

OFFICE SUITES FOR LEASE | MODESTO, CA

OFFICE SUITES FOR LEASE

# 621-627 13th Street

Modesto, CA 95354

Suite B – 500± SF | Suite G – 390± SF | Suite M – 500± SF | Executive Suites – \$800/Mo All Utilities Included

AVAILABLE

**5 Suites**

LEASE RATE

**\$2.00/SF MG**

BUILDING SIZE

**9,761 SF**



PROPERTY

# Property Overview

CoSol Commercial Real Estate presents available office suites at 621-627 13th Street — a charming Class B office complex in the heart of Downtown Modesto. Located steps from Stanislaus County offices, the new courthouse, and the Gallo Center for the Arts, these suites offer a professional environment with rare downtown parking and character-rich interiors.

<b>Address</b>	621-627 13th Street, Modesto, CA 95354
<b>Available Suites</b>	Suite B, Suite G, Suite M + 2 Executive
<b>Suite Sizes</b>	390± – 500± SF   Executive 130± SF
<b>Lease Rate</b>	\$2.00/SF MG (Executive \$800/Mo All Incl.)
<b>Building Size</b>	9,761 SF   Class B   2-Story
<b>Year Built</b>	1990 / Renovated 2010
<b>Zoning</b>	PD – Professional Office, Medical & Similar
<b>Parking</b>	20 On-Site Spaces



# Property Highlights

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## **Downtown Modesto Location**

Steps from Stanislaus County offices, the new courthouse, the Gallo Center for the Arts, and an abundance of downtown dining and services.

## **Multiple Suite Sizes Available**

From 390± SF ground-floor suites to 500± SF second-floor offices and 130± SF executive suites — flexible options to fit any team size.

## **Quality Interior Finishes**

Wainscoting detail, hardwood-style floors, built-in cabinetry, crown molding, and renovated restrooms throughout.

## **20 On-Site Parking Spaces**

A rare amenity in Downtown Modesto — dedicated on-site parking for tenants and their clients.

## **Executive Suites – All Utilities Included**

10' x 13' private offices at \$800/mo with all utilities included and access to a shared professional waiting room.

## **Class B Complex Across 2 Parcels**

9,761 SF | 2-story | Built 1990, renovated 2010. PD zoning — professional office, medical, and similar uses.

# Suite Details

## Suite B

**2nd Floor | 500± SF | \$1,000/Mo**

- \$2.00/SF gross lease rate
- Separately metered gas & electric
- Wainscoting detail
- Shared Restrooms

## Suite M

**2nd Floor | 500± SF | \$1,000/Mo**

- \$2.00/SF gross lease rate
- Separately metered gas & electric
- Wainscoting detail
- Shared Restrooms

## Suite G

**1st Floor | 390± SF | \$780/Mo**

- Ground-floor accessibility
- \$2.00/SF gross lease rate
- Central air/heat; separately metered
- Wainscoting detail
- Shared Restrooms

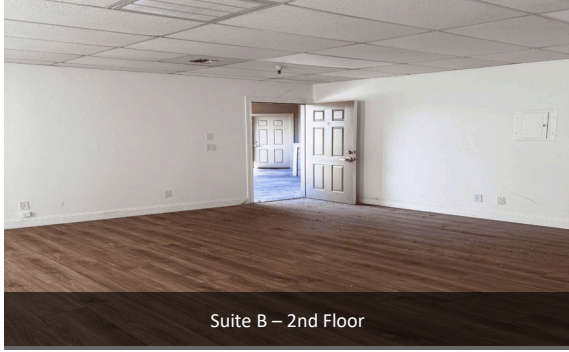
## Executive Suite

**2nd Floor | 130± SF (10×13) | \$800/Mo**

- All utilities included
- Access to shared waiting room
- Central air/heat
- 2 offices available

INTERIOR

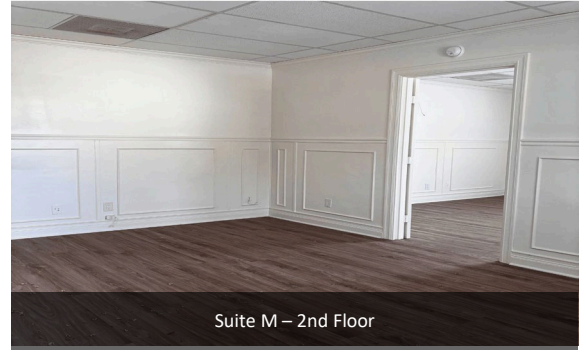
# Interior Gallery



Suite B – 2nd Floor



Suite G – 1st Floor



Suite M – 2nd Floor



Executive Suite – Reception Area



Shared Restrooms



Renovated Restroom Interior

LOCATION

# Location & Exterior



621-627 13th Street, Modesto, CA | Near Stanislaus County Offices, New Courthouse & Gallo Center for the Arts

EXCLUSIVELY OFFERED BY

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Downtown Modesto Office Complex

**621-627 13th Street | Modesto, CA 95354**

5 Suites Available | \$2.00/SF MG | Executive Suites from \$800/Mo All Incl.

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