

# 12th and I Street Office Building

Residential and  
Commercial  
Land Development



Mangano Company purchased the last remaining undeveloped site in downtown Modesto from the City of Modesto and created this 6-story office building, along with an adjacent multi-level parking structure.

The building, now leased by U.S. Bankruptcy Court and Stanislaus County, is a landmark development for downtown Modesto. It provides not only needed professional office space, but parking to allow for further development and growth in the downtown.

## 12th and I Street • Modesto, California

- 6-story office building
- 60,000 square feet
- 5-story parking structure

Architectural Firm: Nestor + Gaffney Architecture, LLP  
Developer: Mangano Company, Inc.  
Builder: Mangano Company, Inc.

**MANGANO**  
COMPANY INC