

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

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EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

PROPERTY HIGHLIGHTS

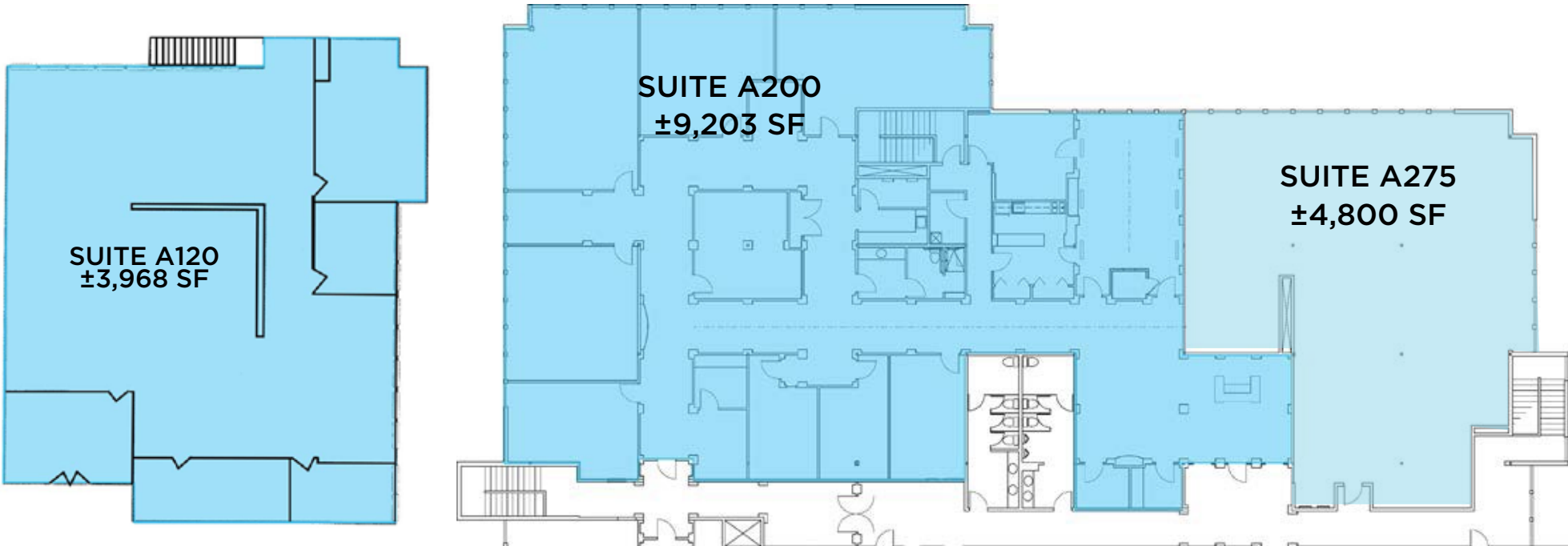
- High-end interior finishes
- Adjacent to Monterey Regional Airport
- On-site parking spaces - 4/1,000 SF (exclusive underground parking spaces available)
- Ocean views
- Convenient access to Monterey & Salinas via Hwy 68, half mile from Hwy 1
- On-site fitness facility, including a sauna, racquetball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

