

Office Space 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

TABLE OF CONTENTS:

Executive Summary..... 3
Property Photos..... 4
Floor Plans..... 5-7
Aerial Map..... 8
Disclaimer..... 9

EXCLUSIVELY LISTED BY:

MAHONEY & ASSOCIATES
501 Abrego St. | Monterey, CA
831.646.1919
www.mahoneycommercial.com

CHRIS TONINI | Sales Associate
ctonini@mahoneycommercial.com
831.646.1919 | DRE #02088036

JOSH JONES | Partner
jjones@mahoneycommercial.com
831.646.1919 | DRE #01352818

EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

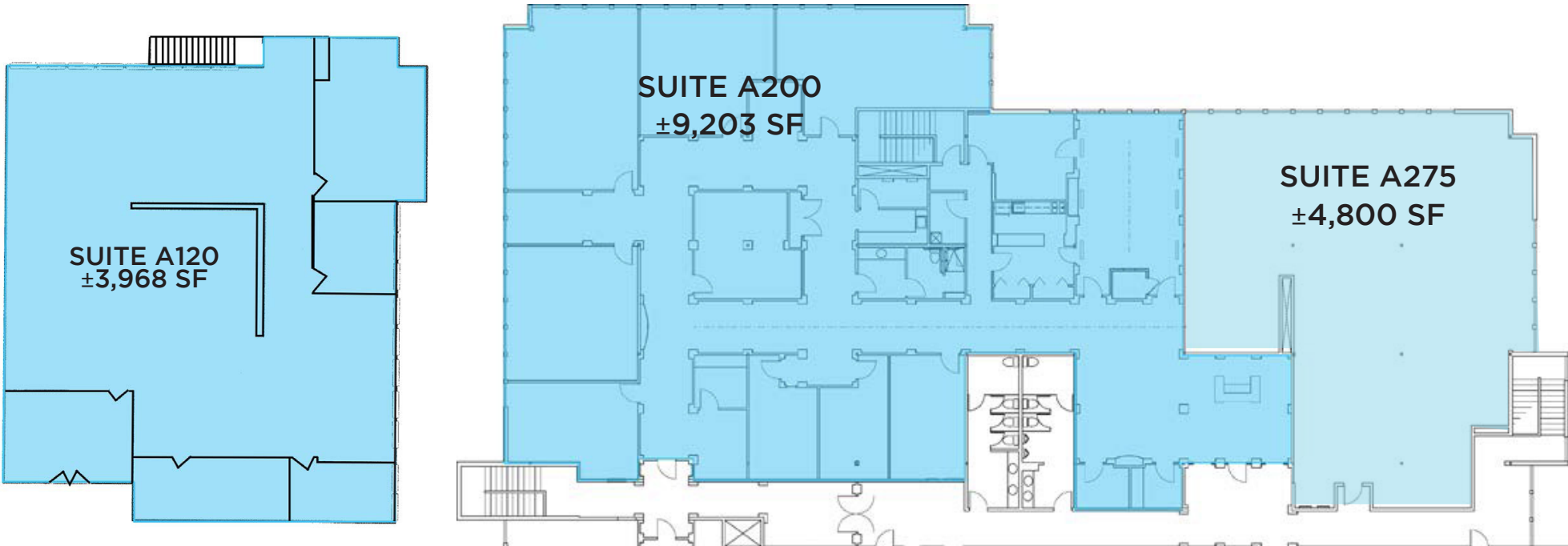
- High-end interior finishes
- Adjacent to Monterey Regional Airport
- On-site parking spaces - 4/1,000 SF (exclusive underground parking spaces available)
- Ocean views
- Convenient access to Monterey & Salinas via Hwy 68, half mile from Hwy 1
- On-site fitness facility, including a sauna, racquetball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

