

MEDICAL/PROFESSIONAL OFFICE SPACES SPACE



FOR LEASE | \$1.25 PSF + MG

20 - 22 Dormody Ct. | Monterey, CA 93940

Ryan Edwards | DRE #01403313 & Chris Tonini | DRE #02088036

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

20 - 22 DORMODY CT. | MONTEREY, CA 93940

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Mahoney & Associates is pleased to present to the market the opportunity to lease either a ±907 SF or ±873 SF medical/professional office spaces, or the whole building of ±1,780 SF, in downtown Monterey. Located on Dormody Ct., these offices were last used as two separate dental practices.

PROPERTY HIGHLIGHTS

- Excellent proximity to Monterey, Carmel and Pebble Beach
- Cass Street and El Dorado is a hub of medical and dental practices
- Single story property
- Off street parking

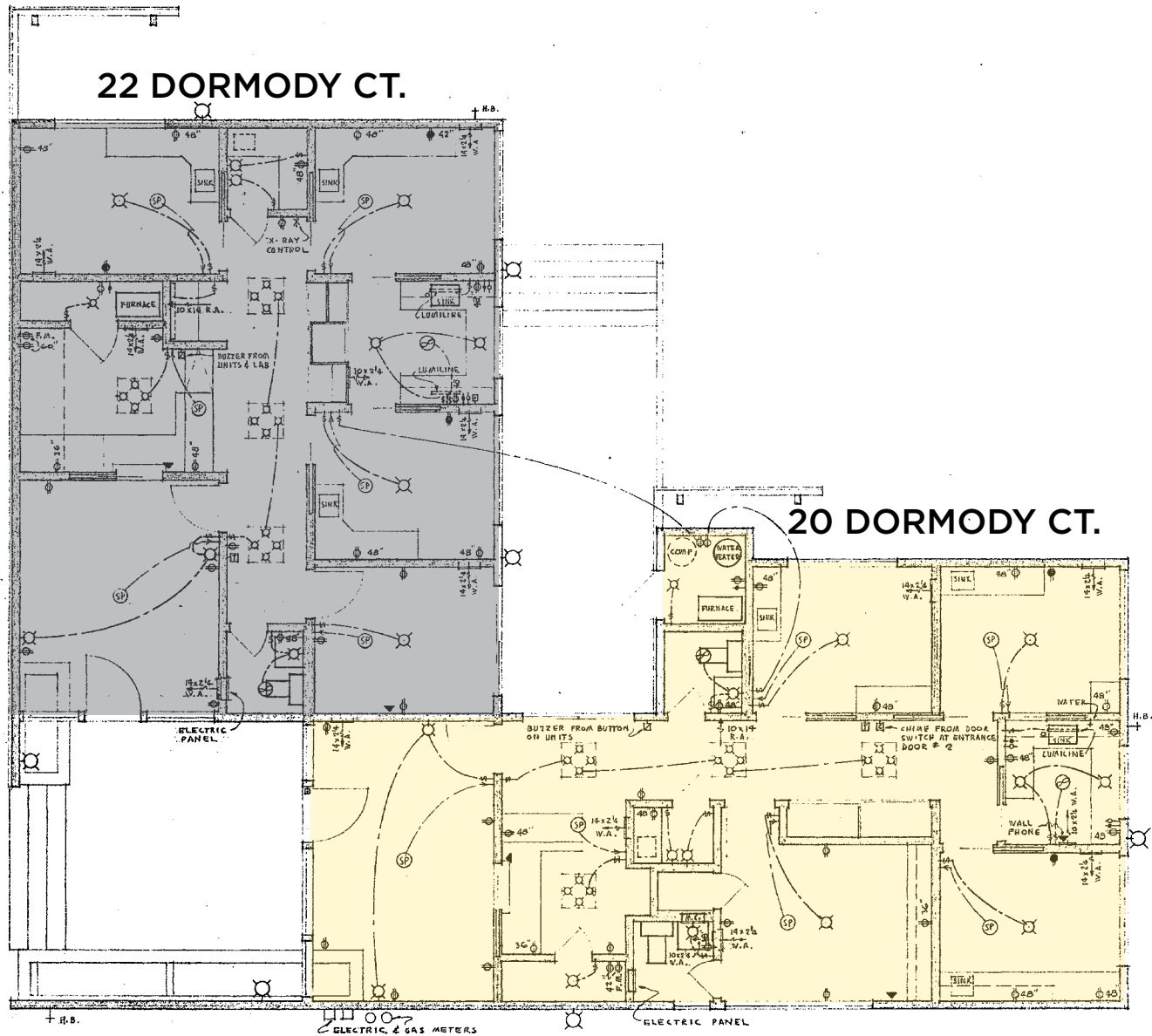
PROPERTY DETAILS

ADDRESS	20-22 Dormody Ct, Monterey, CA 93940
LEASE RATE	\$1.25 PSF + MG Tenant Pays Utilities
AVAILABLE SF	20 Dormody Ct.: ±873 SF 22 Dormody Ct.: ±907 SF Whole Building: ±1,780 SF
PARKING	±12 Shared On-Site Spaces