PROPERTY DETAILS

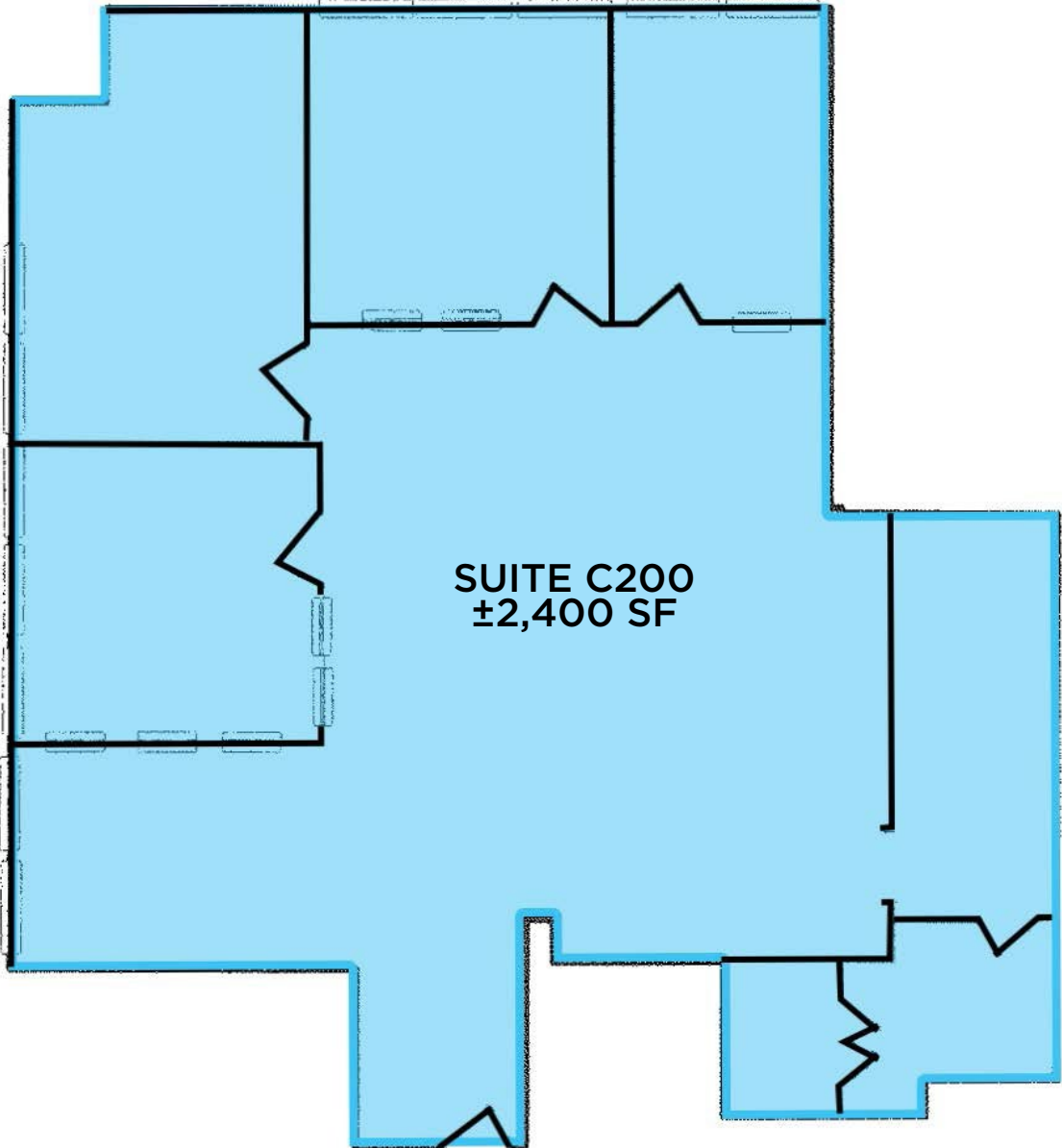
ADDRESS	2511 Garden Rd.
LEASE RATE	\$1.95 PSF, Modified Gross
BUILDING A	Suite A120: ±3,968 SF Suite A200: ±9,203 SF Suite A275: ±4,800 SF *Suites A200 & A275 can be combined.
BUILDING B	Suite B230: ±350 SF Suite 240: ±250 SF
BUILDING C	Suite C200: ±2,400 SF Suite C225: ±1,269 SF



