

# OFFICE SUITES AVAILABLE



FOR LEASE | ±250 - ±14,000 SF

**2511 Garden Rd. | Monterey, CA 93940**

Chris Tonini | DRE #02088036 & Josh Jones | DRE #01352818

**MAHONEY  
& ASSOCIATES**  
COMMERCIAL REAL ESTATE

# 2511 GARDEN RD. | MONTEREY, CA 93940

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**MAHONEY & ASSOCIATES**  
501 Abrego St. | Monterey, CA  
831.646.1919  
[www.mahoneycommercial.com](http://www.mahoneycommercial.com)

**CHRIS TONINI** | Sales Associate  
[ctonini@mahoneycommercial.com](mailto:ctonini@mahoneycommercial.com)  
831.646.1919 | DRE #02088036

**JOSH JONES** | Partner  
[jjones@mahoneycommercial.com](mailto:jjones@mahoneycommercial.com)  
831.646.1919 | DRE #01352818

## EXECUTIVE SUMMARY

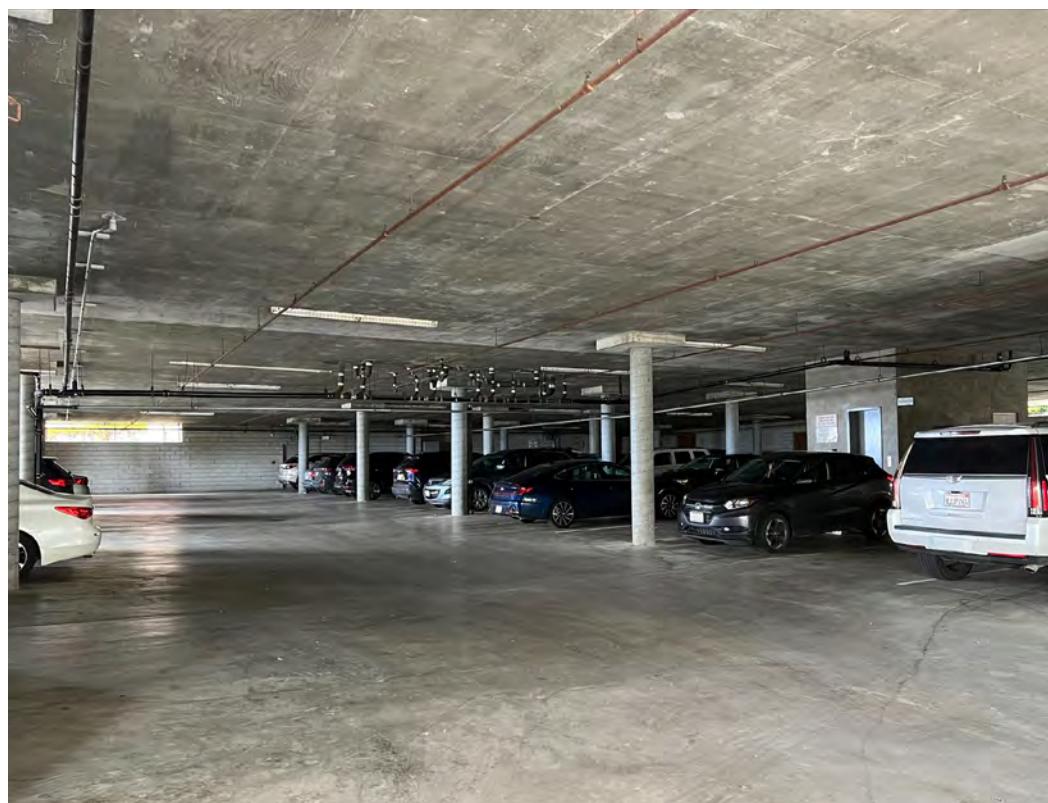
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### PROPERTY HIGHLIGHTS

- High-end interior finishes
- Adjacent to Monterey Regional Airport
- On-site parking spaces - 4/1,000 SF (exclusive underground parking spaces available)
- Ocean views
- Convenient access to Monterey & Salinas via Hwy 68, half mile from Hwy 1
- On-site fitness facility, including a sauna, racquetball court, weight room and locker room with shower
- Tenant responsible for PG&E and Interior janitorial
- Tenant improvements negotiable

