



**FOR LEASE**  
**OFFICE SUITE**  
2,814 SF  
Lease Rate: \$4,558

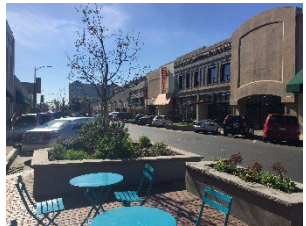
**1003 10th Street**  
Modesto, CA 95354

**URBAN-LIKE EXECUTIVE OFFICE  
SPACE WITH EXPOSED BRICK  
DOWNTOWN MODESTO**

Urban-like space in downtown's professional office, entertainment and restaurant hub.

10th street is the new Art District (from I to J).

Come join downtown's most up and coming area and be within walking distance from your local favorites eateries and entertainment venues such as, Ralston's Goat, Green's on Tenth, Picasso's Deli & Art, Rancho Fresco Mexican Grill, Fuzio Universal Bistro, Brenden Theaters, T-Cups Café, Preservation Coffee & Tea, Tresetti's, Galletto's, Commonwealth, Barking Dog, Skewers, Al-Afendi, Rodin Farms, Gallo Center for the Arts and The Century Event Center.



**PMZ**  
SINCE 1957

**COMMERCIAL**  
REAL ESTATE

**Josh Bower**  
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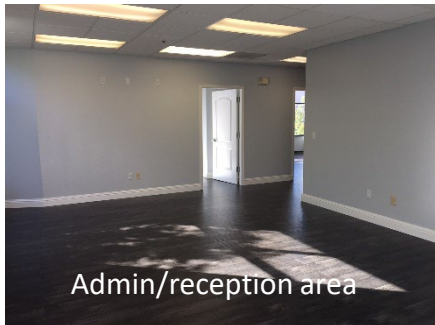
**David Quiñonez**  
Broker  
+1 209 614 5653  
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# Property Details

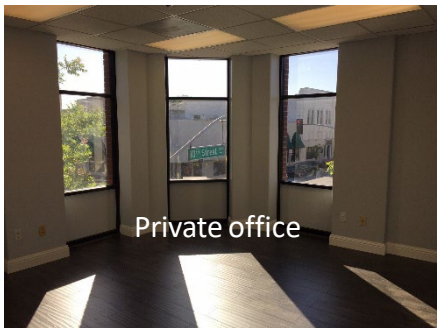
## SUITE A



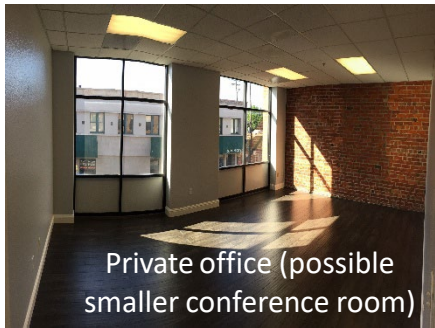
Admin/reception area



Admin/reception area



Private office

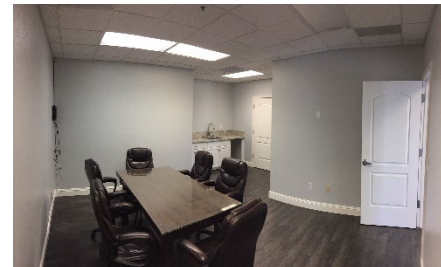
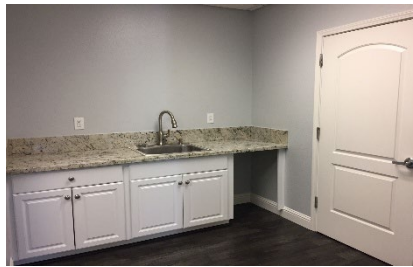


Private office (possible smaller conference room)

