

OFFICE/RETAIL/MEDICAL BUILDING FOR LEASE

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



2,200 SF AVAILABLE (\$2.40 PSF + NNN \$0.60)

451 Washington Street, Monterey, CA 93940

Presented by:
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DRE #01403313

MAHONEY & ASSOCIATES
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EXECUTIVE SUMMARY

OFFICE/RETAIL/MEDICAL BUILDING FOR LEASE
451 WASHINGTON STREET, MONTEREY, CA 93940



OFFERING SUMMARY

AVAILABLE SF:	2,200 SF
LEASE RATE:	\$2.40 PSF + NNN \$0.60
FLOOR:	1st
PARKING:	6 On-Site Parking Stalls
USE:	Office/Retail/Medical

PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer 451 Washington Street for Lease in Monterey, CA. This property contains 2,200 SF of office/retail/medical space that is currently occupied by Treehouse Mortgage Group. The property is conveniently situated in downtown Monterey and has four private offices, a reception area, and a conference room.

PROPERTY HIGHLIGHTS

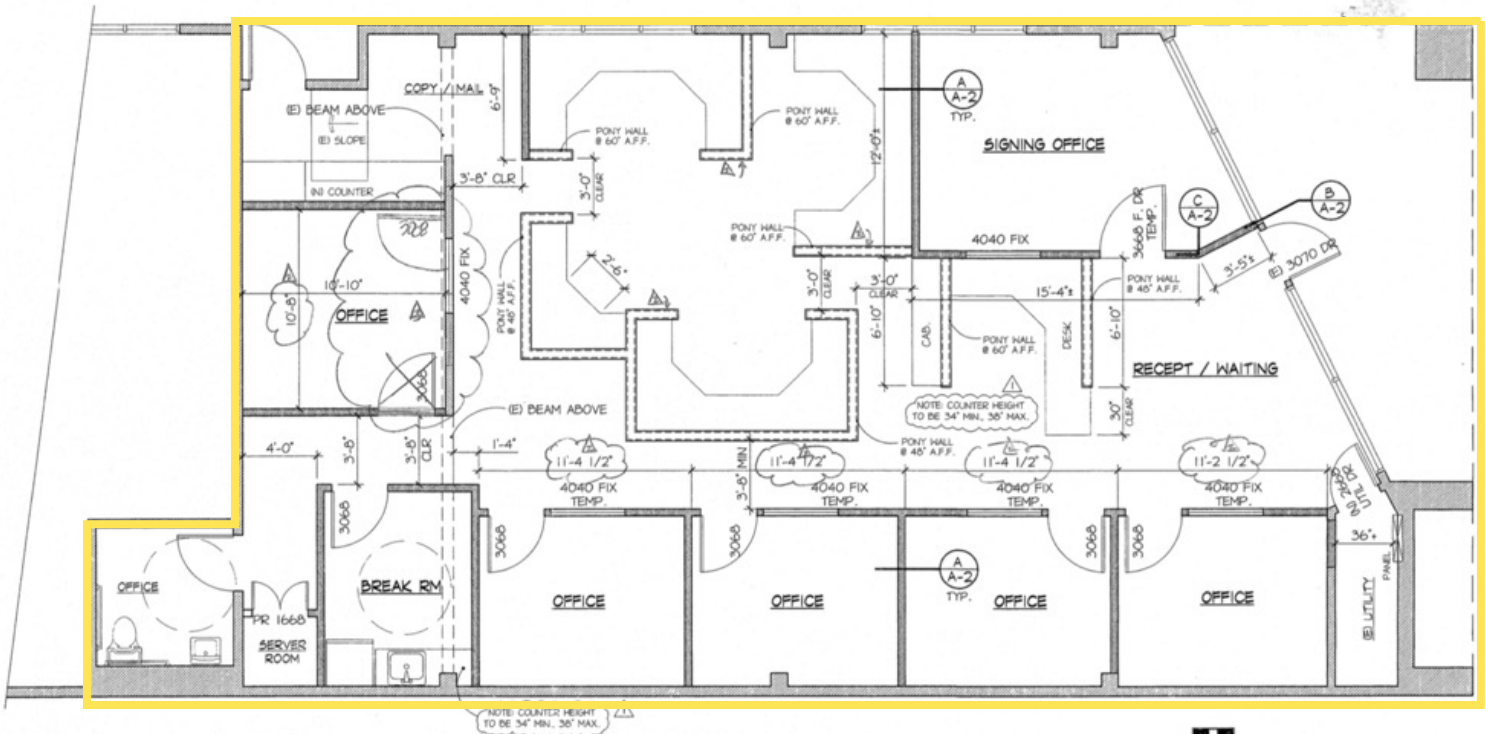
- Group 1 Water
- Located in the Heart of Downtown Monterey
- Ample Street Parking and Private Stalls
- Five Private Offices, Reception Area & Conference Room