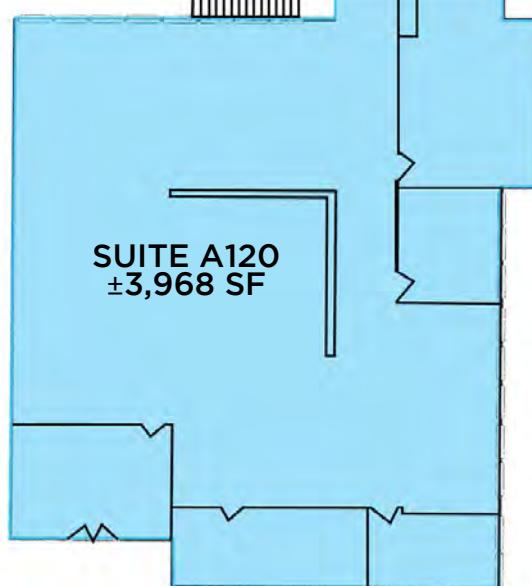
### PROPERTY DETAILS

|            |  |
|------------|--|
| ADDRESS    | 2511 Garden Rd.  |
| LEASE RATE | \$1.95 PSF, Modified Gross   |
| BUILDING A | <p>Suite A120: ±3,968 SF<br/>Suite A200: ±9,203 SF<br/>Suite A250: ±4,700 SF<br/>Suite A275: ±4,800 SF</p> <p>*Suites A200 &amp; A275 can be combined.</p> |
| BUILDING B | <p>Suite B220: ±300 SF<br/>Suite B250: ±300 SF</p>   |
| BUILDING C | <p>Suite C225: ±1,300 SF<br/>Suite C275: ±1,100 SF</p>   |



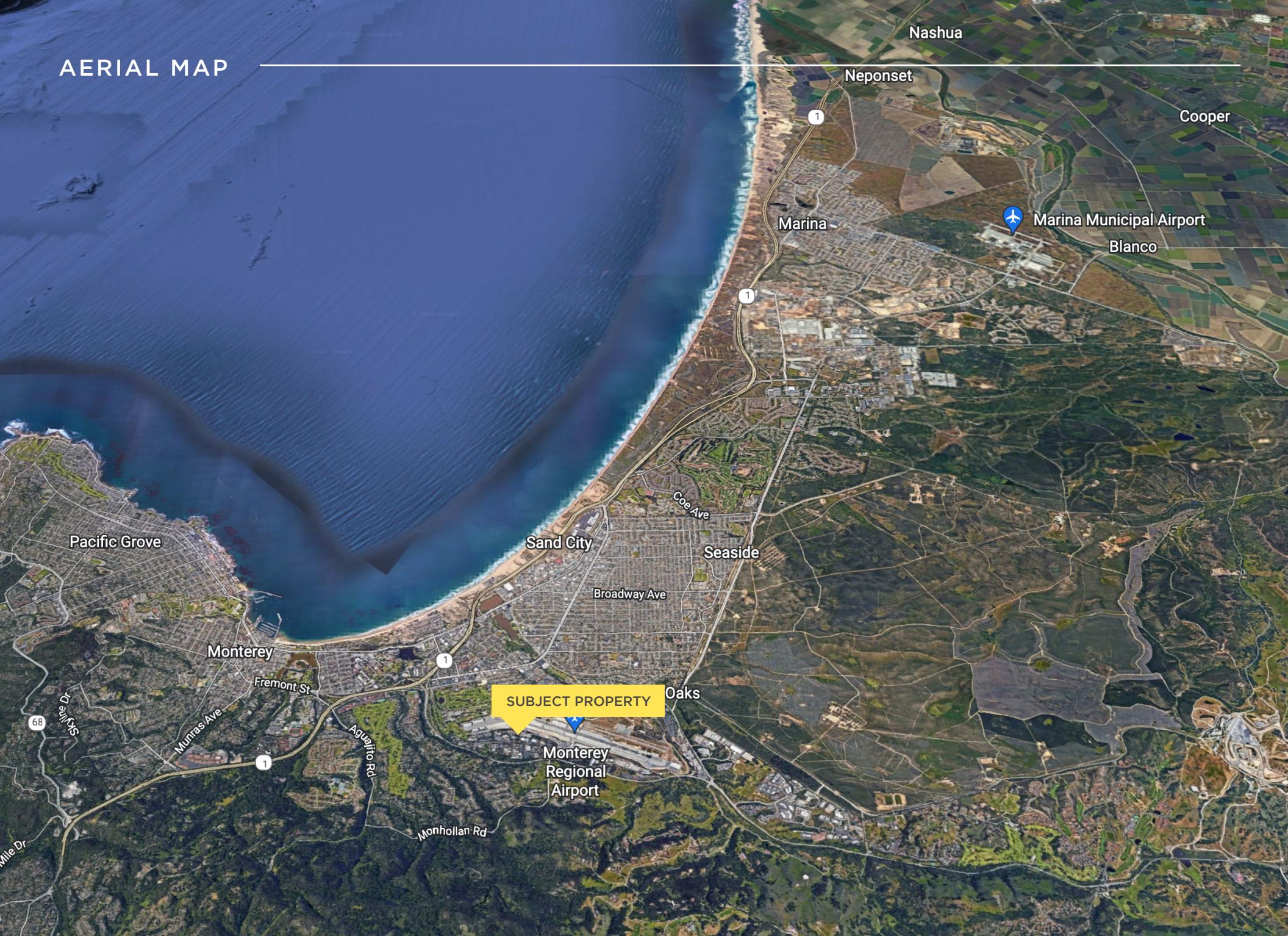
## BUILDING A: FLOOR PLANS

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\*Suite A200 and A275 can be combined for a total of  $\pm 14,003$

## AERIAL MAP



## DISCLAIMER

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