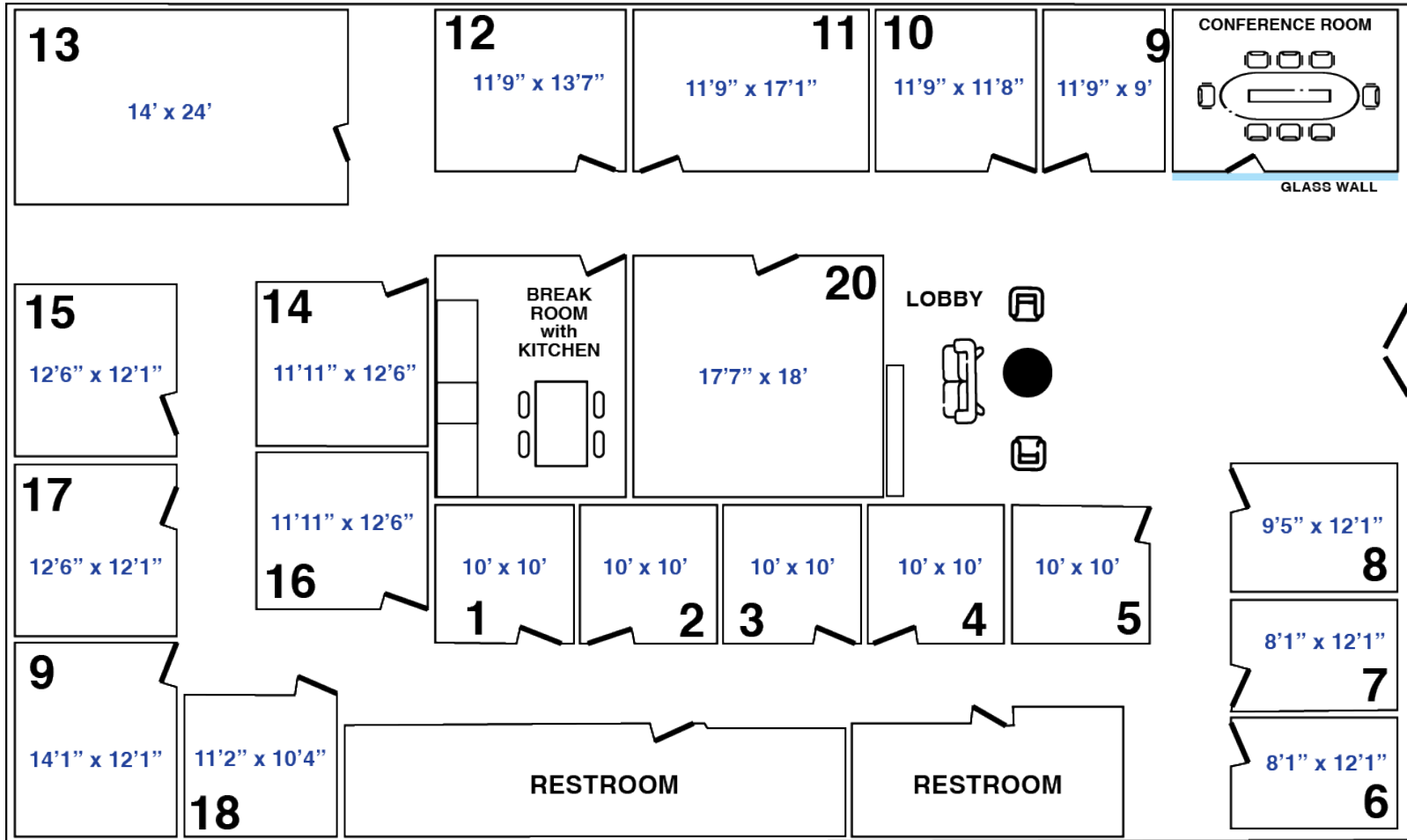


## PROFESSIONAL AMENITIES

- Conference room surrounded by natural light.
- Large break room with kitchen.
- Secure, landscaped courtyard area.
- Multiple restrooms.
- Recent property renovations and improvements.

 ETHOS





## JOIN OUR COMMUNITY

More than 80 local business professionals.

Located between Vintage Faire Mall and a Target power center.

- Kay Taylor Salon Suites – Offering services from 40 plus beauty, barber, space and self care services
- Ethos Office Suites – Over 20 local companies offering professional services from accounting, therapy and more.
- Fit Body Boot Camp – recently expanded space!
- Sunny Grove Preschool
- Genesis Behavioral Centers
- Bankers Life Insurance
- Dying Art Tattoo
- Barber Supply
- Wise Guys PC
- Full Steam Staffing
- Indian Grocery and deli
- California Community Credit Union
- Emmanuel Romanian Pentecostal Church
- ... and more!



MARKET OVERVIEW





Sisk Rd ± 16,960 ADT

Hwy 99 ± 120,137 ADT

  
**ETHOS**  
 OFFICE SUITES  
**SITE**

VINTAGE FAIRE MALL




  
 MEN'S WEARHOUSE JCPenney  

  
 BUFFALO WILD WINGS GRILL & BAR  
 COLD STONE CREAMERY  
 SEPHORA  


  
 BJ'S RESTAURANT BREWHOUSE  
 KAY JEWELERS  
 DICK'S SPORTING GOODS

  
 THE SERPENTARIUM INC  
 YOUR TRUE REPTILE SPECIALISTS  
  
 LAZBOY  
  
 MAD MONK  
  
 SHERWIN WILLIAMS  
  
 SalonCentric

# MARKET OVERVIEW



Pelandale Ave ± 37,082 ADT



VINTAGE FAIRE MALL

Dale Rd ± 16,114

HWY 99 ± 120,137 ADT





Investment Sales | Leasing | Asset Management | Property Management



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