



6TH AVE ENTRANCE

## For Lease | Peacock Building

Carmel-by-the-Sea, CA 93921

Patrick Stafford | DRE #01857243

MAHONEY  
& ASSOCIATES  
COMMERCIAL REAL ESTATE





OCEAN AVE ENTRANCE

PEACOCK BUILDING | CARMEL-BY-THE-SEA, CA 93921

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# EXECUTIVE SUMMARY

## PROPERTY DESCRIPTION

**Mahoney & Associates** is pleased to offer for lease the second floor of the recently remodeled Peacock Building located on Ocean Ave 2NW of Mission. The second floor space has two doors directly onto Ocean Ave and a prominent entrance on the 6th Ave side of the building. The second floor is in the process of being built-out as twelve private offices ( $\pm$  218 SF to  $\pm$  652 SF), a common area kitchen, and common restrooms. Two of the offices will be plumbed for private restrooms. Given the current stage of construction, the space could be modified now to meet a tenant's specific needs.

PROPERTY DETAILS	
ADDRESS	Peacock Building 2 NW Ocean & Mission Carmel-By-The-Sea, CA 93921
LEASE RATE	Negotiable
LEASABLE AREA	$\pm$ 6,147 SF (minimum divisible $\pm$ 3,000)
USES	Office / Retail



