

FOR LEASE



MEDICAL/PROFESSIONAL OFFICE | FOR LEASE | MODESTO, CA

4213 Dale Road

Suites | Modesto, California 95356



BUILDING 7

±2,481 SF

Medical / Professional Office

SUITE 7A

±1,450 SF

Medical / Professional Office

LEASE

Call for Lease Rate

Contact Listing Agent

Space Overview

CoSol Commercial Real Estate is pleased to present 4213 Dale Road, Modesto — a premier dental and medical office condominium available for lease within the prestigious Pelandale Professional Park. The property is being offered in two distinct suites, providing flexibility for practices of varying size.

Suite 7, newly created from the subdivision of the original space, offers ±1,450 SF configured as professional office suites with open office area, a conference room, and support spaces — ideal for a medical practice, specialist group, or ancillary healthcare user.

Located within close proximity to HWY 99, Kaiser Permanente, Valley Children's Specialty Center, and major retailers including Costco, Lowe's, Target, and Walgreens. Ample on-site parking and Planned Development (P-D) zoning.

ADDRESS

4213 Dale Road, Building 7 Modesto, CA 95356

SUITE 7A

±1,450 SF

USE TYPE

Medical / Professional Office

SUITE 7A LEASE RATE

Call for Rate

ZONING

Planned Development (P-D)

PARKING

Ample On-Site Parking

LOCATION

Pelandale Professional Park

STATUS

Available — Call for Information

Property Highlights

01

New Suite 7A— ±1,450 SF

Freshly subdivided office suite featuring private offices, open office area, conference room, and restrooms — flexible for medical, specialist, or professional use.

02

Flexible Lease Terms

Competitive lease rates with flexible term lengths and landlord-delivered improvements — a move-in-ready suite for a medical or professional practice in North Modesto.

03

Prestigious Pelandale Professional Park

Located within one of North Modesto's premier professional office campuses — brick architecture, manicured landscaping, and strong co-tenancy.

04

Exceptional Trade Area

Adjacent to Kaiser Permanente and Valley Children's Specialty Center, with Costco, Lowe's, Target, Walgreens, and multiple national retailers nearby.

05

HWY 99 Proximity

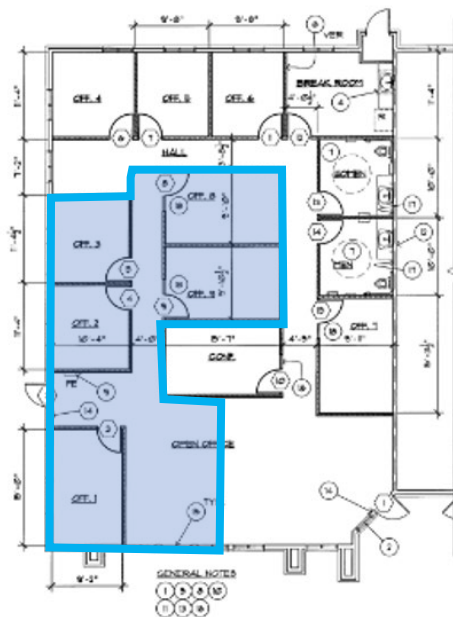
Convenient freeway access and high household density — North Modesto's Pelandale corridor is one of the Central Valley's fastest-growing trade areas.



PROPERTY PHOTOGRAPHY | 4213 DALE ROAD, MODESTO, CA | EXTERIOR

Suite 7A Floor Plan

SUITE 7 | 4213 Dale Road, Modesto, CA | ±1,450 SF



SUITE FEATURES

Multiple Private Offices

Open Office Area

Conference Room

Restrooms (M/W)

Break Room

Hall / Reception

Flexible Layout

Property Details

Address

4213 Dale Road, Modesto, CA 95356

Use Type

Medical / Professional Office

Suite 7A SF

± 1,450 SF

Suite 7 Lease Rate

Call for Lease Rate

Status

Available — Call for Information

Parking

Ample On-Site Surface Parking

Zoning

Planned Development (P-D)

HWY Access

Proximity to HWY 99

Campus

Pelandale Professional Park

Building Type

Office Condominium



SITE AERIAL | 4213 DALE ROAD, MODESTO | PELANDALE PROFESSIONAL PARK



WIDE AERIAL | NORTH MODESTO TRADE AREA | HWY 99 PROXIMITY

FOR MORE INFORMATION

4213 Dale Road, Modesto

Suites 6 & 7 | Dental / Medical | For Lease | Modesto, CA 95356

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