



## PROPERTY DESCRIPTION

Adaptive Re-use of the 1927 Southern Counties Gas Company Buildings and the 1953 Leon Walker Showroom space on Thompson Blvd into the Commercial Mixed Use GasWorks Project. Each of the nine (9) spaces contain some of the following interior details: original exposed brick, industrial corrugated metal, metal beams, roll up doors and access to communal courtyard space.

## LOCATION DESCRIPTION

Located in the heart of the Front Street & E. Thompson Blvd Corridor. Creative office, retail and restaurant spaces currently under construction. Tesla SuperCharger Stations included in surface parking lot.

## CONTACT INFO

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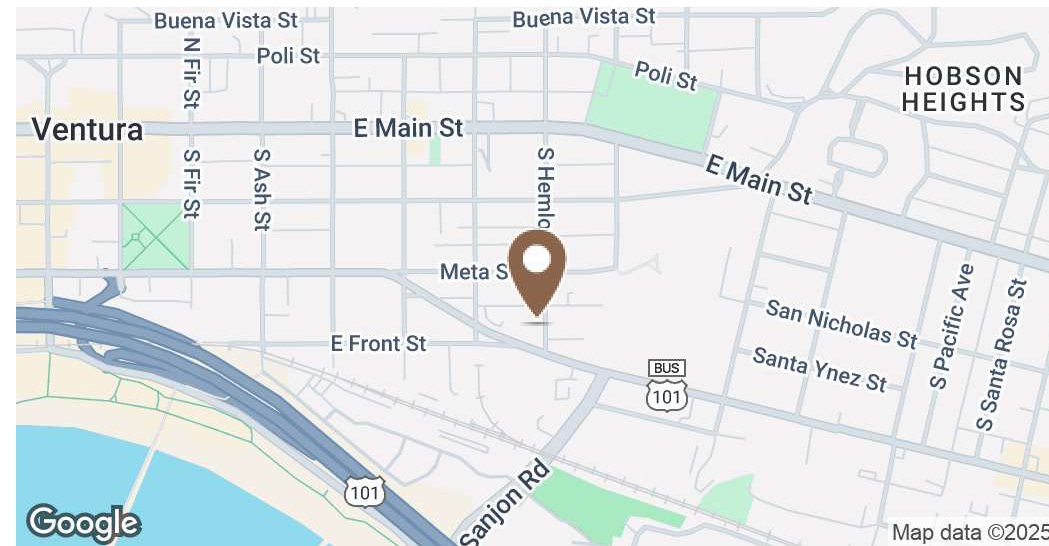
Matthew Kingsley at 805.653.6794 ext. 214 (mkingsley@beckergroup.com)