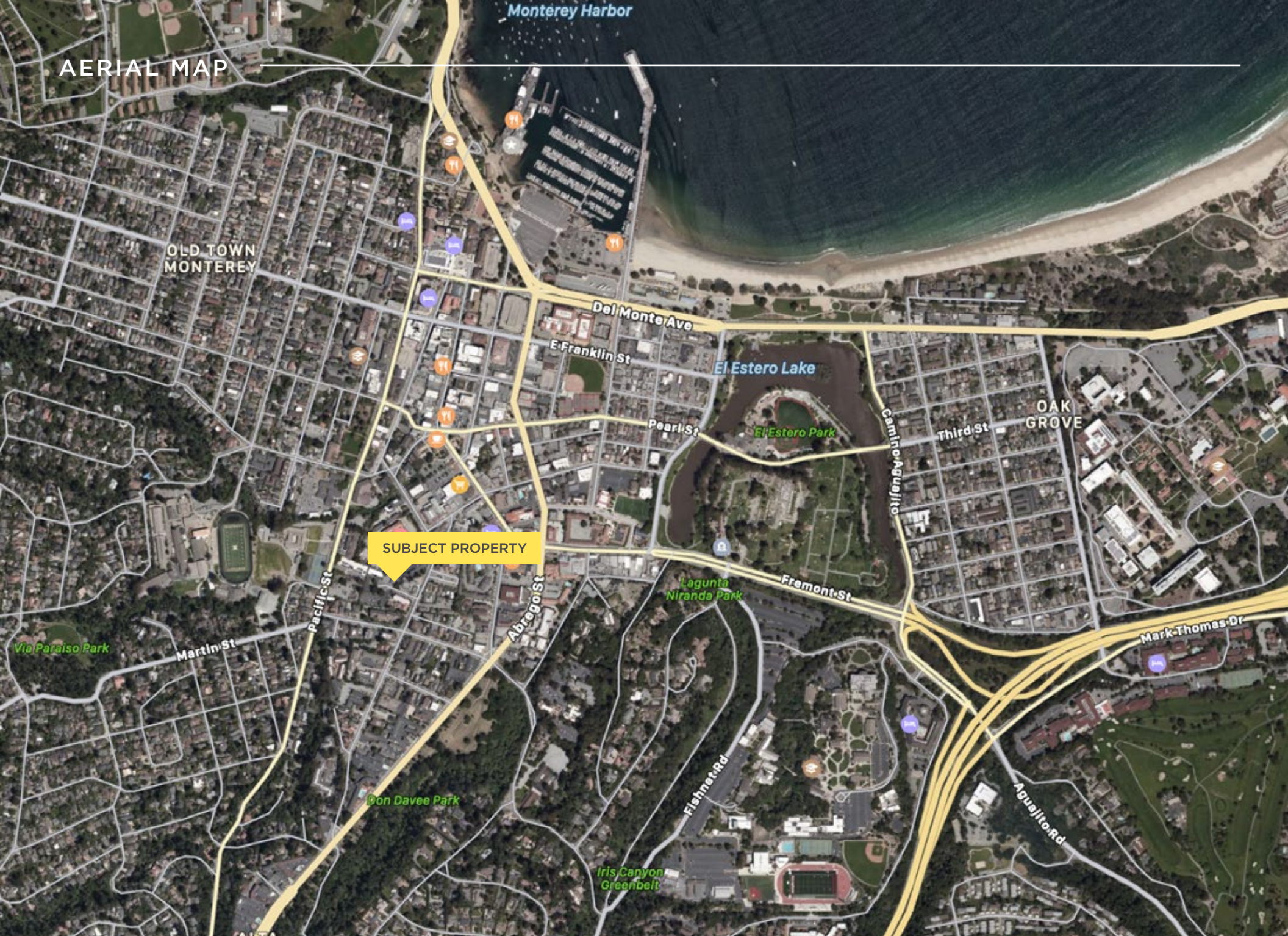


FLOOR PLAN



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

AERIAL MAP



SUBJECT PROPERTY

DISCLAIMER

Mahoney & Associates hereby advises all prospective lessors/lessees of property as follows:

All materials and information received or derived from Mahoney & Associates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Mahoney & Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Mahoney & Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating leasing a property is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Mahoney & Associates makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Mahoney & Associates does not serve as a financial advisor to any party regarding any proposed lease. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Mahoney & Associates in compliance with all applicable fair housing and equal opportunity laws.