



To discuss your property or any commercial real estate needs please contact:

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Property Information

Address	1329 & 1401 Spanos Ct, Modesto, CA 95350	County	Stanislaus
Space Available	23,947 SF	Property Name	Memorial Hospital Foundation & Memorial Medical Center
Rental Rate	\$2.20 / SF / Month	Property Type	Medical Office
Min Divisible	1,100 SF	Spaces Available	9
Max Contiguous	8,252 SF	Lease Type	Full Service
Occupancy Rate	100%		

Property Description

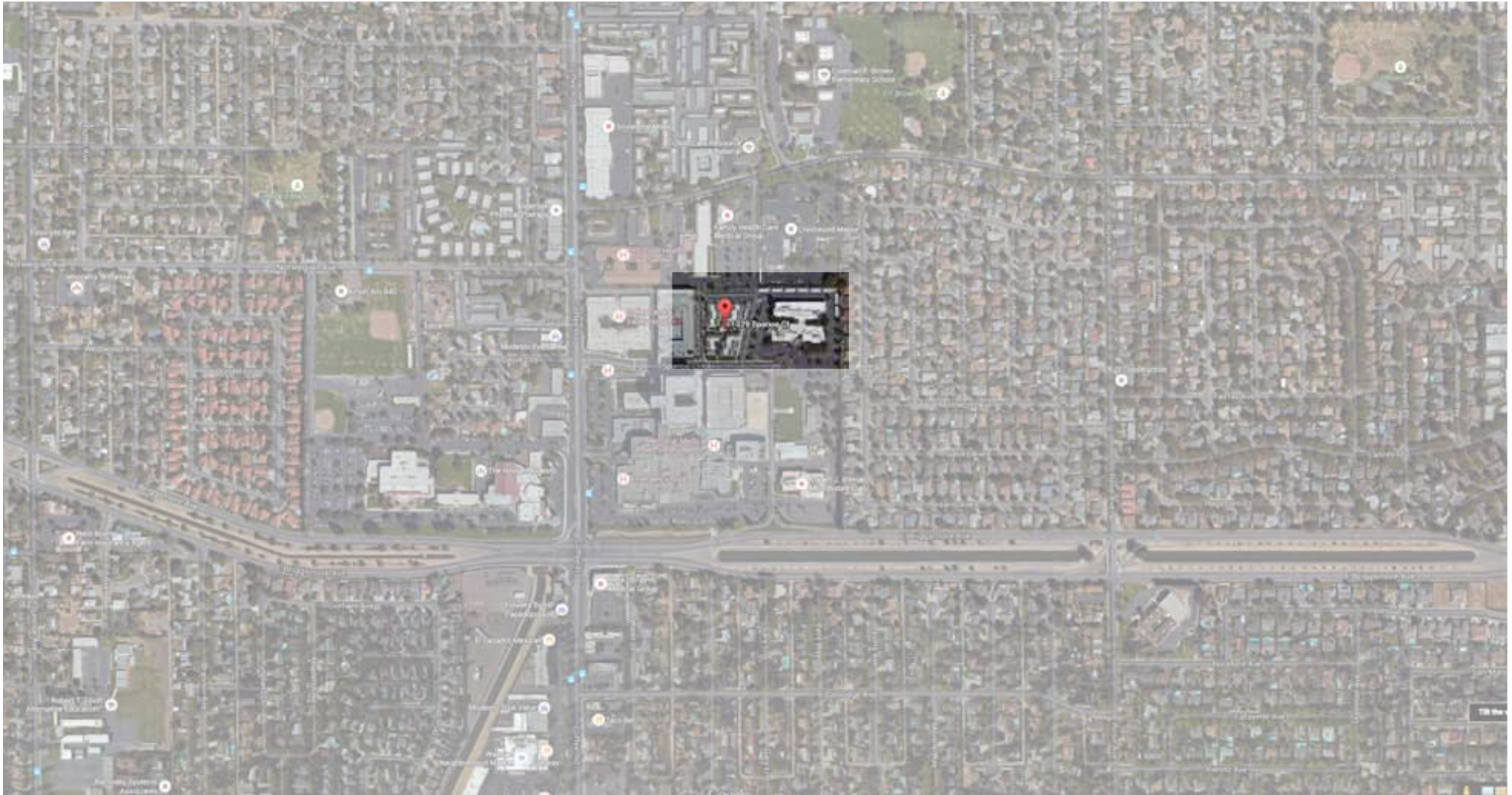
Spanos Court Medical Office Space. Near Memorial Hospital in the heart of Modesto. Various sizes and configurations to consider.