FLOOR PLAN

LEGEND

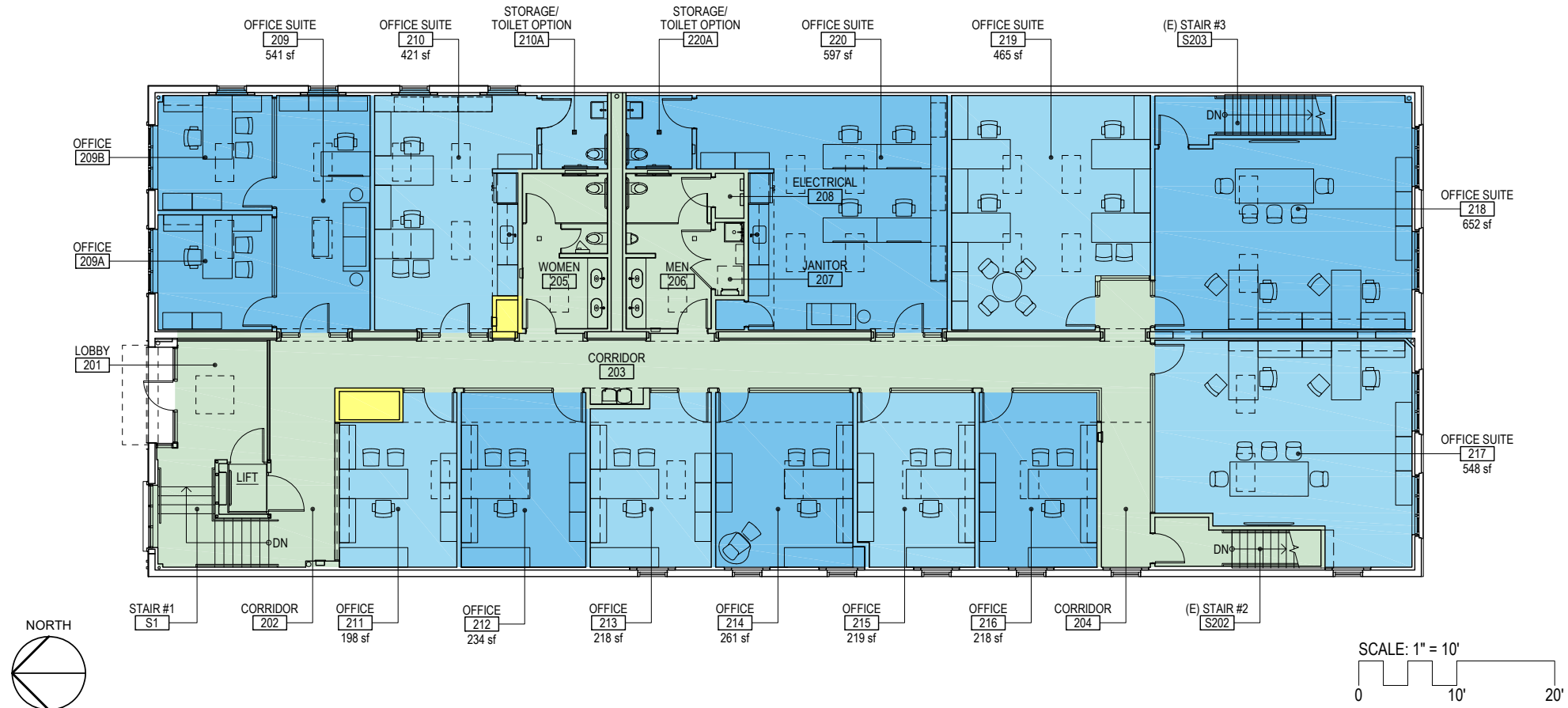
- TENANT USEABLE AREA
- SERVICE AREA
- MAJOR VERTICAL PENETRATIONS

Boundary Area	6184 sf
Rentable Exclusions	
Major Vertical Penetrations	37 sf
Rentable Area	6147 sf
Total Tenant Usable Area	4574 sf
Actual Load Factor (RA/UA)	1.34
Total Rentable Area	6129 sf

Space ID	Tenant Usable Areas	Load Factor	Rentable Areas
Office Suite 209	541 sf	1.34	725 sf
Office Suite 210	421 sf	1.34	565 sf
Office 211	198 sf	1.34	266 sf
Office 212	234 sf	1.34	314 sf
Office 213	218 sf	1.34	292 sf
Office 214	261 sf	1.34	349 sf

Office 215	219 sf	1.34	294 sf
Office 216	218 sf	1.34	292 sf
Office Suite 217	548 sf	1.34	735 sf
Office Suite 218	652 sf	1.34	874 sf
Office Suite 219	465 sf	1.34	622 sf
Office Suite 220	597 sf	1.34	800 sf

