

# OFFICE/RETAIL/MEDICAL BUILDING FOR LEASE

MAHONEY  
& ASSOCIATES  
COMMERCIAL REAL ESTATE



**2,200 SF AVAILABLE (\$2.50 PSF + NNN)**

*451 Washington Street, Monterey, CA 93940*

Presented by:  
**RYAN EDWARDS, PARTNER**  
831.646.1919 x 111  
redwards@mahoneycommercial.com  
DRE #01403313

**MAHONEY & ASSOCIATES**  
501 Abrego Street  
Monterey, CA 93940  
831.646.1919  
www.mahoneycommercial.com

# EXECUTIVE SUMMARY

OFFICE/RETAIL/MEDICAL BUILDING FOR LEASE  
451 WASHINGTON STREET, MONTEREY, CA 93940



## OFFERING SUMMARY

AVAILABLE SF:	2,200 SF
LEASE RATE:	\$2.50 PSF + NNN
FLOOR:	1st
PARKING:	6 On-Site Parking Stalls
USE:	Office/Retail/Medical

## PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer 451 Washington Street for Lease in Monterey, CA. This property contains 2,200 SF of office/retail/medical space that is currently occupied by Treehouse Mortgage Group. The property is conveniently situated in downtown Monterey and has four private offices, a reception area, and a conference room.

## PROPERTY HIGHLIGHTS

- Group 1 Water
- Located in the Heart of Downtown Monterey
- Ample Street Parking and Private Stalls
- Five Private Offices, Reception Area & Conference Room
- Available August 1, 2019

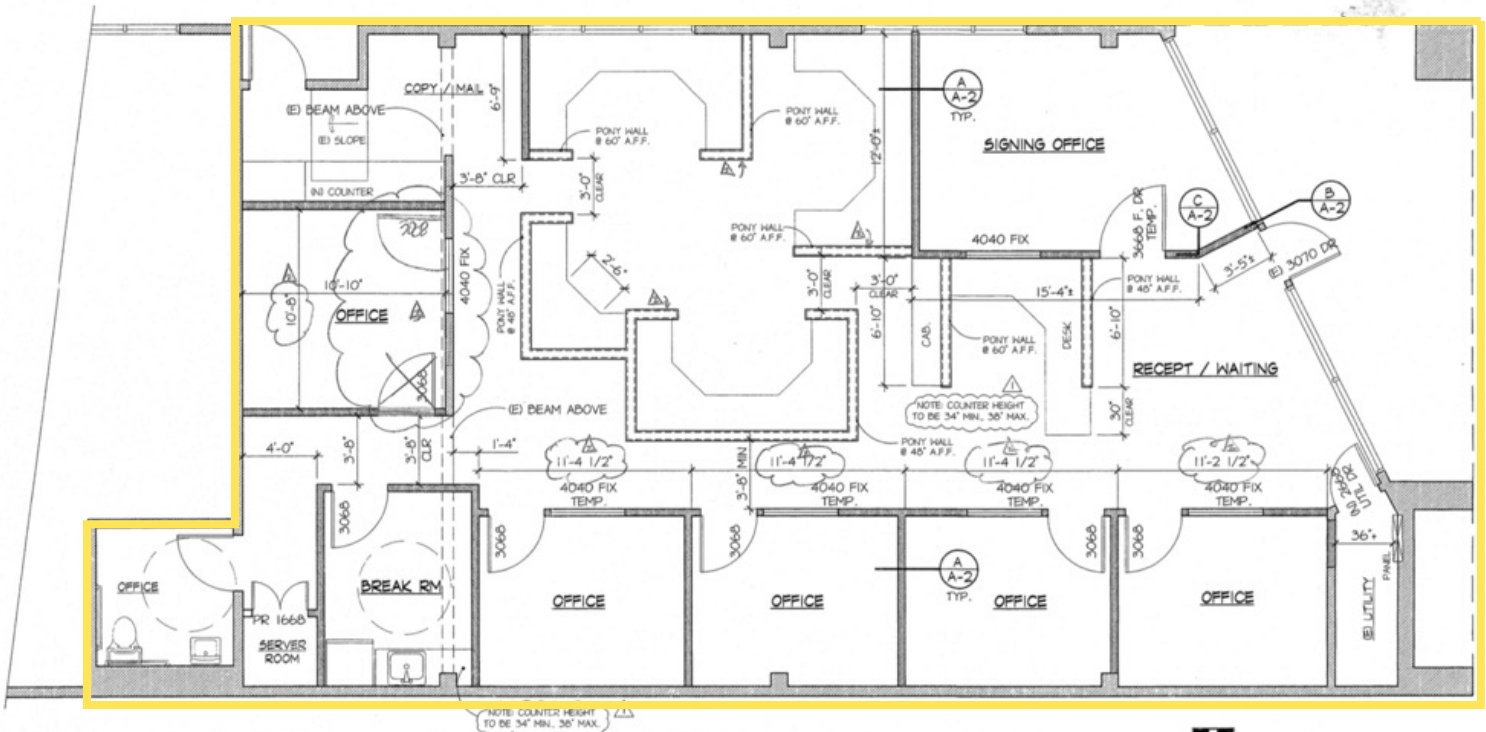
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# FLOOR PLAN

