

## NEIGHBORHOOD FINANCIAL SERVICES OFFICE



**Storefront Next To Young's Market**  
**CENTRAL KENSINGTON OFFICE OR RETAIL**

289 Arlington Avenue:  $\pm$  1,175 Sq. Ft.

**Ideal for Insurance Agency, CPA, Realty, or Investor Advisor.**

An Office, Retail or Activity Suite with open floor plan featuring:

|                            |                            |
|----------------------------|----------------------------|
| *Glass Storefront          | *Front Open Space          |
| * Plenty of Street Parking | * In-suite Restroom        |
| * Central Heating & A.C.   | *Latest seismic reinforced |

**Avg. HH Income \$189,748 in 2 mile radius**

**\$2.98/Sq. Ft. Monthly Modified Gross**

**FOR FURTHER INFORMATION PLEASE CONTACT Peter McNally 510/848-6007**

|              |                            |              |                         |
|--------------|----------------------------|--------------|-------------------------|
| CITY         | Kensington                 | LISTING CO.  | McNally Realty Advisors |
| ADDRESS      | 291 Arlington Avenue.      | LISTING AGT. | Peter McNally           |
| CROSS ST.    | Amherst                    | PHONE #      | 510/848-6007            |
| SPACE AVAIL. | 1,175 Sq. Ft.              | LIST DATES   | 5/21                    |
| PRICE        | \$3,500/ month I.G., O.B.O | DRE #        | 982919                  |
| PROP. TYPE   | Office-Retail              | FEE TO S.O.  | ½ 7-5-5-4-4 %           |



**Up to 12 Student Desks**



**Conference Room**



**Business district . . .  
No parking meters!**

Information Herein Deemed Reliable but not Guaranteed.