

# PRIME DOWNTOWN OFFICE LOCATION



FOR LEASE

409 Washington St. | Monterey, CA

Chris Tonini | DRE # 02088036 & Patrick Stafford | DRE # 01857243

MAHONEY  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

# PRIME LOCATION OFFICE SPACE

MULTIPLE SUITES AVAILABLE

## TABLE OF CONTENTS:

Executive Summary.....	3
Property Photos.....	4-7
Floor Plan.....	8
Aerial Map.....	9
Disclaimer.....	10

## 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

**PATRICK STAFFORD** | Partner  
pstafford@mahoneycommercial.com  
831.646.1919 | DRE #01857243

# EXECUTIVE SUMMARY

---

**Mahoney and Associates** is pleased to present prime Class A office space in the heart of Downtown Monterey. This corner location offers assigned off-street parking and is near the Monterey Sports Center. Located on the second floor of the building, these office spaces are all elevator served from the parking lot.

## PROPERTY DETAILS

**Address** 409 Washington St. | Monterey, CA

**Lease Rate** \$2.00 PSF + NNN (est. at \$0.56 PSF)

**Available SF** Suite 100: ±2,790 SF  
Suite 102: ±1,993 SF



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

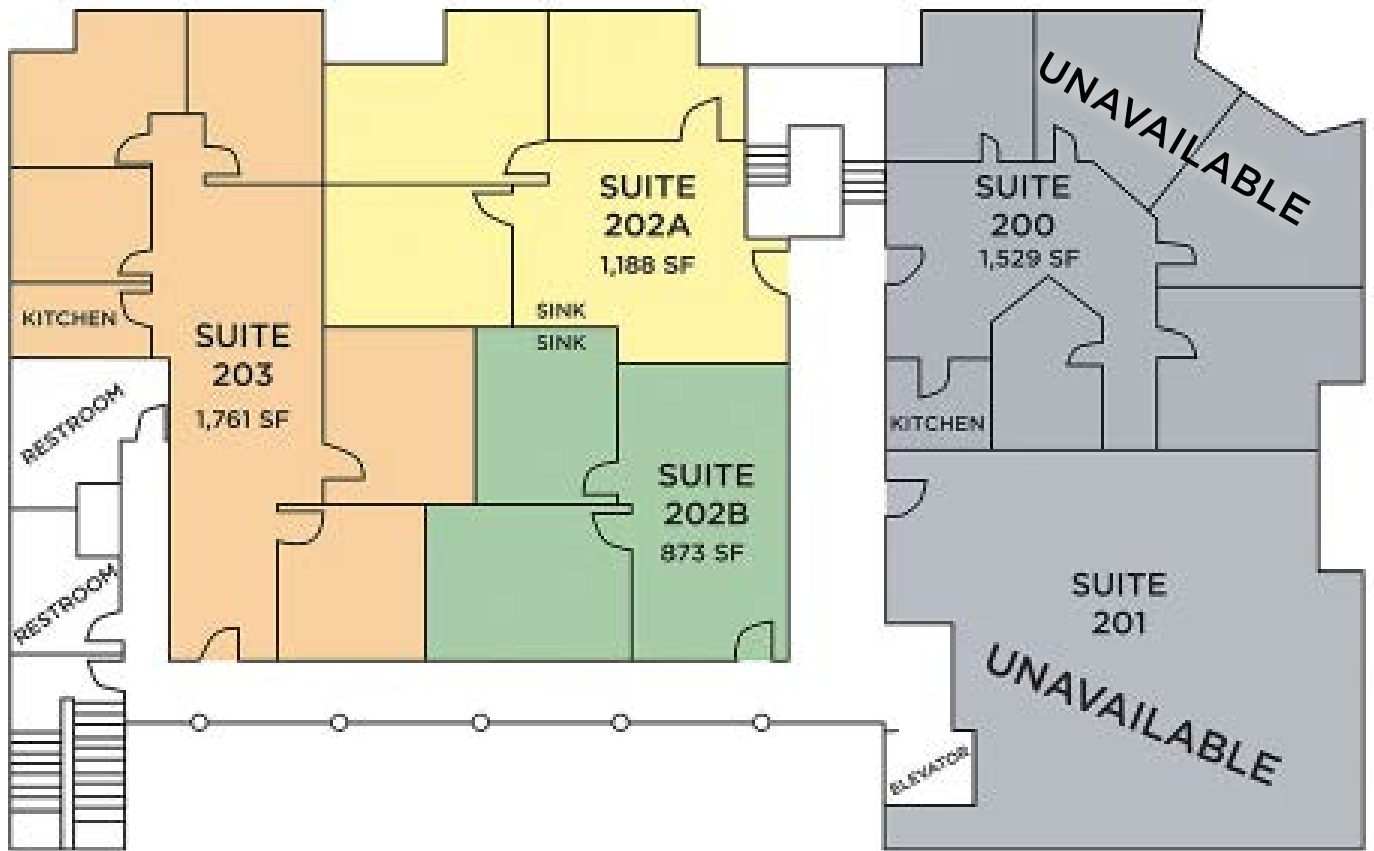
# SUITE 100

---



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

# FLOOR PLAN



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

# AERIAL MAP

---



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

## DISCLAIMER

---

**Mahoney & Associates hereby advises all prospective purchasers 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 or under contract or in escrow for a transaction 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 transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. 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.

### EXCLUSIVELY LISTED BY:

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

**PATRICK STAFFORD | Partner**  
pstafford@mahoneycommercial.com  
DRE #01857243 | 831.646.1919