

C E N T E R R A

P r o p e r t i e s

1020 10th St Suite 300 Modesto, CA
95354

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AVAILABLE FOR LEASE

CITY TOWERS 801 10TH ST. MODESTO, CA

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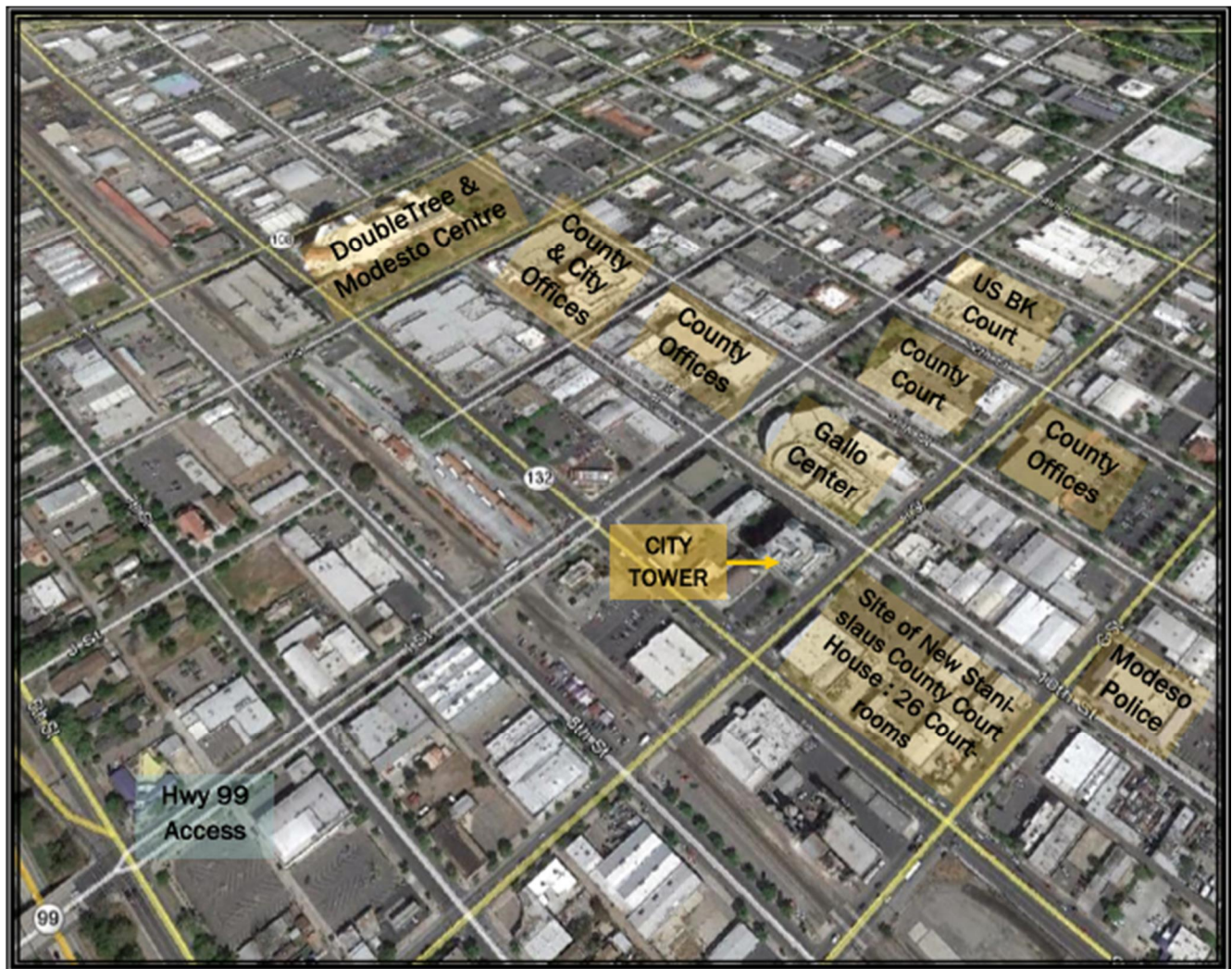


5th Floor - 1,300 SF - Executive Suites
7th Floor - 1,350 SF - Office Suite

- **Prime Class A Office space located in Downtown Modesto.**
- **Across the street from proposed County courthouse.**
- **Less than 1/4 mile from Highway 99.**
- **Offered at \$2.50/sf Gross**

LOCATION FEATURES

- Central Downtown Modesto location
- Across the street from the new proposed County Courthouse
- Close proximity to City and County offices
- Across from Gallo Center for the Arts
- Located walking distance from Doubletree Hotel and Modesto Centre Plaza



The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

PROPERTY FEATURES - 5TH FLOOR

- Class A OfficeLperfect for professional offices
- Attractive open space combined with enclosed offices
- Access to large conference room
- Parking: Garage on site
- Major Occupants of building
 - Merrill Lynch
 - Stanislaus County Courts
 - Ayera Technologies



View of portion of 5th Floor open space



Available individual office



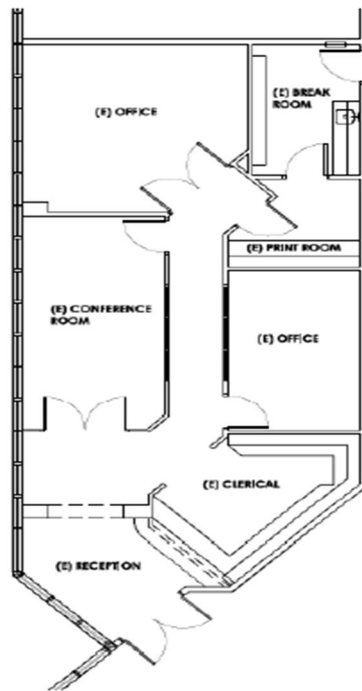
Conference room available for use



Attractive corner office

PROPERTY FEATURES - 7TH FLOOR

- 1,350-sf
- Class A Office Ideal for professional offices
- Attractive developed and functional space



Suite 702 Floor Plan



Front receptionist/clerical area



Conference room (L) and individual office (R)

LEASING INFORMATION

Suite	Lease Term	Total Space	Lease Rate	Lease Type	Space Type	Tenant Improvements
5th floor	TBD	1,300+/- Sf	\$2.50/rsf	Gross	Class A Office	TBD
7th floor	TBD	1,350+/- SF	\$2.50/rsf	Gross	Class A Office	TBD



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