

FOR LEASE



4640 Spyres Way Modesto, California



LEASE RATE

\$1.90 PSF

LEASE TYPE

Gross

BUILDING SIZE

±1,650 SF

YEAR BUILT

2006

OVERVIEW

Property Overview

CoSol Commercial Real Estate is pleased to present 4640 Spyres Way — a ±1,650 square foot professional office suite available for immediate occupancy in a well-maintained multi-tenant office building in Modesto, California.

Built in 2006, the suite features a large lobby and reception area, four private offices, a dedicated conference room, storage closet, kitchen/breakroom, and a unisex restroom. The building has been recently updated with new flooring and paint throughout, delivering a clean, move-in ready environment for professional or medical office users.

Located within a high-visibility professional campus adjacent to major retail and medical destinations, this suite provides an exceptional value at \$1.90 PSF Gross.

ADDRESS	4640 Spyres Way, Modesto, CA 95356
LEASE RATE	\$1.90 PSF Gross
BUILDING SIZE	±1,650 Square Feet
LEASE TYPE	Gross
YEAR BUILT	2006
PROPERTY TYPE	Professional Office
ZONING	Contact Broker
AVAILABLE	Immediate
PARKING	Ample Surface Parking
SIGNAGE	Building Signage Available



WHY LEASE

Space Highlights

01 Competitive Gross Lease Rate

Offered at \$1.90 PSF Gross — all-inclusive rate with no triple-net exposure, simplifying occupancy costs for tenants.

03 Functional Office Layout

Four private offices, a large conference room, reception/lobby, storage closet, kitchen/breakroom, and restroom — all in ±1,650 SF.

05 High-Visibility Location

Situated on Spyres Way in a prominent professional campus adjacent to major retail, medical, and service-oriented destinations.

02 Move-In Ready Suite

New interior finishes throughout including updated flooring and fresh paint. Immediate availability with no tenant improvement delay.

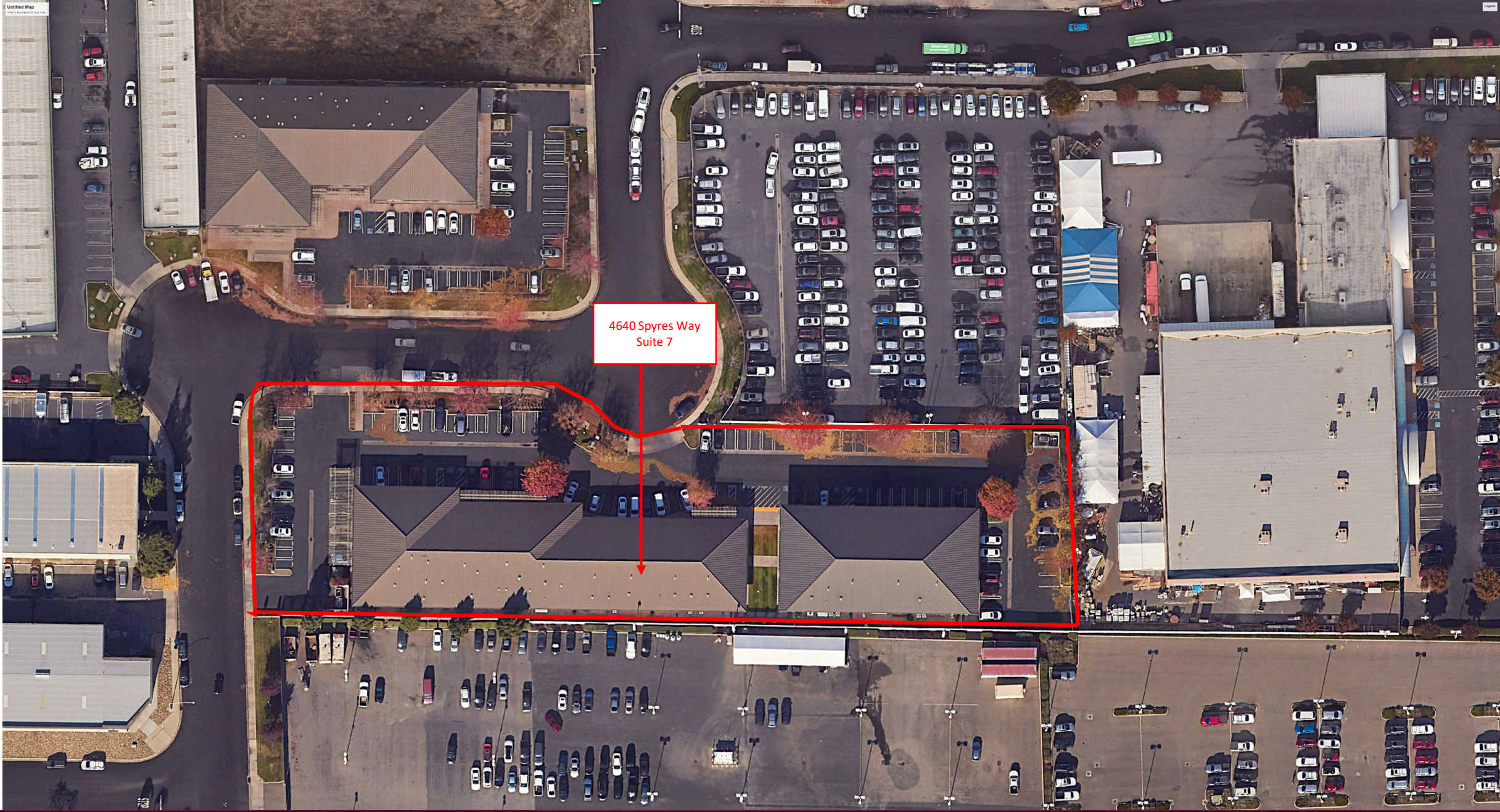
04 Well-Maintained Building

2006-built professional office campus with high pride of ownership. Ample surface parking and strong curb appeal.

