



OFFICE/RETAIL SPACE FOR LEASE

Suites D&E (Ground Floor), Suite X (Upstairs)

445 Reservation Rd. | Marina, CA 93933

James Kendall | DRE #02010395 & Ryan Edwards | DRE #01403313

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

445 RESERVATION RD. | MARINA, CA 93933

TABLE OF CONTENTS:

Executive Summary..... 3
Property Photos..... 4
Aerial Map..... 5
Disclaimer..... 6

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Mahoney & Associates is pleased to offer 445 Reservation Road retail/office unit(s) for lease in a great location on highly traveled Reservation Rd.

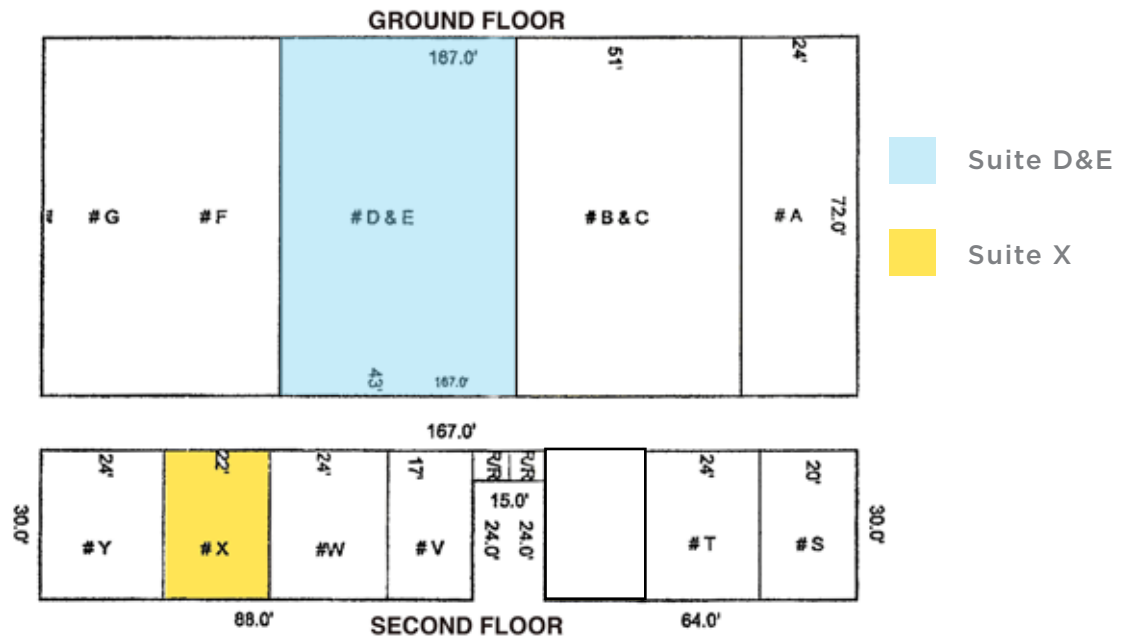
PROPERTY HIGHLIGHTS

- Suites available on the first and second floor
- Zoning: C-2 (Gen 1 Comm) - Allows for a Wide Variety of Use
- The building is not Elevator Serviced
- Great Visibility on Reservation Road
- On-site Parking available