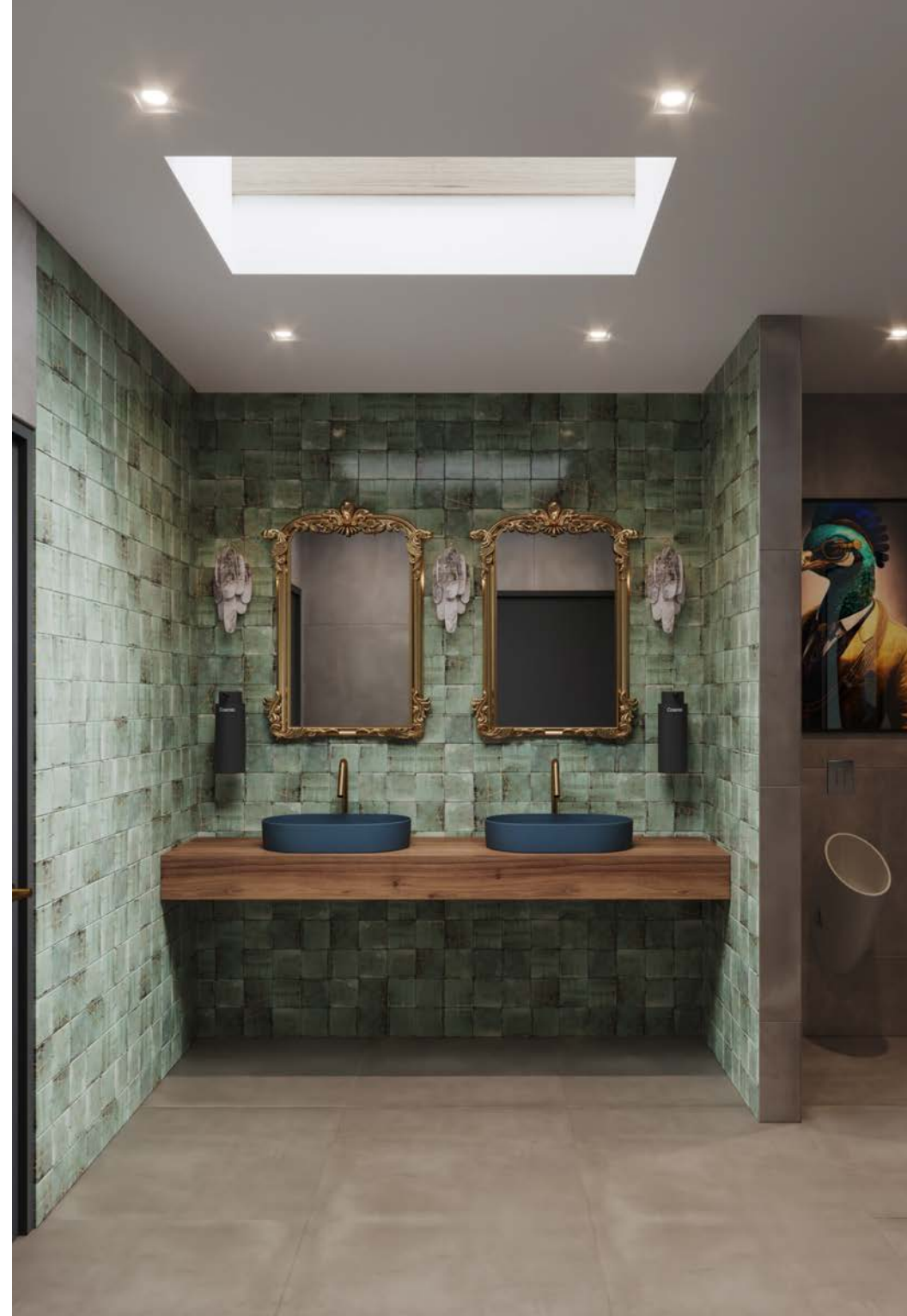
STANDARD METHOD OF MEASUREMENT: ANSI/BOMA Z65.1-2024



The information contained herein has been obtained from sources we deem reliable.  
We cannot assume responsibility for its accuracy.

