



FOR LEASE | GARAGE SPACE WITH OFFICE

9701 Blue Larkspur Ln. | Monterey, CA 93940

James Kendall | DRE #02010395

**MAHONEY**  
& ASSOCIATES  
COMMERCIAL REAL ESTATE

9701 BLUE LARKSPUR LN. | MONTEREY, CA 93940

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**EXCLUSIVELY LISTED BY:**

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## EXECUTIVE SUMMARY

**Mahoney & Associates**, is pleased to offer to the market  $\pm 3,029$  SF of below-grade garage space with  $\pm 1,110$  SF of recently refurbished office space located in the desirable Laguna Seca Office Park area of Ryan Ranch. This layout is ideally suited for many uses, from a car collector to a contractor. Both spaces must be leased together and the garage space will be shared with the landlord.

## PROPERTY HIGHLIGHTS

- Base rent of \$4,000 per month plus NNN (est. \$.42)
- Newly refurbished office space with 4 individual offices, reception, kitchenette, in-suite restroom and private patio
- New wood laminate flooring and LED lighting in offices
- 10' roll up door
- 2 separate storage rooms within the garage space
- Ample off street parking





OFFICE PHOTOS

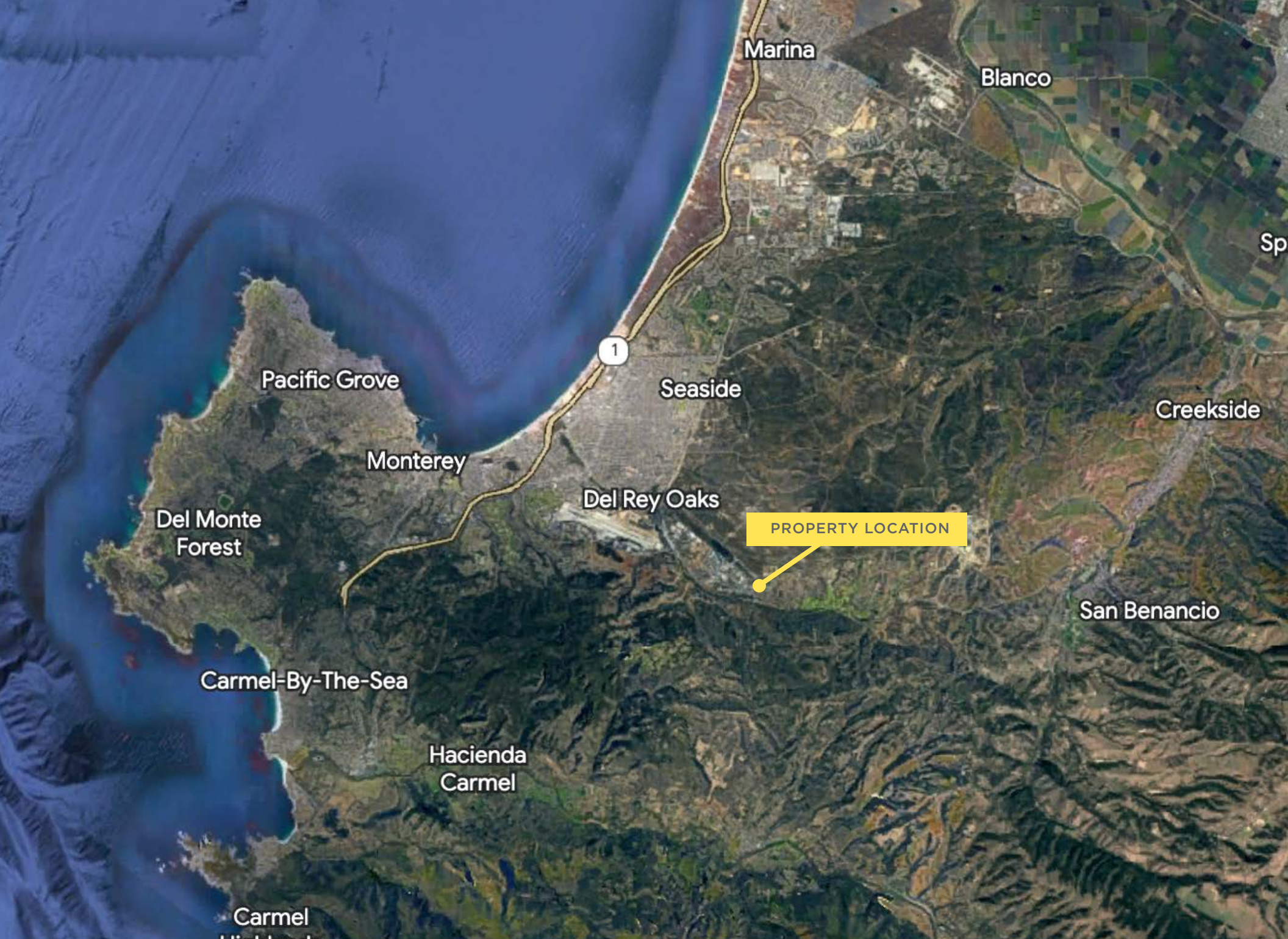




WAREHOUSE PHOTOS







## DISCLAIMER

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