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**FLOOR PLAN**

APPROX. NET PROJECT AREA = 1,975 SF



1/4"=1'-0"

EXISTING HALLS  
NEW HALLS

UNIT	SIZE	LEASE RATE
451 Washington Street	2,200 SF	\$2.50 PSF + NNN

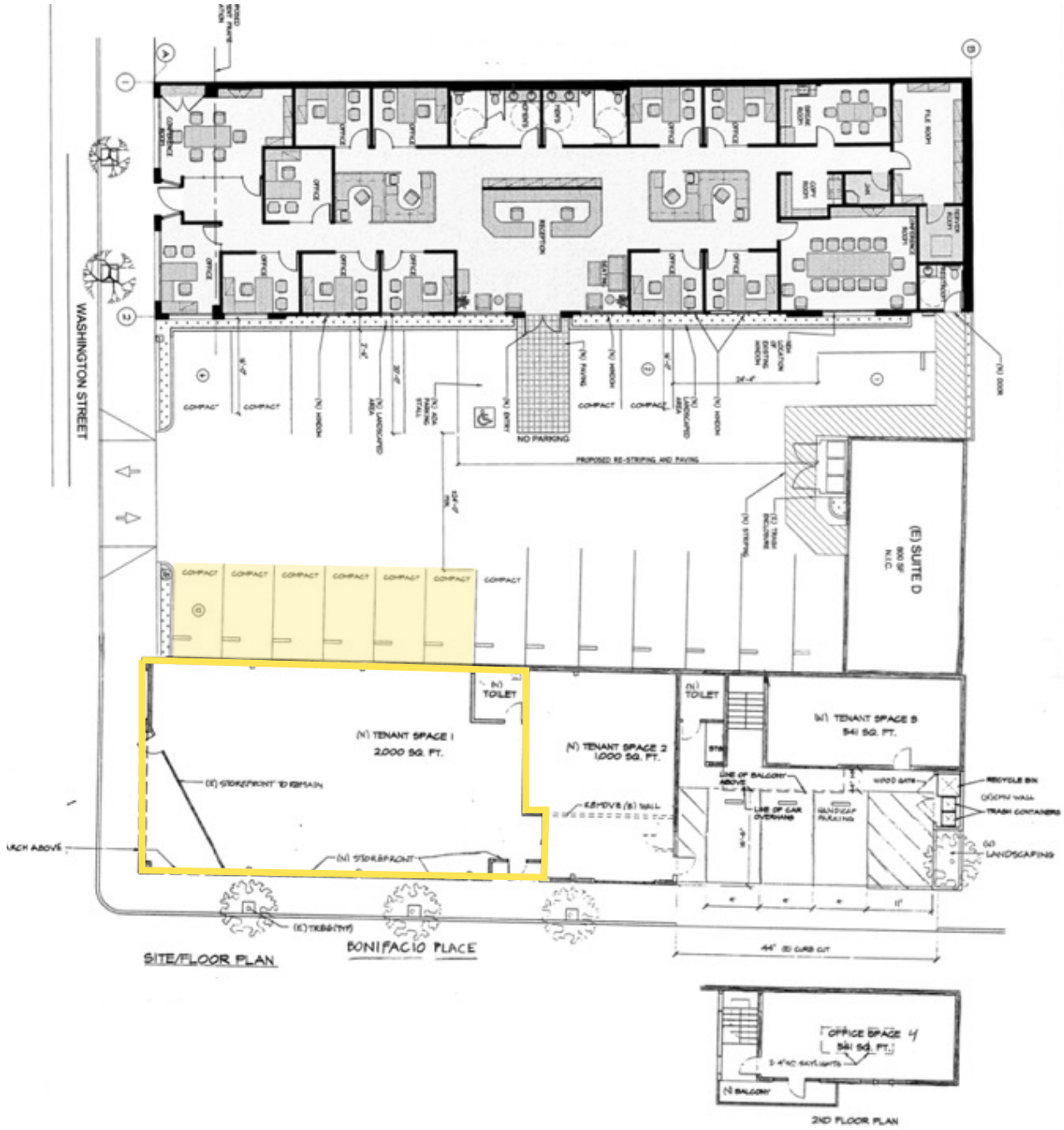
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# SITE MAP