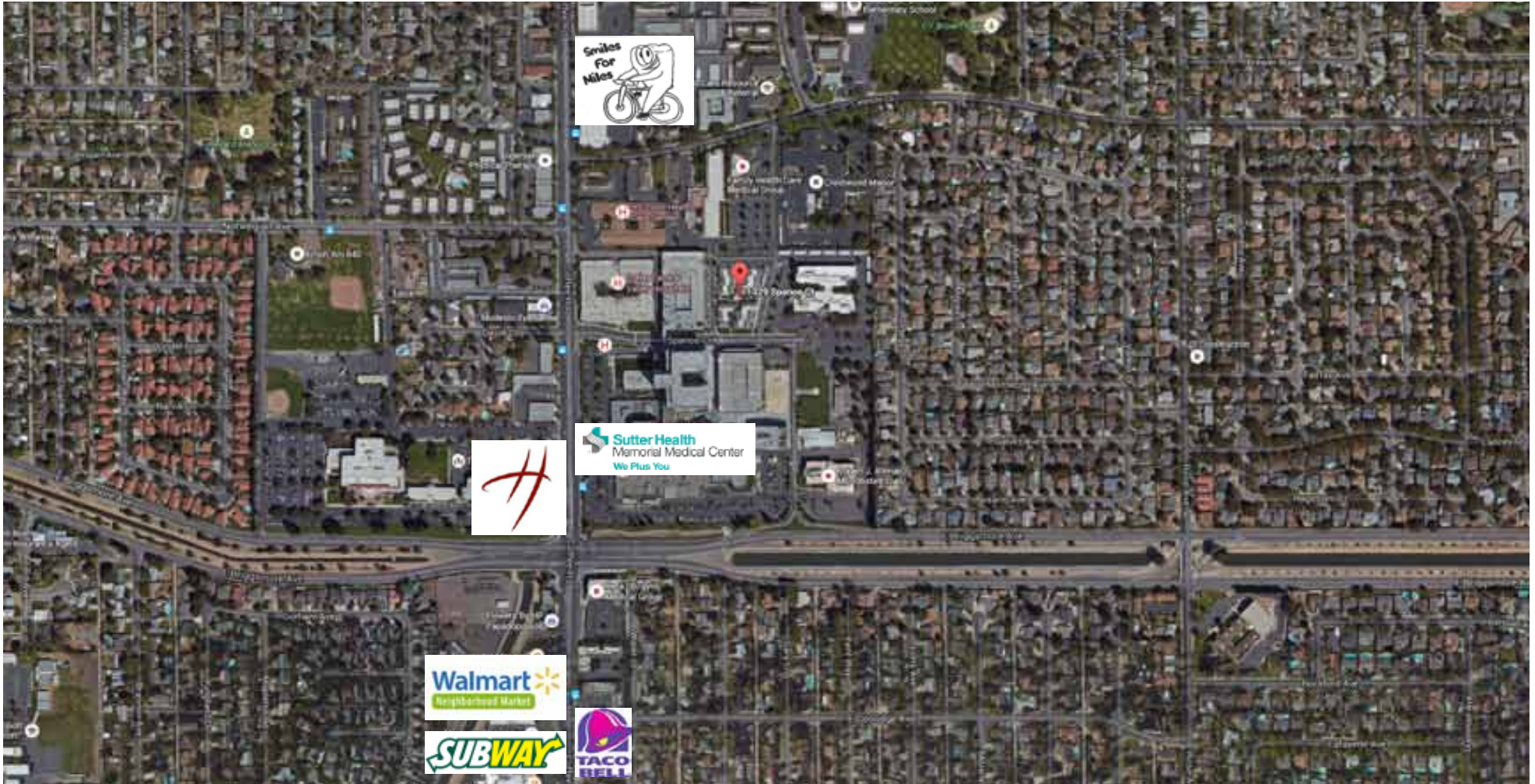
Briggsmore Ave. and Coffee Road in the center of Modesto. Very easy for patients to find.