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FLOOR PLAN

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FLOOR PLAN

APPROX. NET PROJECT AREA = 1,975 SF



EXISTING HALLS
NEW HALLS

UNIT	SIZE	LEASE RATE
451 Washington Street	2,200 SF	\$2.40 PSF + NNN

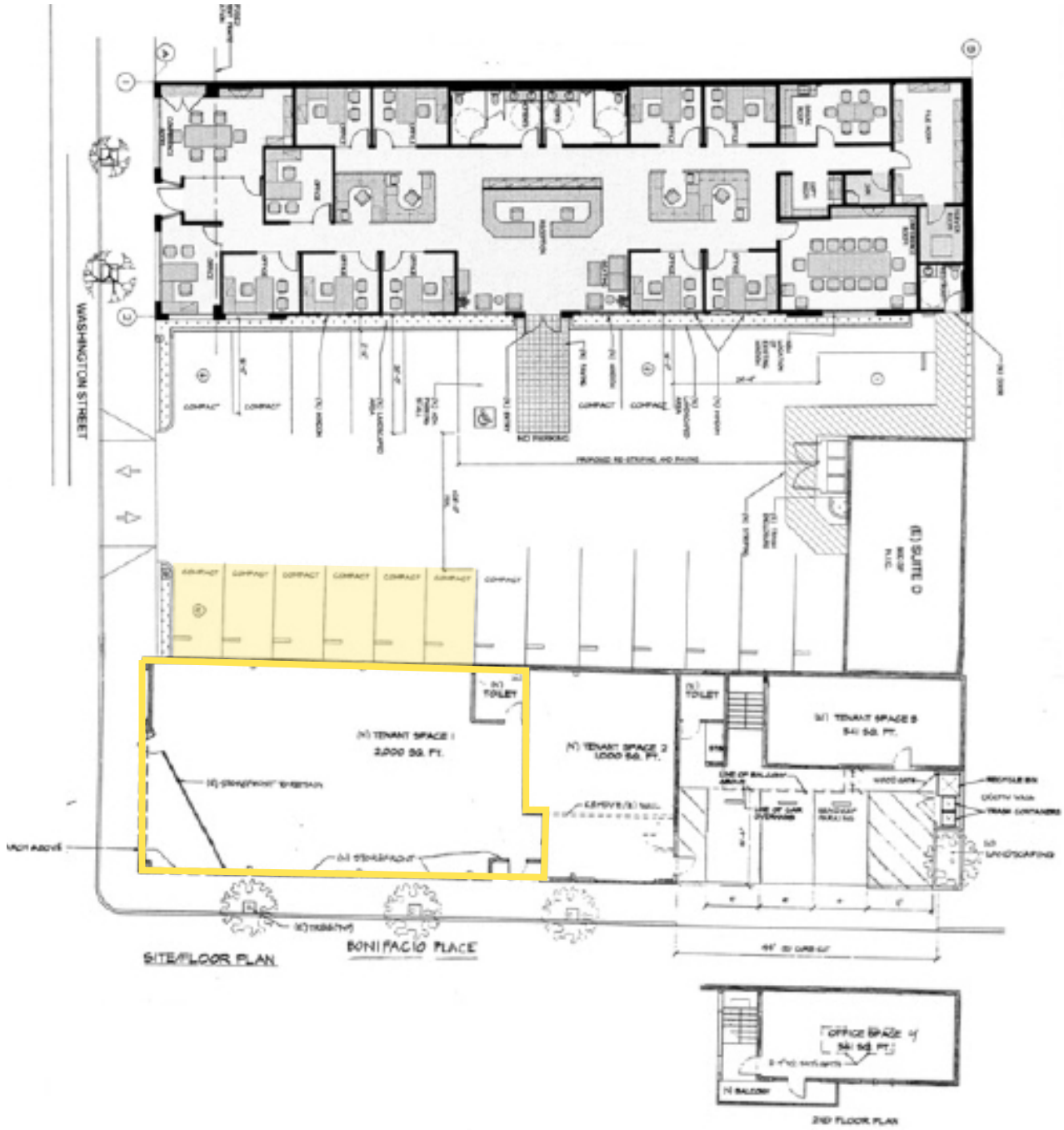
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SITE MAP