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# PROPERTY PHOTOS

MAHONEY  
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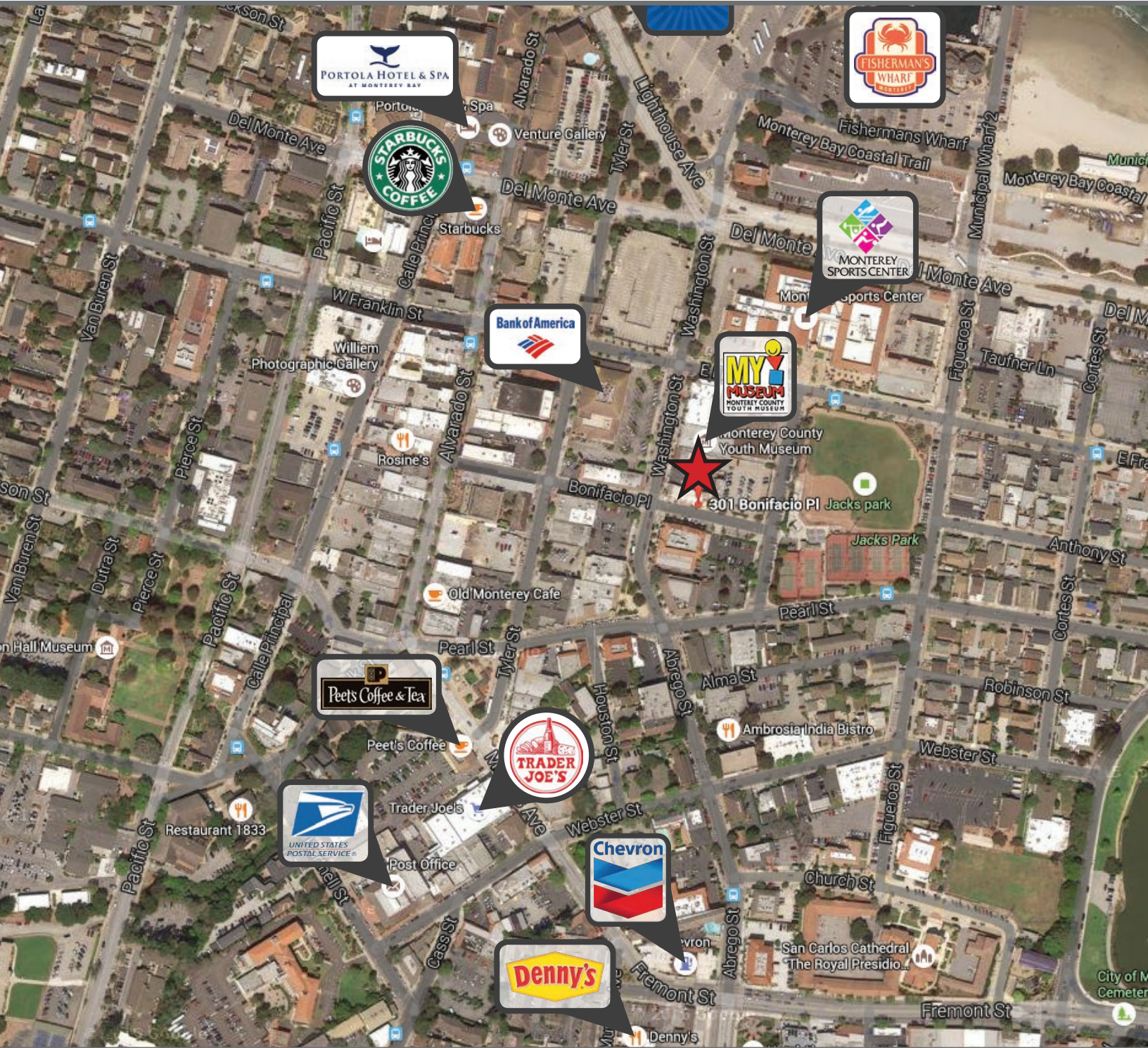


