

## OFFICE SUITE



**4265 Spyres Way, Modesto, CA**



## FOR LEASE

**Size:** 7,462 +/- square feet, divisible into two suites of 3,500+ sq. ft. each.

**Location:** On Spyres Way off Bangs Ave. in Summit Corporate Center, an upscale development in north Modesto just west of McHenry Ave. (SR 108) and 4 miles from the freeway (SR 99). Other businesses in the center include 511 Tactical, Hamilton & Co. CPA's, Golden Bear Physical Therapy, Community Hospice, Berberian Properties.

**Parking:** Approximately 1 space per 300 sq. ft.

**Description:**

- ✓ Very nicely appointed office suite with windows on three sides.
- ✓ 15 private offices.
- ✓ Conference room.
- ✓ Break room.
- ✓ Open areas with cubicles.
- ✓ 2 restrooms.
- ✓ Plan room; file room; copy/work room; server room.
- ✓ Professional entrance with reception station.

**Rent:** \$1.30 psf/mth gross for entire suite.  
\$1.40 psf/mth gross if divided.



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