Located on Oakdale Rd, near the corner of Oakdale and Orangeburg.

Location Map



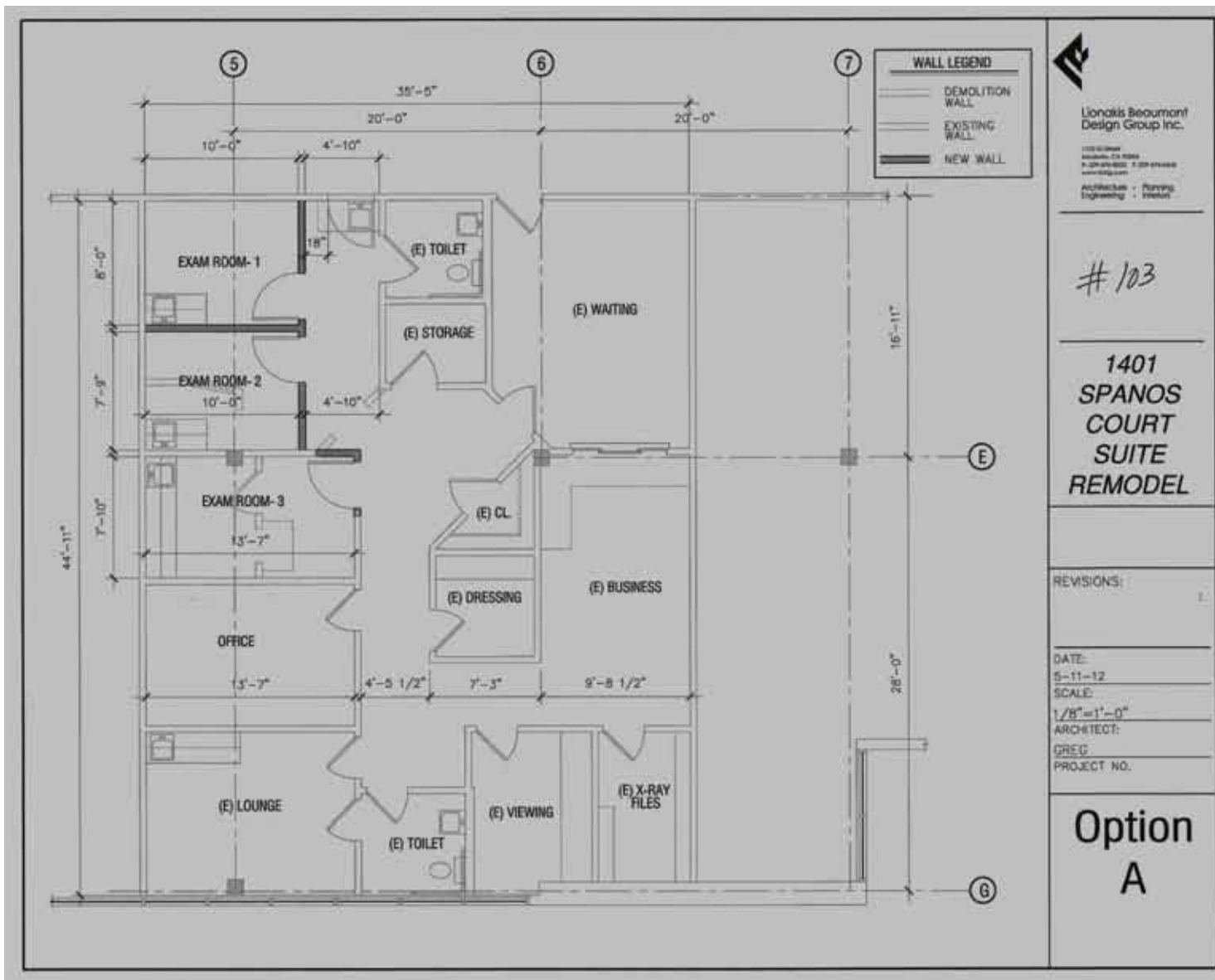




Suite Details

Address	Suite	Space Available (SF)	Rental Rate (per month)	Space Type	Lease Type	Date Available	No. Parking Spaces	Pct. Procurement Fee	Notes
1329 Spanos Ct	C-3	2,760	\$ 2.20	Medical Office	Full Service	Aug 2015	14	2.50%	Medical Office Space -7 exam rooms, 2 offices, waiting area, reception, breakroom, storage and 2 restrooms.
1401 Spanos Ct	103	1,600	\$ 2.20	Medical Office	Full Service	Aug 2015	8	2.50%	Medical Office - 3 exam rooms, office, reception, lounge, storage and 2 restrooms.
1401 Spanos Ct	105	1,100	\$ 2.20	Medical Office	Full Service	Aug 2016	2	2.50%	Formerly a pharmacy. Open area with 1 restroom.
1401 Spanos Ct	111	2,821	\$ 2.20	Medical Office	Full Service	Aug 2017	14	2.50%	Medical Office - 5 exam rooms, 2 procedure rooms, office, reception, lab, nurses station and restroom.
1401 Spanos Ct	121	2,500	\$ 2.20	Medical Office	Full Service	Aug 2018	13	2.50%	Medical Office -
1401 Spanos Ct	207	1,456	\$ 2.20	Medical Office	Full Service	Aug 2019	7	2.50%	Medical Office - 3 exams rooms, procedure room, office, reception and restroom.