06 Building Signage Available

Signage opportunity on the building provides tenant branding and street visibility in a high-traffic professional corridor.





4640 Spyres Way
Suite 7



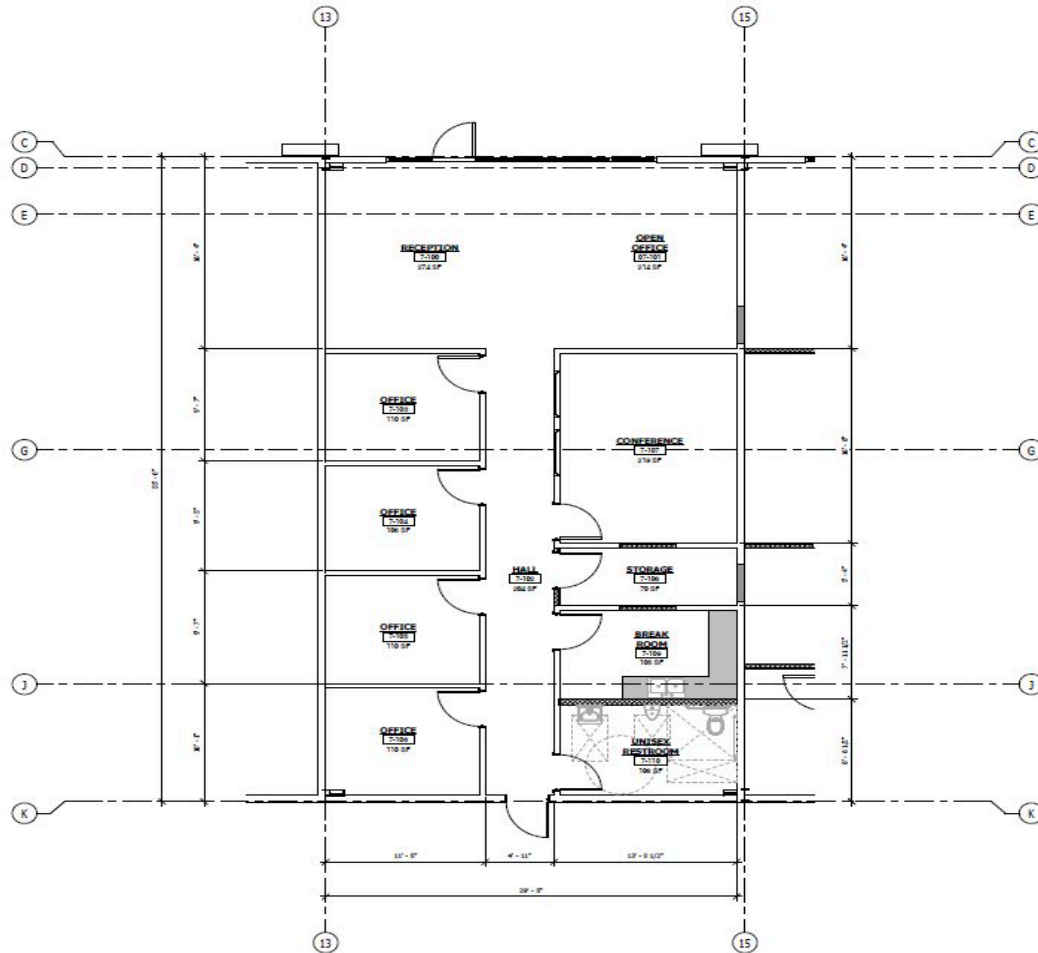
4640 SPYRES WAY, MODESTO



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FLOOR PLAN

Suite Floor Plan — ±1,650 SF



SUITE FEATURES

Reception / Lobby

Large welcoming entry area

Conference Room

Dedicated meeting room

Private Offices

4 enclosed private offices

5th Office

Large secondary office

Kitchen / Breakroom

Full employee breakroom

Storage Closet

Interior storage

Unisex Restroom

ADA compliant



LEASE

Lease Summary

PROPERTY ADDRESS	4640 Spyres Way, Modesto, CA 95356
SPACE AVAILABLE	±1,650 Square Feet
LEASE RATE	\$1.90 PSF / Month — Gross
LEASE TYPE	Gross (Tenant Pays Utilities)
AVAILABLE	Immediately

LEASE TERM	Negotiable
YEAR BUILT	2006
PARKING	Ample Surface Parking — Included
SIGNAGE	Building Signage Available
LISTING BROKER	Jake Maiorino, CoSol Commercial Real Estate



*4640 Spyres Way
Modesto, CA*

FOR MORE INFORMATION

EXCLUSIVELY OFFERED BY

Jake Maiorino

CoSol Commercial Real Estate

DRE# 01453218

jmaiorino@cosol.net

209-521-1591



2020 Standiford Ave, Bldg A

Modesto, CA 95350 | www.cosol.net

Brokerage Lic. #00713735



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