PROPERTY DETAILS

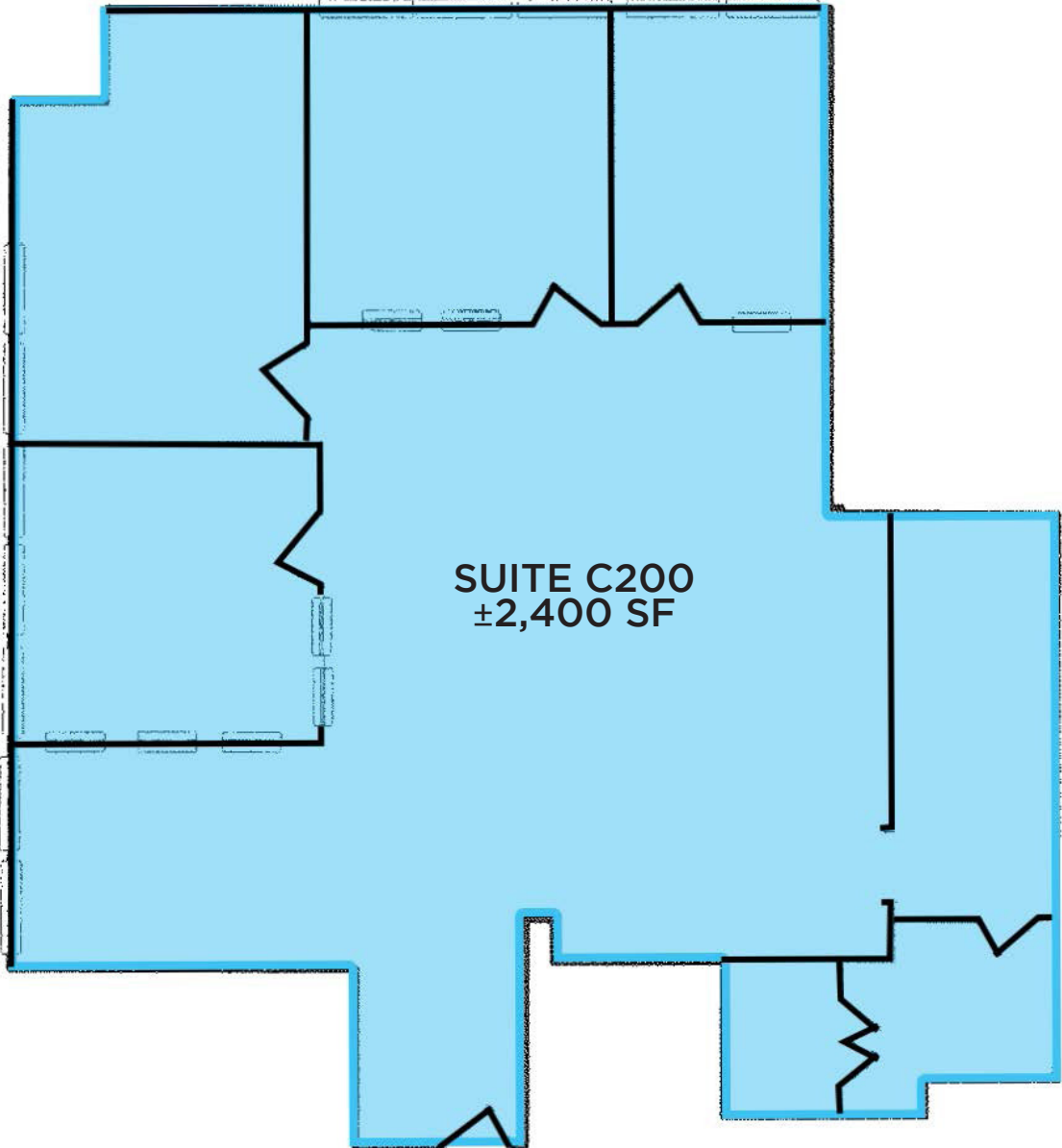
ADDRESS	2511 Garden Rd.
LEASE RATE	\$1.95 PSF, Modified Gross
BUILDING A	Suite A120: ±3,968 SF Suite A200: ±9,203 SF Suite A275: ±4,800 SF *Suites A200 & A275 can be combined.
BUILDING B	Suite B100: ±2,100 SF
BUILDING C	Suite C200: ±2,400 SF Suite C225: ±1,269 SF