1401 Spanos Ct	230	8,252	\$ 2.20	Medical Office	Full Service	Aug 2020	41	2.50%	Medical Office Cardiology - 8 exams rooms, 4 consult rooms, echo treadmill rooms, office, reception and 2 restrooms.
1401 Spanos Ct	231	1,204	\$ 2.20	Medical Office	Full Service	Aug 2021	6	2.50%	Medical Office Cardiology -
1401 Spanos Ct	233	2,254	\$ 2.20	Medical Office	Full Service	Aug 2022	11	2.50%	Medical Office Cardiology - 5 exam rooms, 2 consult rooms, office, reception, procedure room and restroom.

Suite 103 Floorplan



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#103

1401 SPANOS COURT
SUITE REMODEL

Suite 105 Floorplan



3 PARTIAL FIRST FLOOR PLAN
 SCALE: 1/8"=1'-0"

Sheet
PHARMACY

FIRST FLOOR.

Project
MEDICAL OFFICE BUILDING

MEMORIAL HOSPITAL ASSOCIATION

MODESTO, CALIFORNIA,

Date
MARCH 27, 1990

Project No.
1808

Sheet No.
A-105

Suite 111 Floorplan

KEY NOTES

HVAC NOTES

SWITCH DESIGNATIONS

PLUMBING NOTES

GENERAL NOTES

ROOM FINISH SCHEDULE

DOOR SCHEDULE

ELECTRICAL NOTES

KEY PLAN

INTERIOR FINISH KEY

UNIVERSAL MEDICAL BUILDINGS
701 North Jackson Street
MORNING STAR, MISSOURI 63051
(414) 275-0100