## JEFFREY R. BECKER CCIM . CPM . RPA

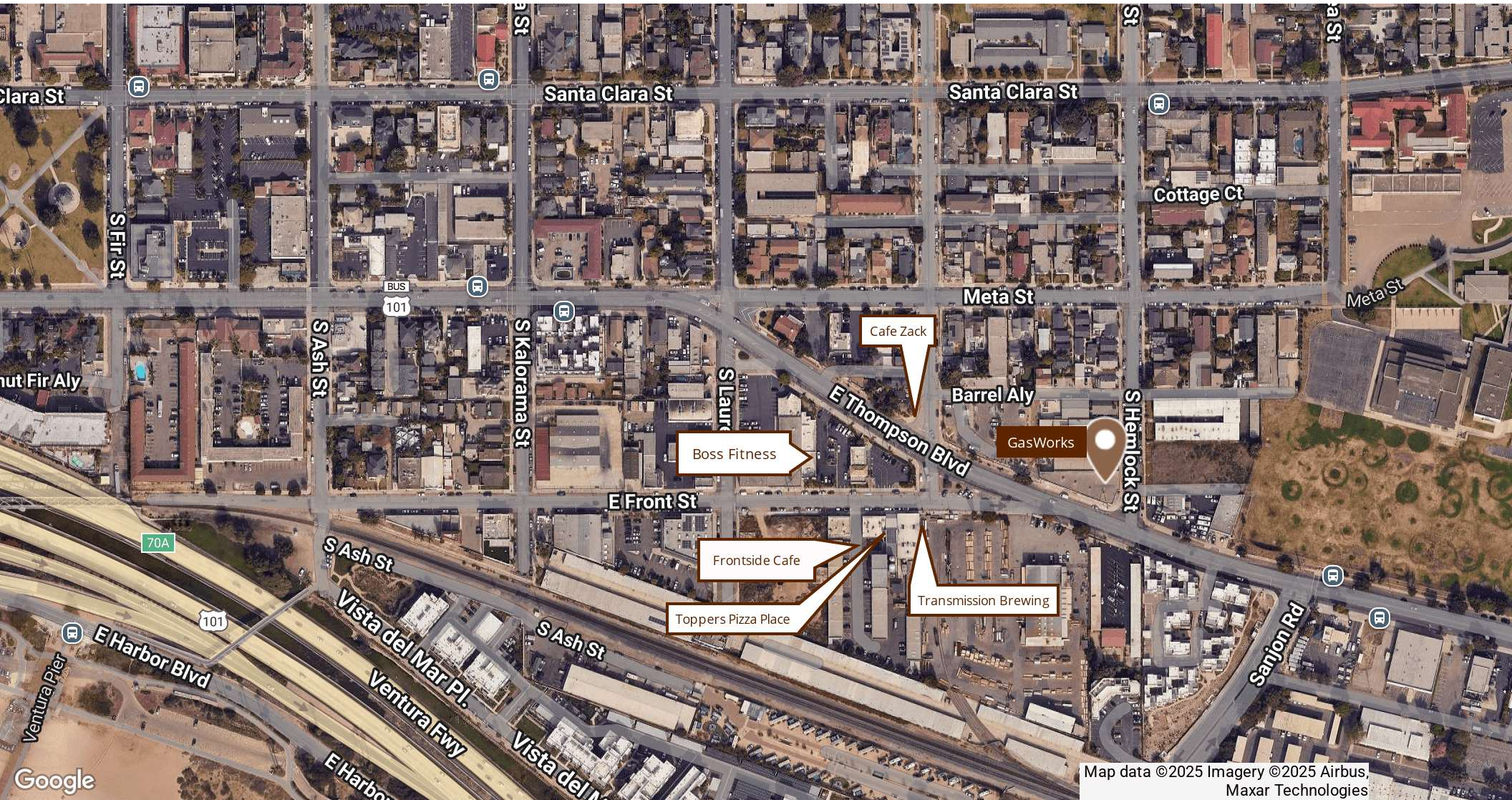
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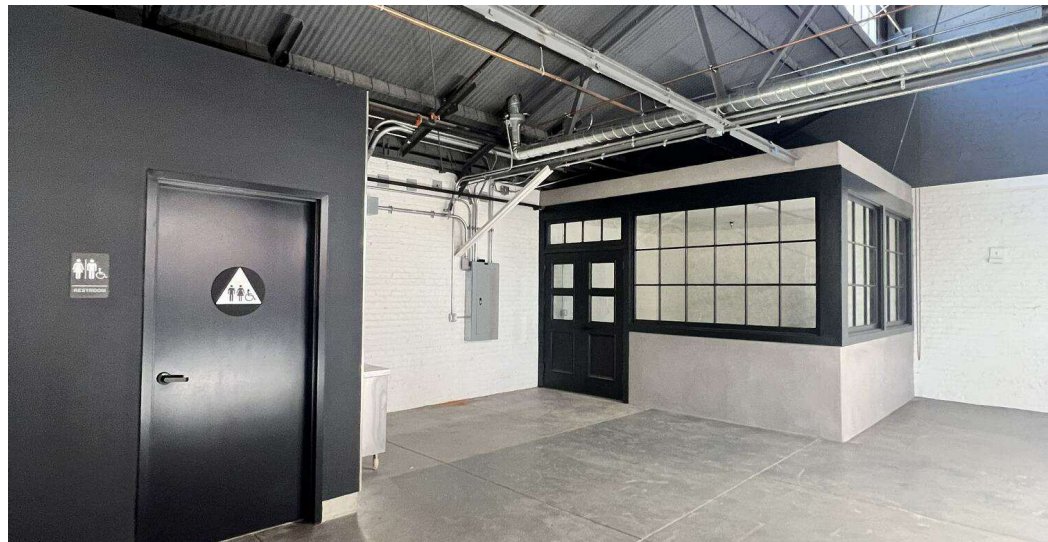
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**AVAILABLE SPACES**