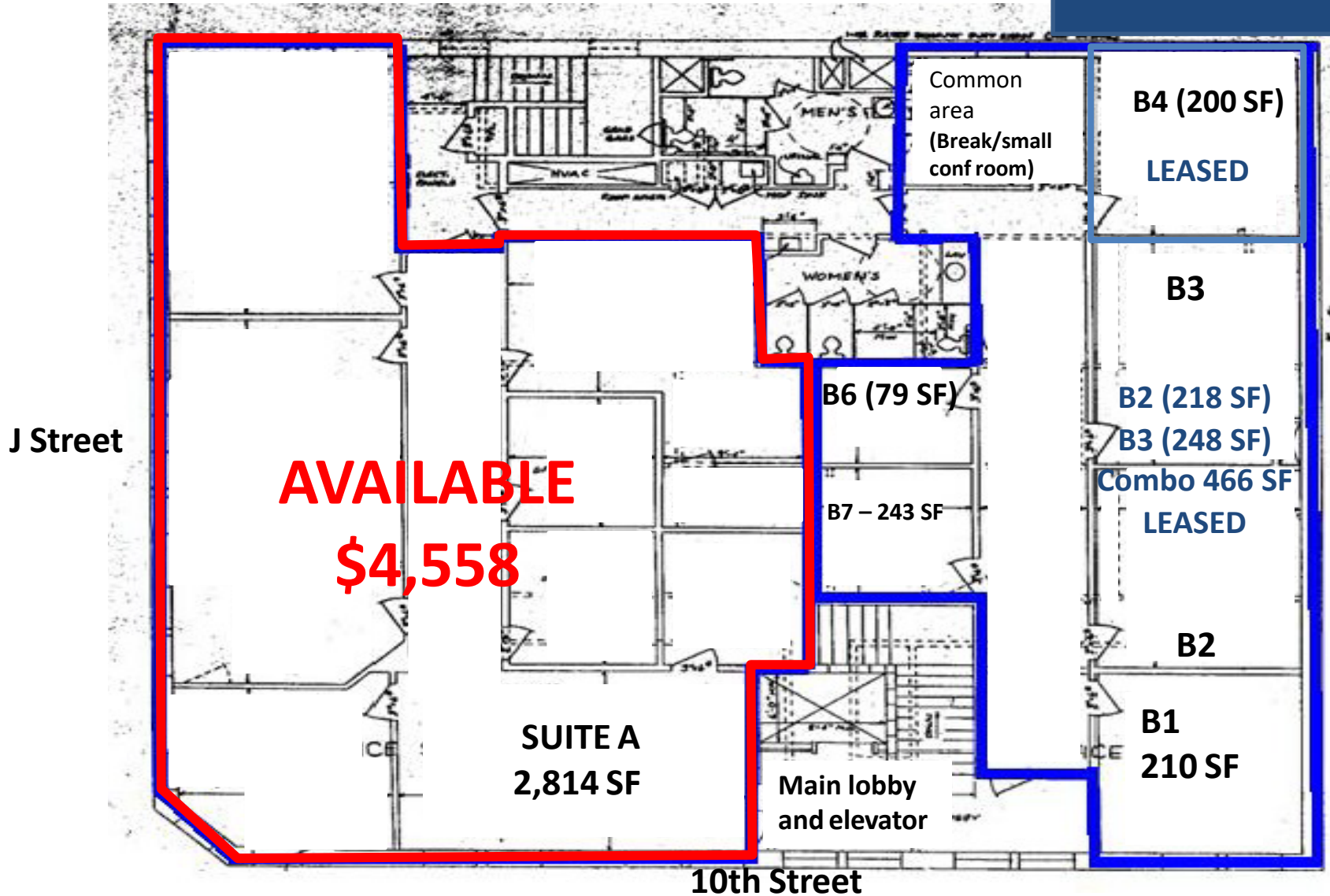


Conference room

Suite A	
<b>Size:</b>	2,814 SF
<b>Lease Rate:</b>	\$4,558/mo (\$1.62/SF)
<b>Description:</b>	<ul style="list-style-type: none"> <li>• Newer modern wood laminate floors</li> <li>• Fresh paint</li> <li>• Newer common area break room with granite countertop</li> <li>• Exposed brick</li> <li>• Paloma's Restaurant &amp; Bar directly below space.</li> <li>• 2nd floor office suites have elevator access along 10th St</li> </ul>
<b>Spaces:</b>	<ul style="list-style-type: none"> <li>• Suites A</li> <li>• 2,814 SF - \$1.62/mo</li> </ul>



