



## PROFESSIONAL OFFICE ACROSS FROM GOVERNMENT CENTER 924 5<sup>th</sup> Street, Eureka, CA 95501      Asking \$1,400 / Month NNN

Professional office building is well-positioned at the center of Humboldt County's legal and governmental seat. The building has plans for a Cannabis retail dispensary but is also well-suited for other professional services, particularly as a bail bonds office, which was one of its previous uses. With great visibility right across from the County Court House and a block to City Hall, this location is also ideal for an attorney's office -or other professional service- needing quick access to the courts and governmental agencies. The property is now vacant and ready for its new tenant.

At 1,770 square feet, this building has a functional layout which includes a reception area, multiple offices, a conference room, and a break room which is outfitted with a sink. On-site parking consists of approximately 5 spaces (tenant to verify) plus plenty of street parking.

Lease consists of two parcels totaling 6,784 square feet. Call LA re: parking easement for adjacent parcel.

- \* Single-level professional building is across the street from government services.
- \* 1,770 s.f. commercial building is situated on two parcels for a total of 6,784 s.f.
- \* APN: 001-193-002 and 001-193-003. Call listing agent about parking easement.
- \* On Fifth Street between J and K and directly across from the County Courthouse
- \* Ideal for bailbondsman or professional service requiring quick access to govt
- \* Plans for a retail Cannabis dispensary are available with a signed NDA.

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*Buyer is advised to hire its own professional. All info is deemed reliable but not guaranteed*

