

# Property Prospectus

**120 Del Rey Gardens Drive, Monterey, CA 93940**

## Property Overview

A two-story Class B office building built in 1984, spanning 7,610 sq ft, zoned Commercial Office (CO).

## Strategic Location

Located in the heart of the Monterey Peninsula. Minutes from Highway 68, Monterey Regional Airport, downtown Monterey, and bordering Ryan Ranch.

## Space & Layout

Two levels with flexible leasing options: full master lease or subleasing up to four separate suites. Each level offers about 3,805 sq ft.

## Amenities & Accessibility

Generous natural light, 30 on-site parking spaces, security systems, and signage opportunities.

## Market Potential

Strategically positioned amid over 2,400 new housing units under development in nearby Marina, Seaside, and Fort Ord. Ideal for professional, medical, tech, or service-based tenants.

## Price & Terms

Listed at \$2,500,000 (~\$328.52/sq ft). Flexible sale or lease arrangements available.

## Contact

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