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PROPERTY PHOTOS

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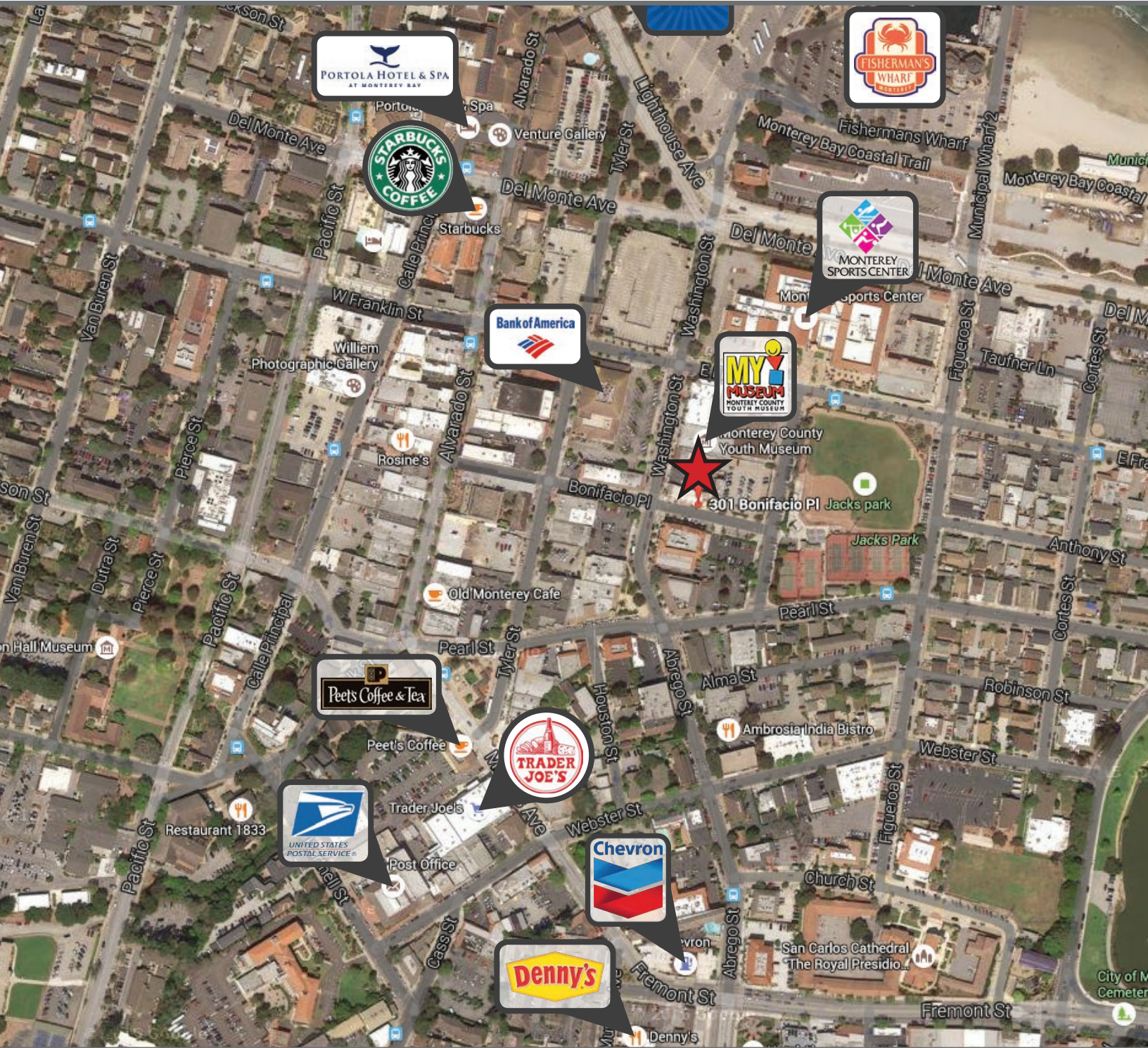
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AERIAL MAP