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# AERIAL MAP

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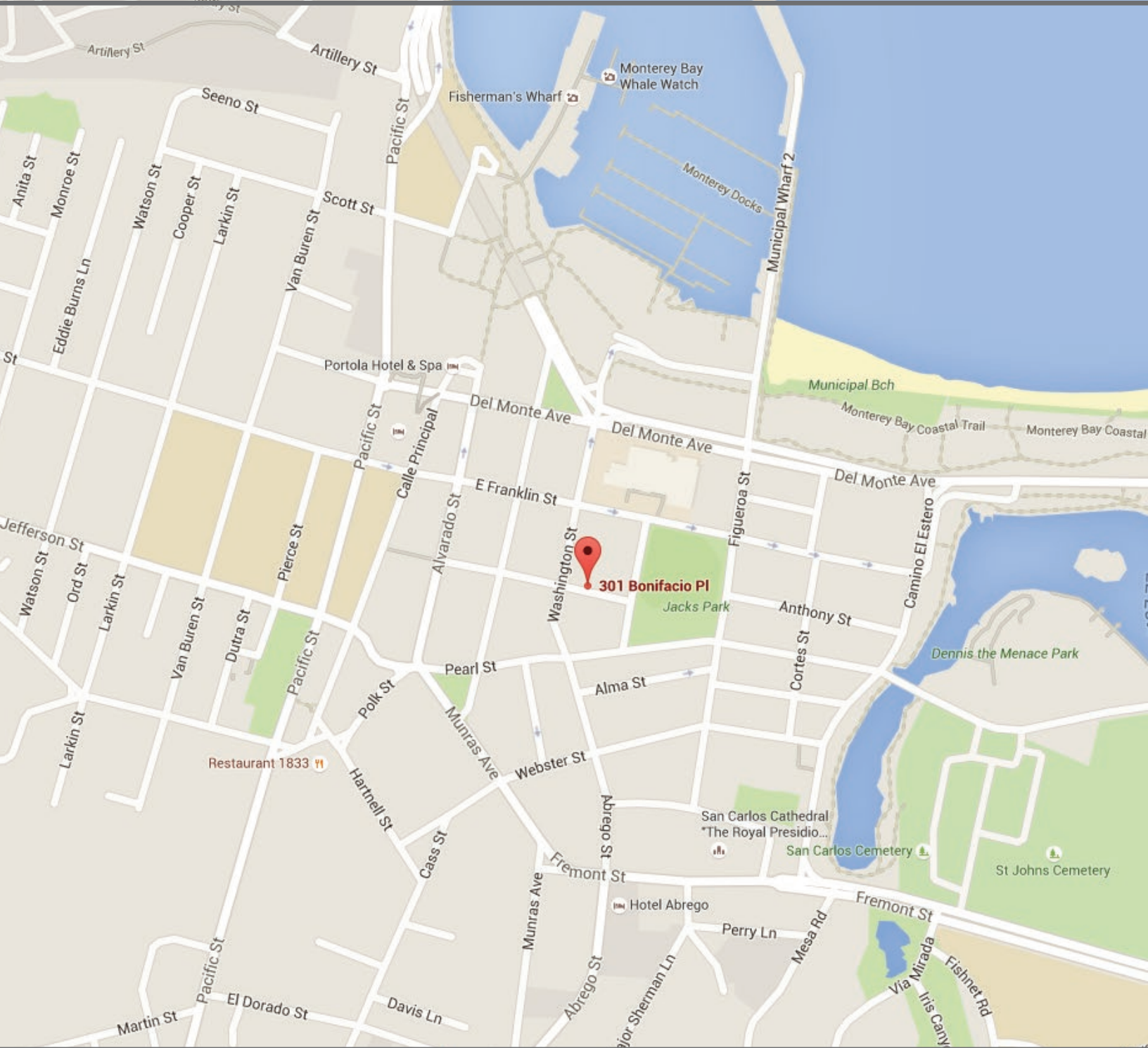


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# LOCATION MAP

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# DISCLAIMER



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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.

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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.

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