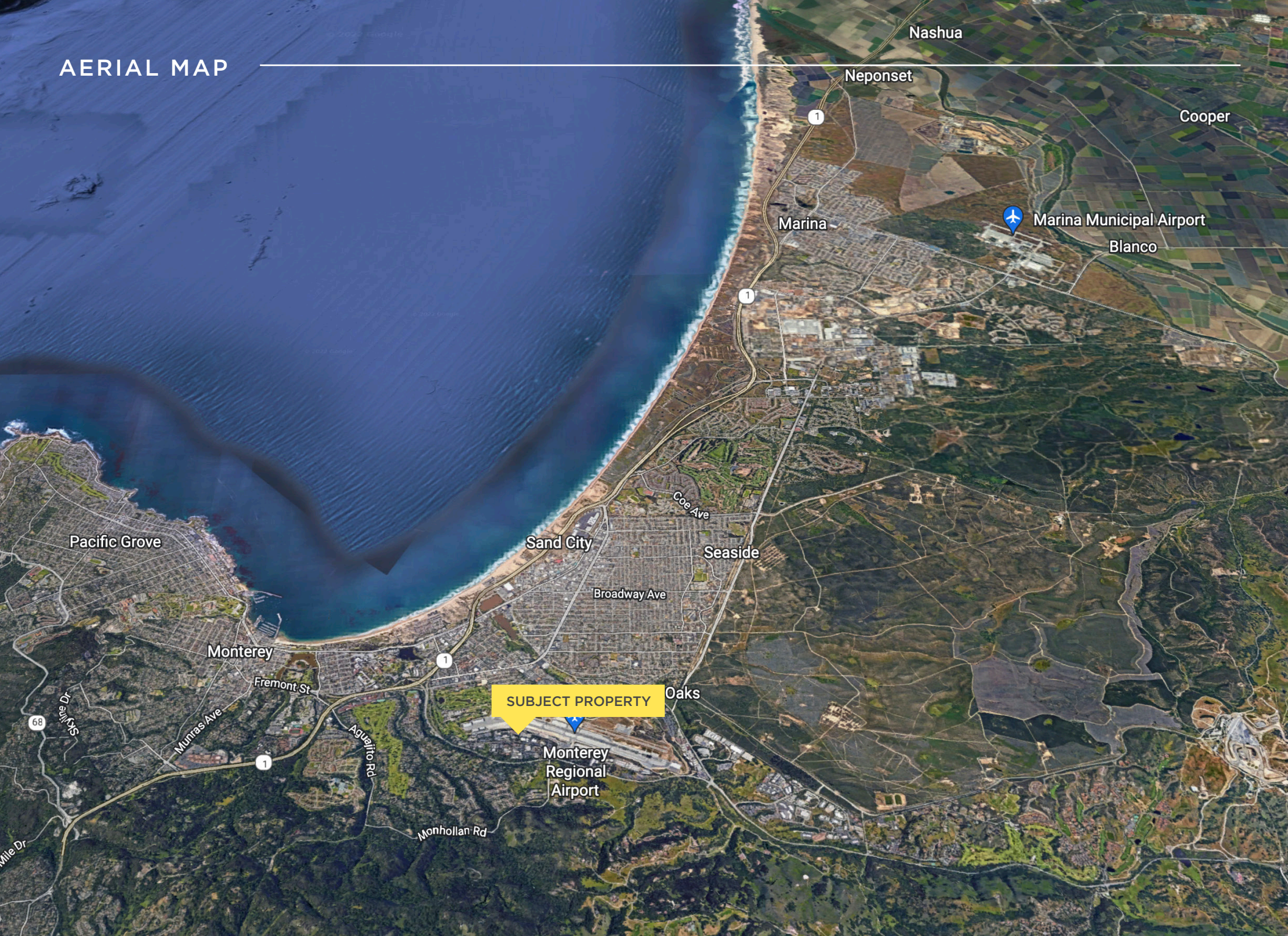
BUILDING A: FLOOR PLANS



*Suite A200 and A275 can be combined for a total of ±14,003



AERIAL MAP



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.