# Property Layout



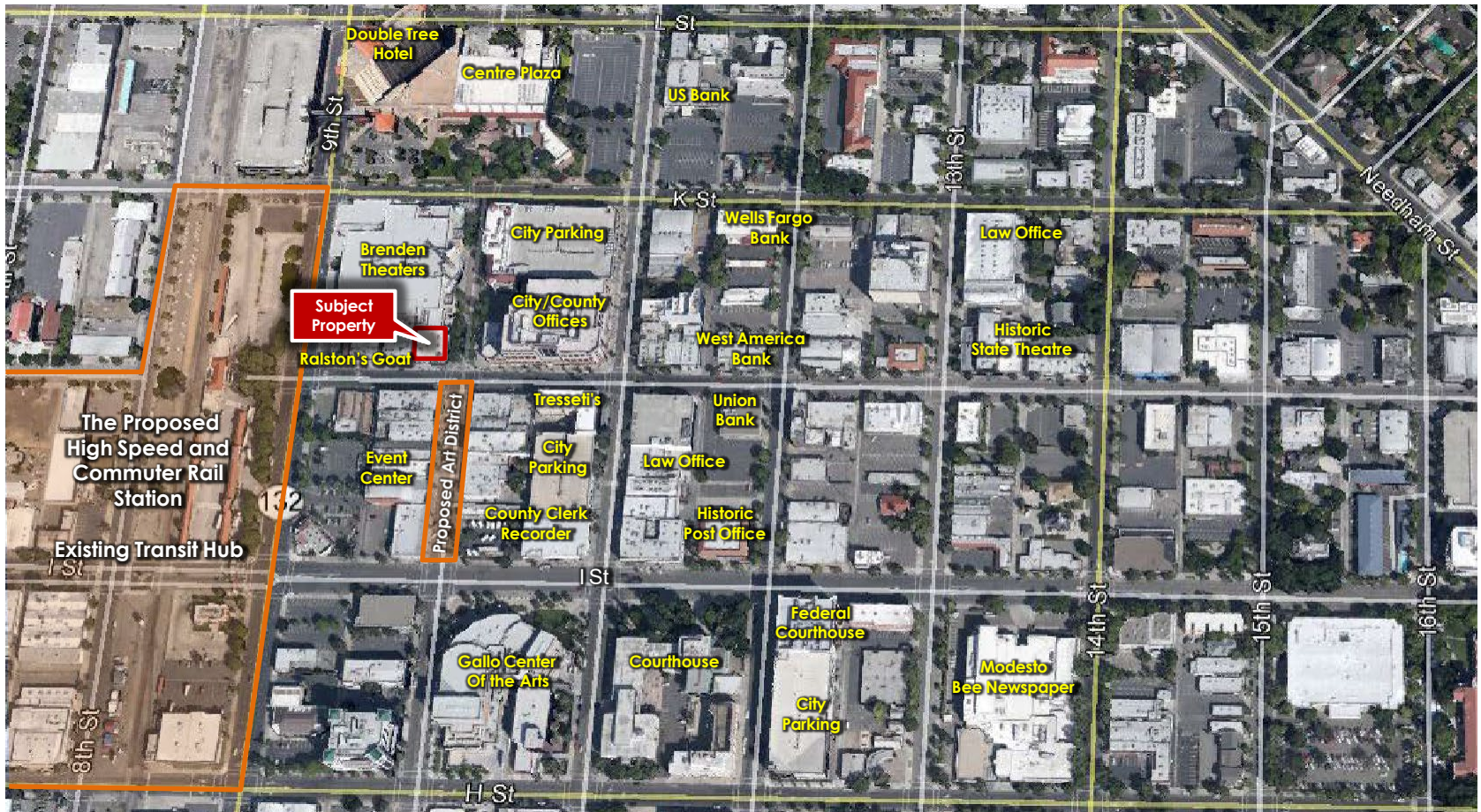
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# Aerial Map





