

**Available January 1, 2025**

**FOR LEASE**

**Office Space  
221 Main Street, Salinas, CA  
Unit 301**

**5,012 SF of Office Space on Third Floor**

### PROPERTY HIGHLIGHTS

- 10% Load Factor included
- Renovated common areas and exterior facade
- Upstairs Office
- Exterior signage opportunities
- Mixed Use Zone
- In the heart of Old Town Salinas
- Great street visibility
- Common elevator
- Upstairs unit comprised with
  - 6 private offices
  - Conference room
  - Break room with full kitchen
  - Lobby area
  - Utility room
  - IT room
- City Parking
- TIA Negotiable
- Call listing agent for lease rate



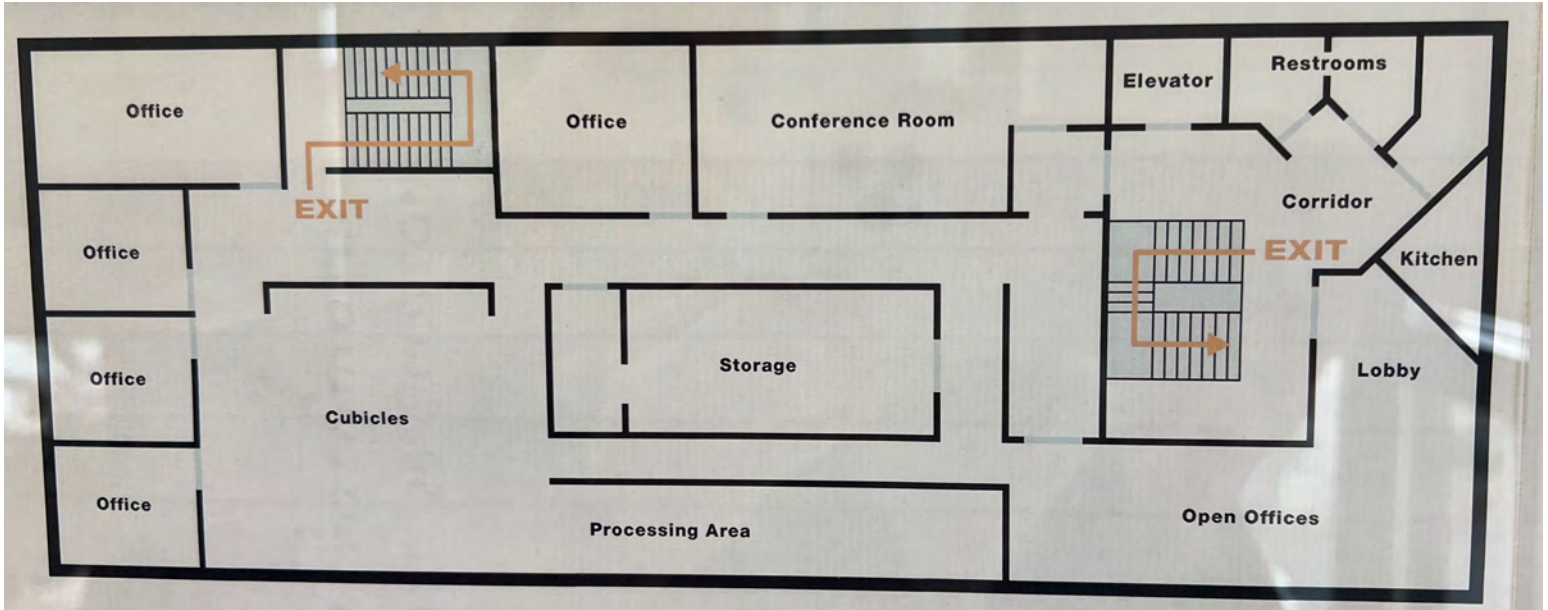
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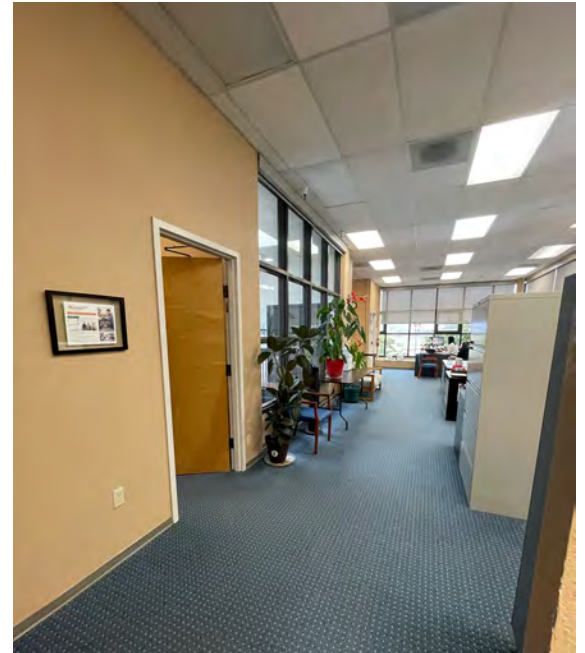


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