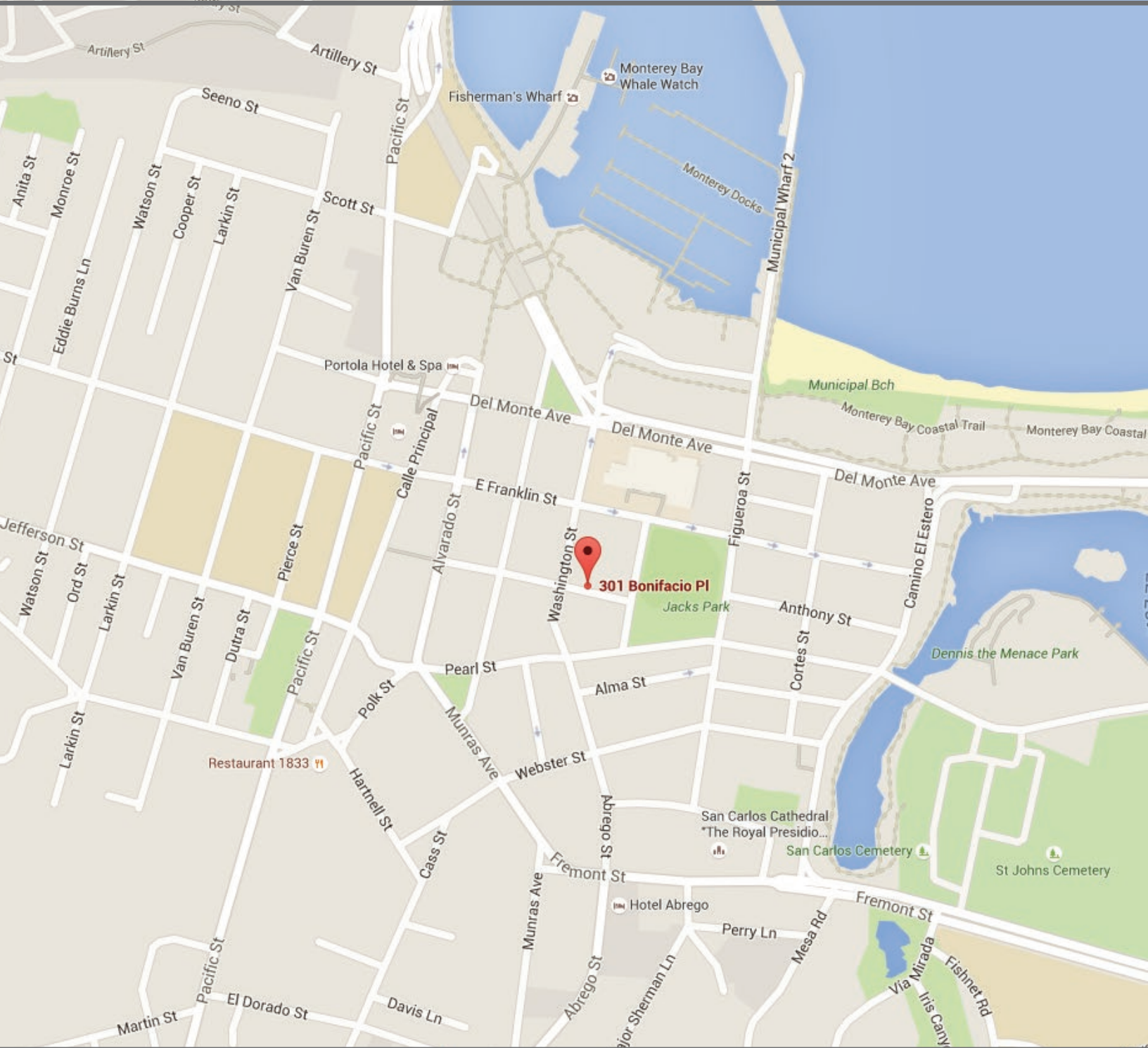
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LOCATION MAP

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DISCLAIMER



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Mahoney & Associates hereby advises all prospective purchasers of property as follows:

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.

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