**The vibe**  
of Downtown Modesto

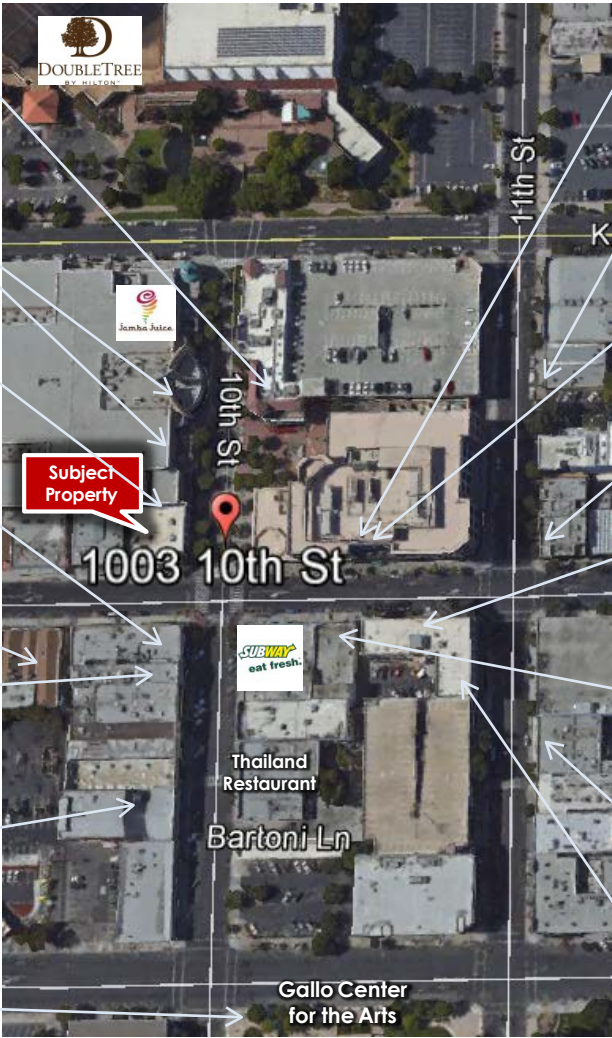


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# The Scene



**FUZIO BISTRO**  
East meets West at this casual spot for global flavors, from fire-grilled pizzas to spring rolls.



**BRENDEN THEATERS**  
A local movie theater favorite since 2000.  
**T-CUPS CAFE**  
Cafe serving pearl milk tea, coffee, juice & other drinks, plus Asian snacks.



**Ralston's Goat Restaurant**  
Locally owned restaurant & bar offering vegan options.



**PICASSO'S**  
Family owned gourmet deli, coffee shop and art gallery.



**STARBUCKS**  
National coffee shop



**GREENS**  
Farm to fork restaurant, full bar, meeting & event venue.



**THE CENTURY**  
An urban chic event venue in the heart of downtown.



**GALLO CENTER FOR THE ARTS**  
Hosts different Resident Companies, Symphony Orchestra, Central West Ballet, Townsend Opera Players and the Modesto Community Concerts Association.



**MISTLIN ART GALLERY**  
A venue for regional artists to showcase their work but also an arts education studio.



**COMMONWEALTH**  
Gastropub specializing in West Coast-centric craft beer, wine and enlightened pub grub.



**TAQUERIA CARDENAS**  
Mexican food/taqueria



**GALLETTO RISTORANTE**  
Premiere Italian restaurant serving gourmet Pizza, Pasta, regional favorites and hand crafted cocktails, and an extensive wine list served in a white-linen environment.



**PRESERVATION COFFEE & TEA**  
High quality coffee and tea creations.  
**TOKYO EXPRESS**  
Chinese/Japanese restaurant.



**RANCHO FRESCO**  
Authentic Mexican Grill. "Fast, casual counter restaurant." Serving your favorites on handmade flour/corn tortillas.



**FOOD FIX BUTCHER & BAKER**  
Local scratch made gourmet sandwiches, salads and craft beers.



**TRESETTI 'S WORLD CAFFÉ**  
Featuring fine world fare (dishes, cuisine) in a casual, fun and relaxing atmosphere. Boutique collection of local & global wines.