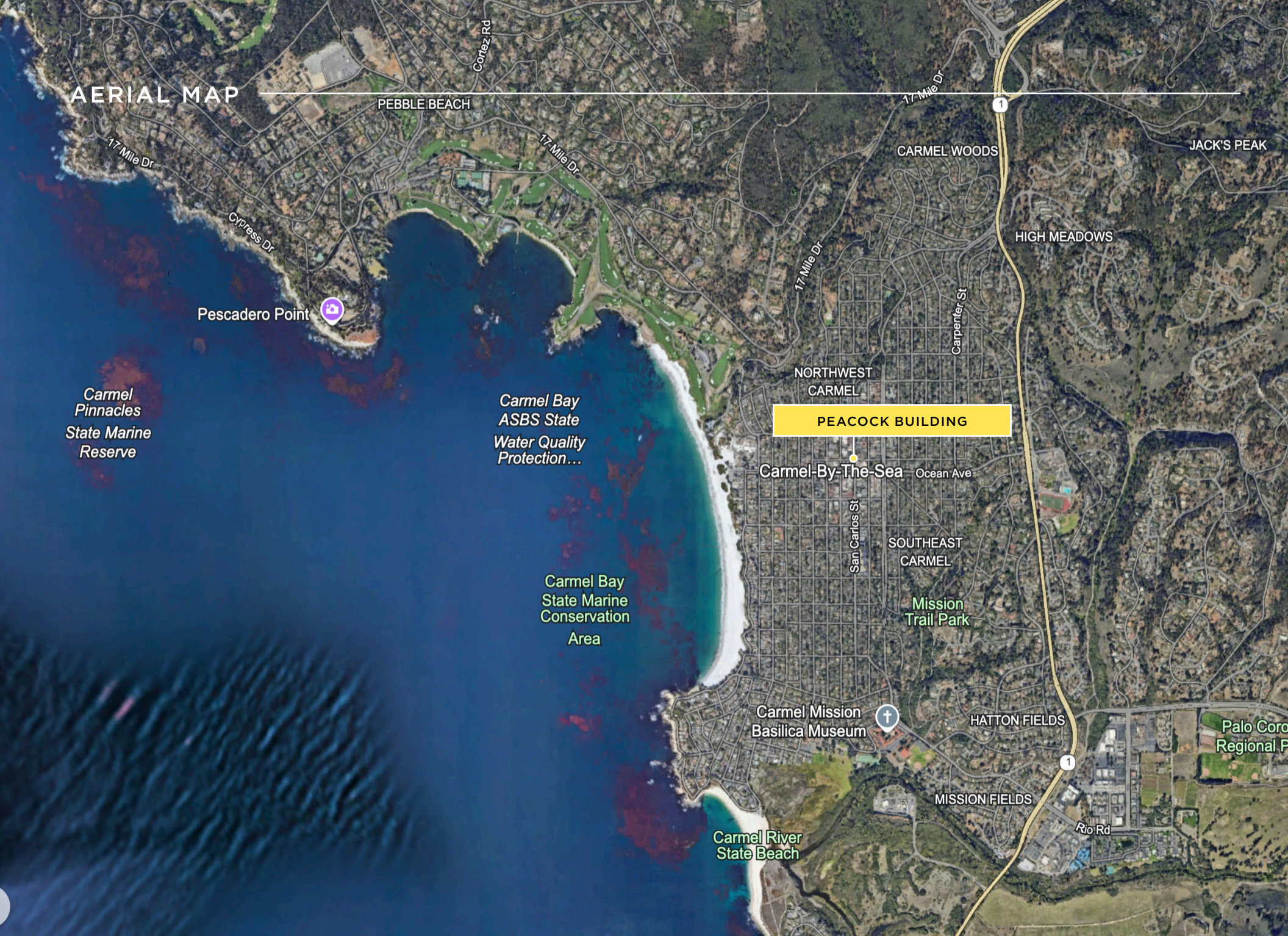






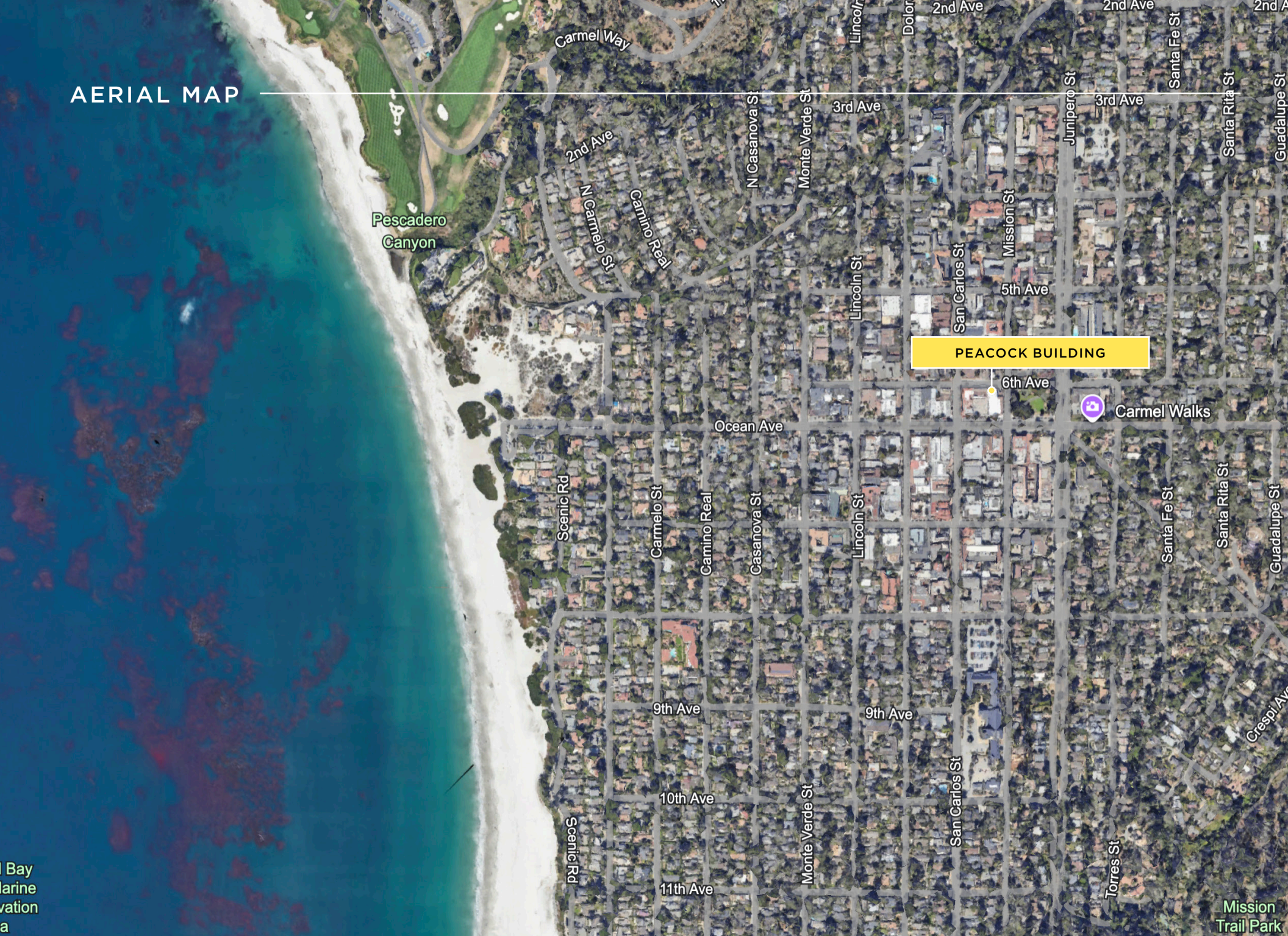


# AERIAL MAP





AERIAL MAP





## DISCLAIMER

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