SUITE D&E HIGHLIGHTS

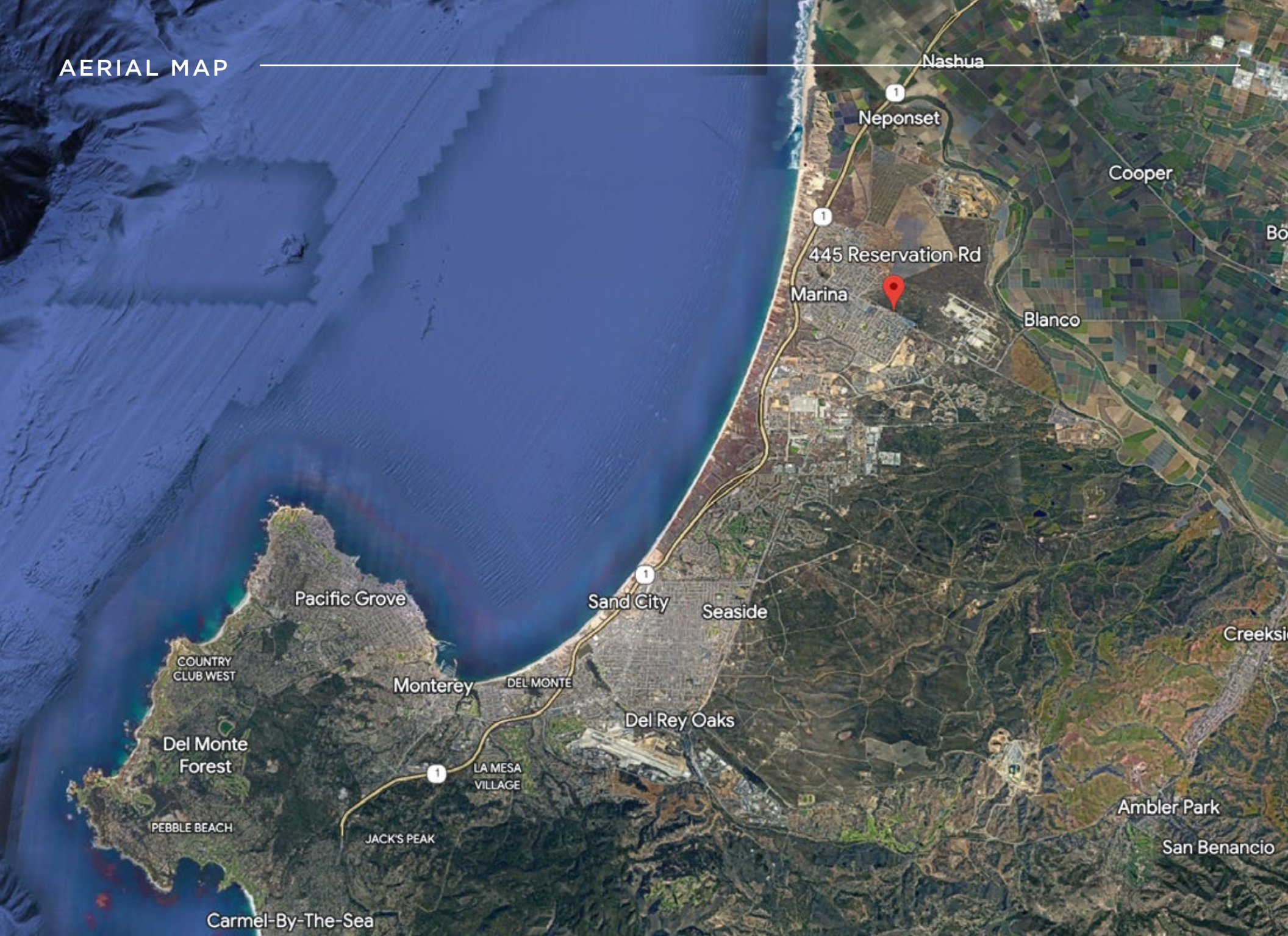
- Ground floor ±3,456 SF available with 30-60 days notice
- Flex space, open floor plan that can be demised into two smaller 1,728 SF spaces
- Has the ability to add a roll-up door in rear for ease of access
- Could be converted into a light industrial space with high ceilings in the rear
- Could be converted into a commercial kitchen (currently does not have kitchen infrastructure)
- The property currently has two commercial kitchens operating in its adjacent spaces (not available for lease)

PROPERTY DETAILS	
ADDRESS	445 Reservation Rd.
SUITES AVAILABLE	D&E, X
SQUARE FEET	Suites D&E: ±3,456 SF Suite X: ±720 SF
PRICE	Negotiable Lease Rate + NNN





AERIAL MAP



DISCLAIMER

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

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