DR. AURORA MALDONADO
INTERNAL MEDICINE

DR. BEN MALDONADO
OB/GYN

FIRST FLOOR

Project Title
MEDICAL OFFICE BUILDING

MEMORIAL HOSPITAL ASSOCIATION

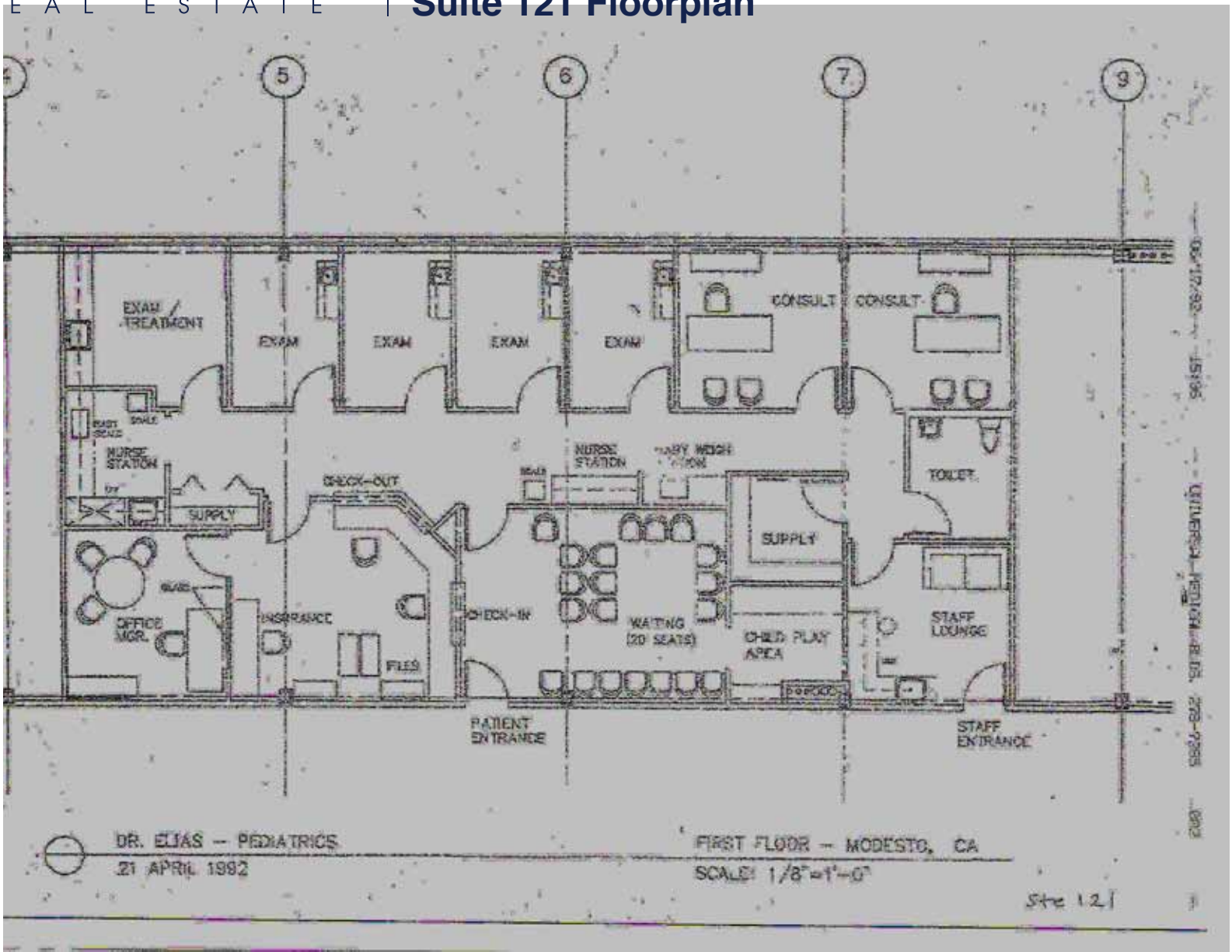
