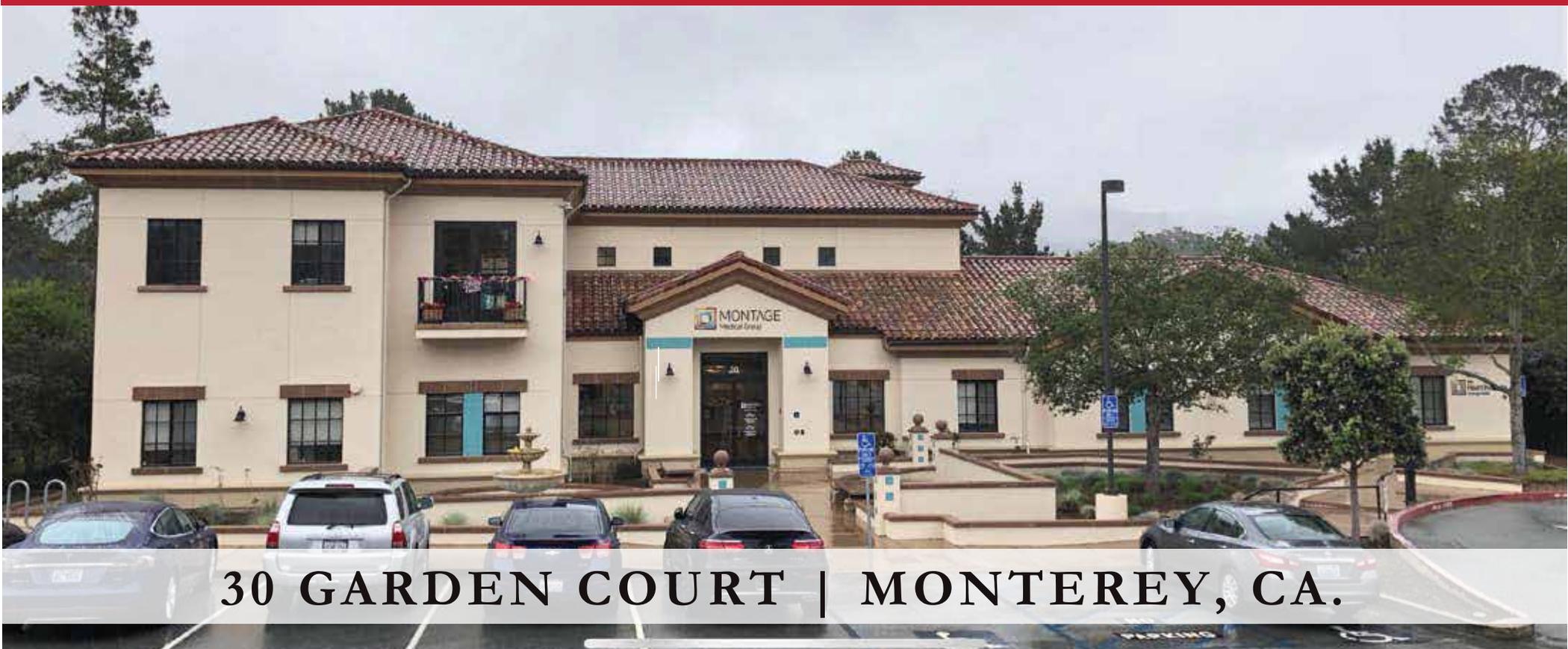


FOR SALE OR FOR LEASE
FREESTANDING MEDICAL OFFICE BUILDING
Extensive Medical Exam Room Build Out



30 GARDEN COURT | MONTEREY, CA.

±17,756 SQUARE FEET

For More Information, Please Contact Exclusive Agent:

BRIAN COSTELLO, Senior Vice President

Tel: + 1 408.316.7447

bcostello@ritchiecommercial.com // DRE License No. 01914680

RITCHIE *Commercial*
RESPONSIBLE REAL ESTATE

34 WEST SANTA CLARA STREET, SAN JOSE, CA. 95113

408.971.2700 fax: 408.971.1600

DRE #01209214 | www.ritchiecommercial.com

San Francisco | San Jose | Santa Cruz

PROPERTY HIGHLIGHTS:

30 GARDEN COURT | MONTEREY, CA.

±17,756 Square Feet Freestanding Medical Office Building For Sale or Lease



HIGHLIGHTS:

- ±6.93 ACRE PARCEL
- POTENTIAL UP TO ±5 ACRES EXTRA LAND (WATER STUDY NEEDED)
- HEAVY MEDICAL EXAM ROOM BUILD OUT
- SPECIALIZED MEDICAL IMPROVEMENTS
- 9' DROP CEILINGS
- TWO (2) STORIES - ELEVATOR SERVED
- YEAR BUILT: 2002
- BONUS SQUARE FOOTAGE IN BASEMENT
- 5/1,000 SQUARE FOOT PARKING RATIO
- IMMEDIATE PROXIMITY TO MONTEREY AIRPORT
- HIGHWAYS 1 & 68 IMMEDIATE PROXIMITY AND ACCESS
- APN: 013-312-006
- LEASE RATE: \$1.85/SF, NNN
- SALE PRICE: \$7,250,000



FLOORPLAN: FIRST FLOOR

30 GARDEN COURT | MONTEREY, CA.

±17,756 Square Feet Freestanding Medical Office Building For Sale or For Lease



FLOOR PLAN -- First Floor

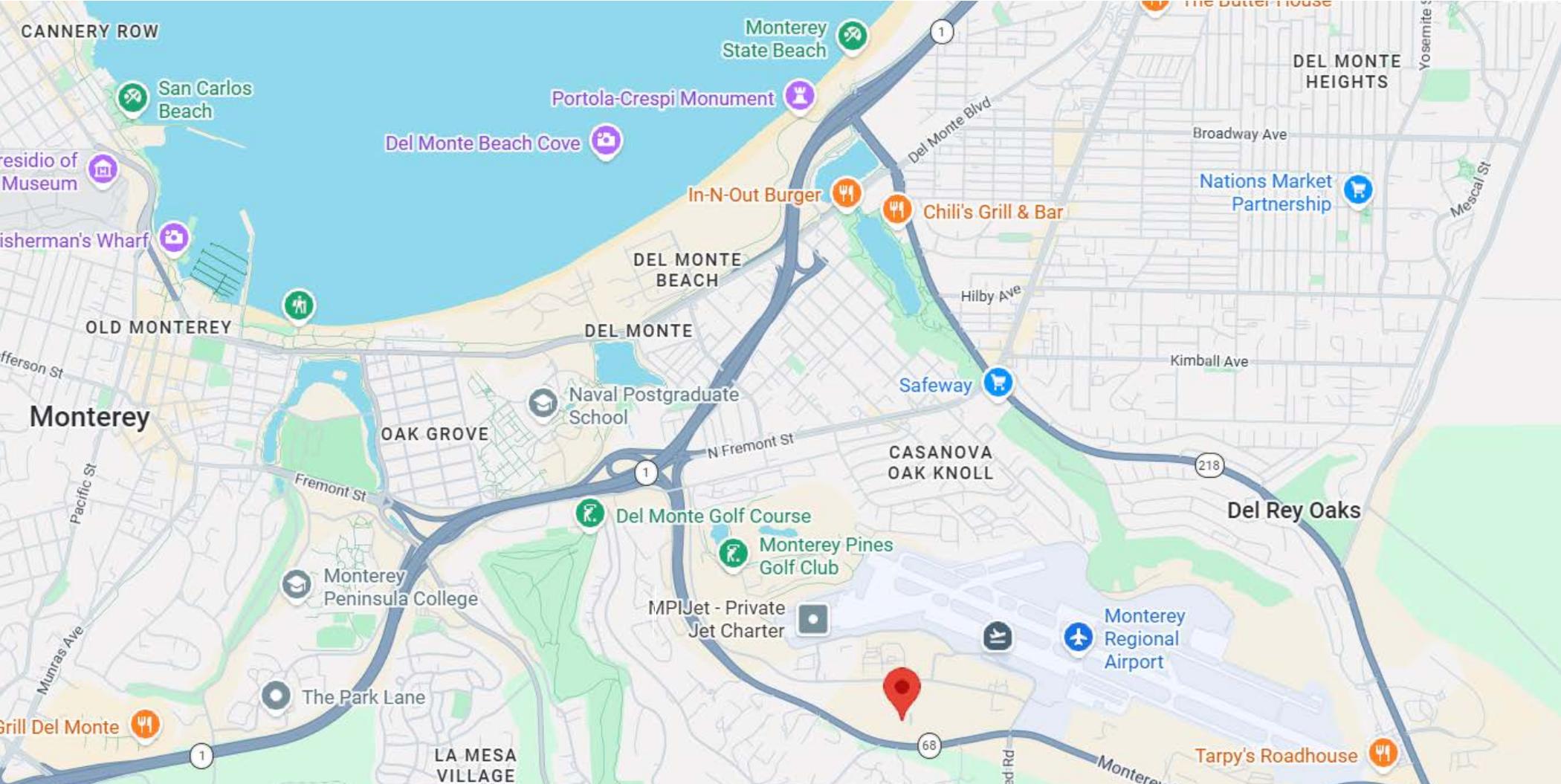
Square Feet indicated is approximate

FLOORPLAN: SECOND FLOOR

30 GARDEN COURT | MONTEREY, CA.

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

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