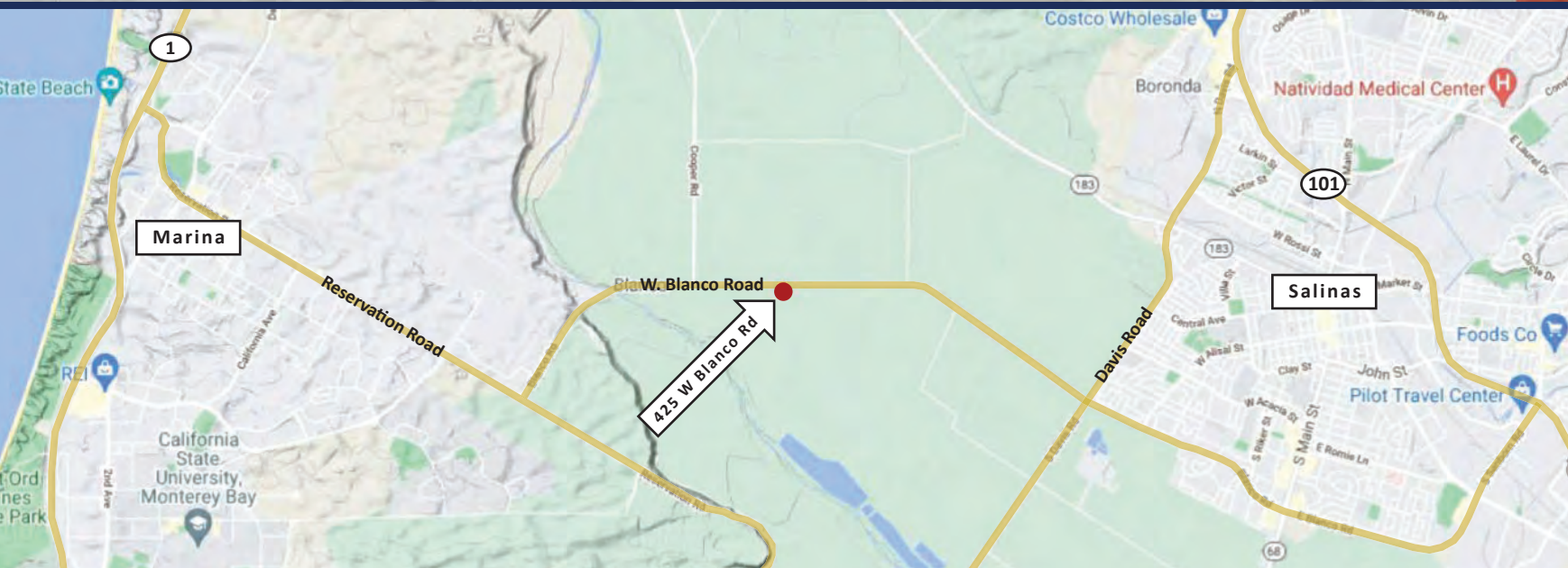


# 425 West Blanco Road

Salinas, CA 93908

# For Lease

Professional Ag  
Office



263 Lincoln Avenue  
Salinas, CA 93901  
(831) 422-5327  
piinirealty.com

**Greg Piini** (x101)  
Cell: (831) 596-5763  
greg@piinirealty.com  
DRE: 01294279

**Joe Piini** (x105)  
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joe@piinirealty.com  
DRE: 01889295

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**Location:** The office is located along West Blanco Road, halfway between Salinas and Marina, which provides convenient access to the greater Salinas area, excellent visibility along a highly travelled corridor, and a pleasant setting overlooking adjacent farmland.

**Building Area:** 2,297± square feet\*

Converted in 2010 to a professional office, this historical structure retains the craftsmanship and character from the era with original moldings, doors, hardwood floors and 12-foot ceilings, yet is improved to accommodate the needs of a modern office.

The building also features a full kitchen, ADA restroom and accessibility, landscaped yards and much more.

**Storage:** A separate 360±-square foot\* garage provides additional on-site storage.

**Parking:** 9 dedicated spaces provide ample on-site parking and a ratio of 1 per 250 sq. ft.

**Signage:** The building has signage along Blanco Road and excellent visibility from the 26,000± vehicles that pass by every day.

**Rent:** \$4,000 per month (\$1.74 per square foot).

**Lease Type:** Modified gross. Rent includes property taxes, fire insurance, sewer, water & landscaping.

**Term:** Negotiable



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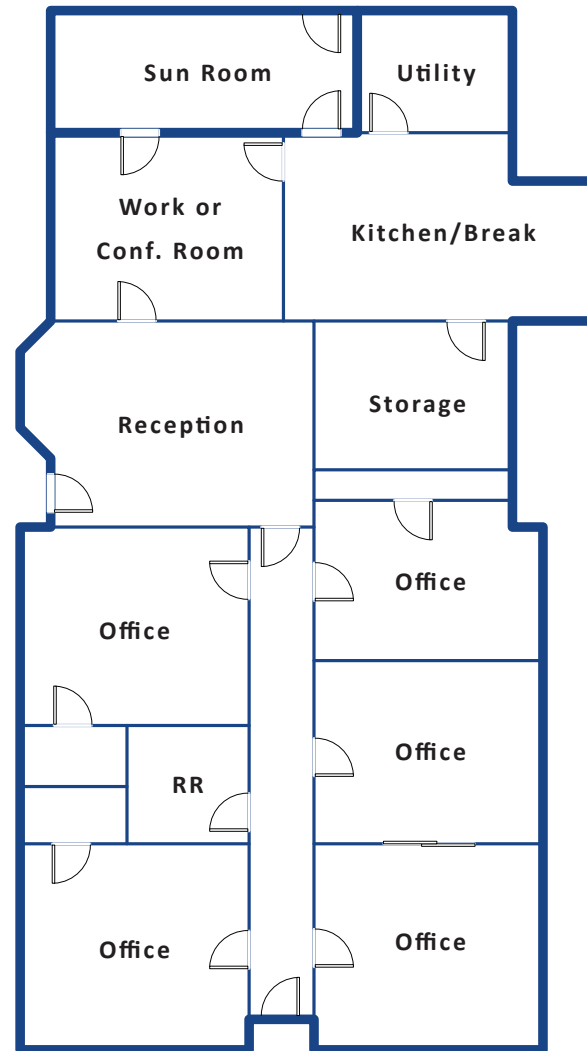
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*\*The information contained within this brochure, including the square footages shown, are estimates derived from sources that are deemed reliable but are not guaranteed. The floor plan included in this offering is for illustration purposes only and are not intended to represent a survey of the property.*