

OFFICE/FLEX SPACE FOR LEASE

MUIRTEC III

737 Arnold Drive, Martinez, CA

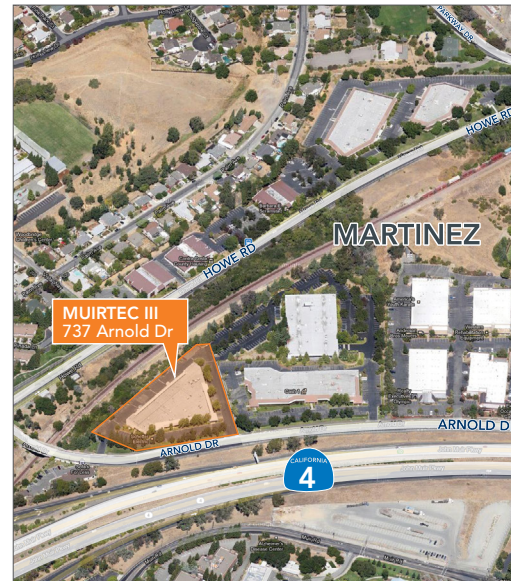


AVAILABLE SPACE

- Suite D: ±6,210 RSF
- Rental Rate: \$1.75/RSF per month, industrial gross
- Improved as approximately 3,000 SF office and 3,200 SF warehouse

PROPERTY HIGHLIGHTS

- Office ceiling height is 9' and warehouse height is 14'
- Office features 6 private offices, conference room, kitchenette, 2 restrooms and large conditioned IDF room
- Warehouse features a 10'x12' grade-level truck door, 1 man-door, insulated roof and LED lighting fixtures
- Parked at 3.7/1000 SF
- End-unit with excellent window-line
- Fully sprinklered



LEASING INFORMATION

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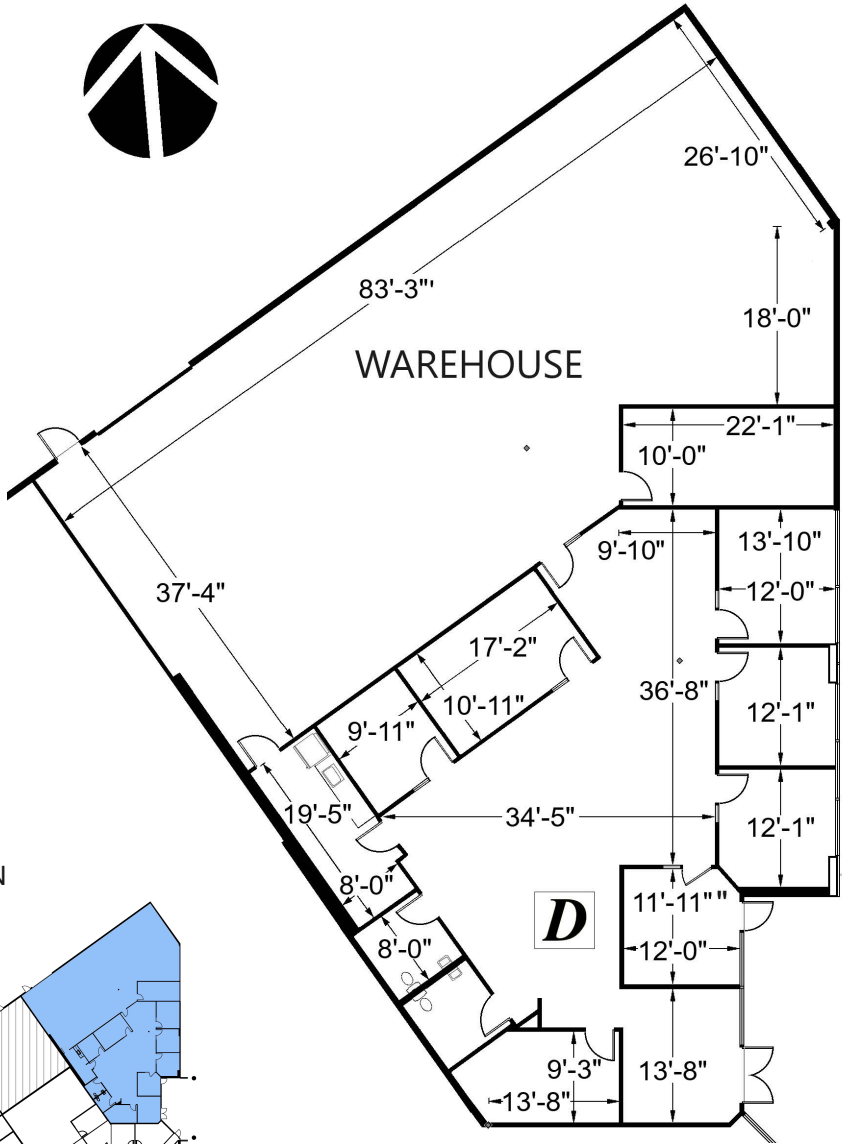
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Plans not to scale



BUILDING DEMISING PLAN



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