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ 1155 - Suite 102	Available	1,728 SF	NNN Est. (.60)	\$2.25 - 2.75 SF/month	Creative office space available. Perfect for creative small office or artist user. Delivered with one ADA compliant restroom and small kitchenette.
■ 1155 - Suite 104	Available	2,253 SF	NNN Est. (.60)	\$2.25 - 2.75 SF/month	Creative office space available. Perfect for open concept office or artist user. Delivered with two ADA compliant restrooms and small kitchenette. Unit has exposed original beam ceilings, small private office and original industrial metal windows.
■ 1177 - Suite 102A	Available	4,099 SF	NNN Est. (.60)	\$2.25 - 2.75 SF/month	Warehouse Retail/Creative Space available. Tenant Build Out Required. Anodized Roll Up Doors and exposed concrete floors.
■ 1177 - Suite 104	Available	1,218 SF	NNN Est. (.60)	\$2.50 SF/month	Small retail or creative office space available. Space fronts the courtyard on Hemlock. Access to Common Area Restrooms just steps from the unit. Exposed brick wall and metal cross beams visible in unit.
■ 1199	Available	4,662 SF	NNN	\$2.25 SF/month	Historic storefront retail space fronting Thompson Blvd now available for lease. Complete with roll up door on Hemlock and floor-to-ceiling glass facade on Thompson.

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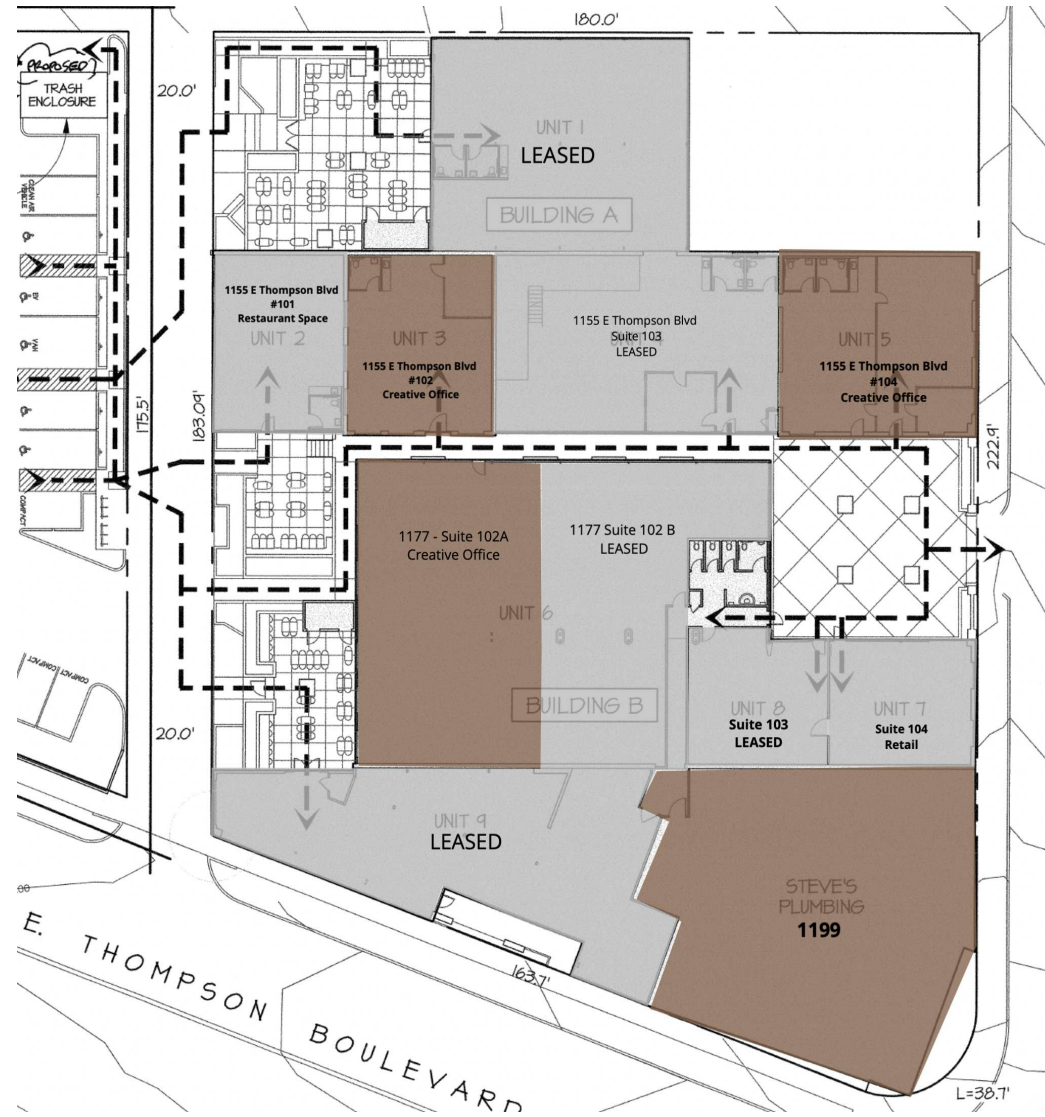
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