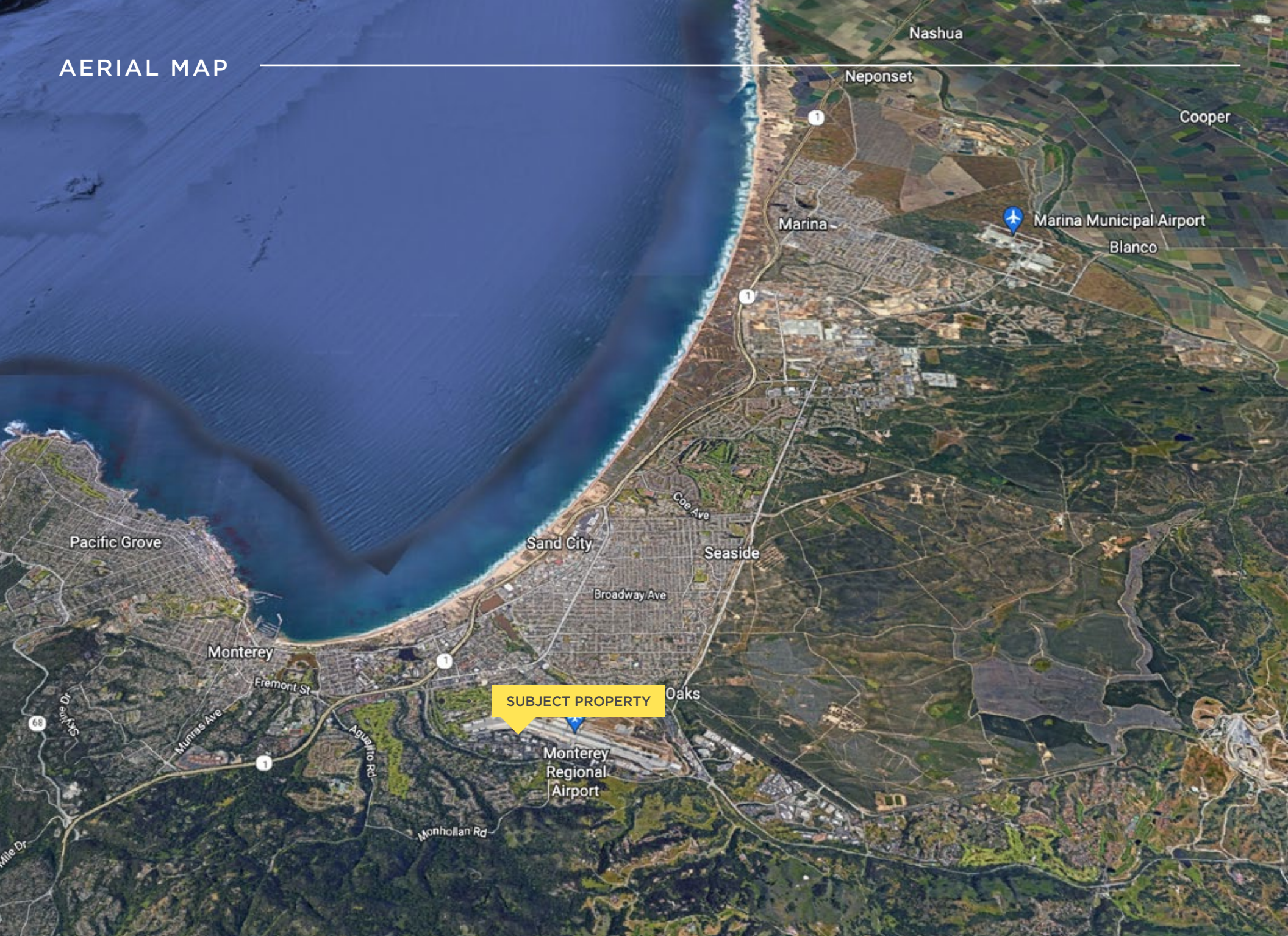
BUILDING A: FLOOR PLANS



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



AERIAL MAP



DISCLAIMER

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