MORNING STAR, MISSOURI

Date
JANUARY 16, 1989

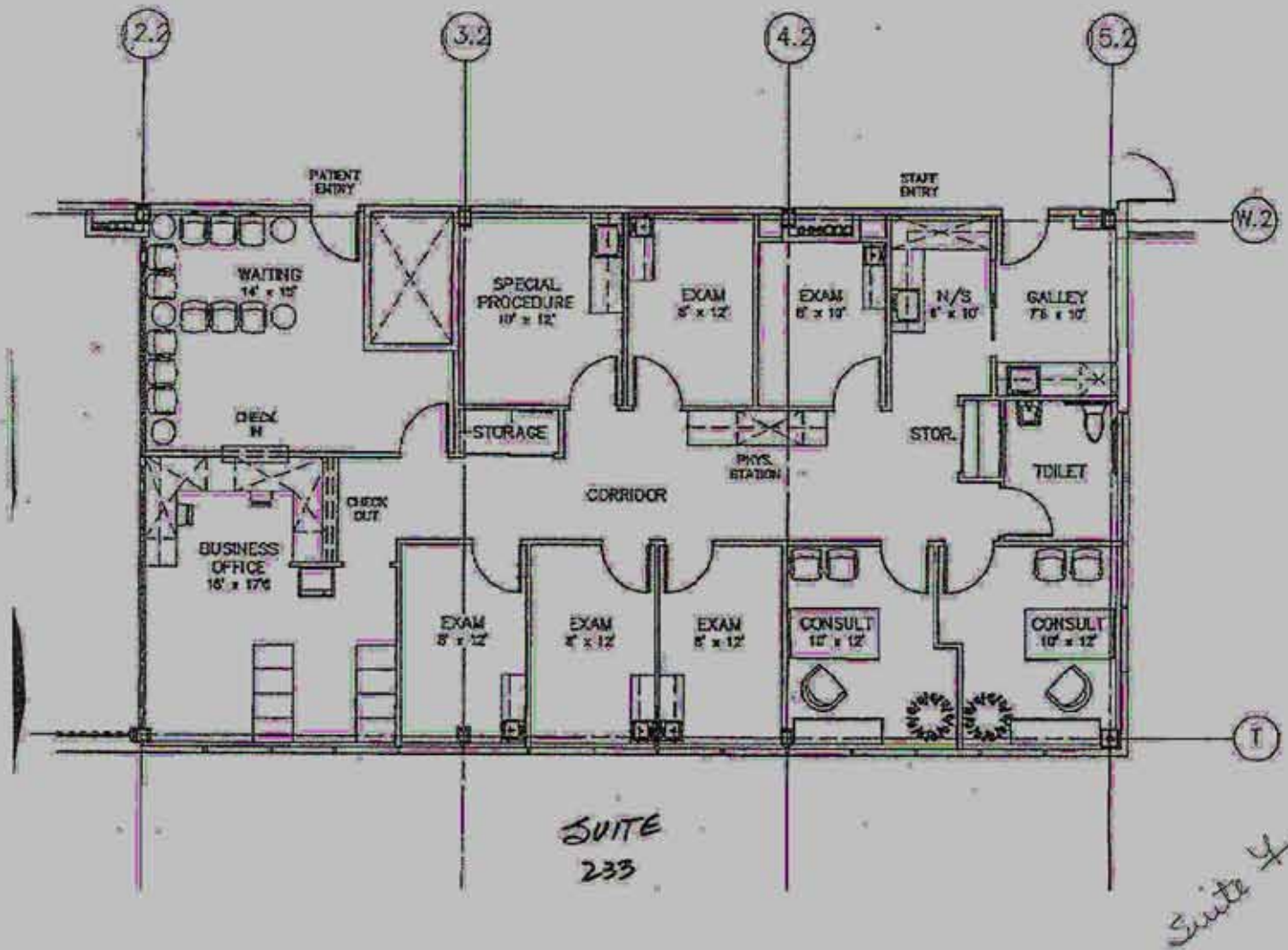
Project No.
1109

Sheet No.
A-11

Suite 121 Floorplan



Suite 233 Floorplan



⌒ PARTIAL SECOND FLOOR PLAN

