

OFFICE UNIT(S) FOR LEASE

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE

Suite 200, 220, 240 & 260 Available (1,280 - 6,844 SF)

1900 Garden Road, Monterey, CA 93940

Presented by:

JAMES KENDALL

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DRE #02010395

MAHONEY & ASSOCIATES

501 Abrego Street

Monterey, CA 93940

831.646.1919

www.mahoneycommercial.com

EXECUTIVE SUMMARY



OFFICE PROPERTY FOR LEASE
1900 GARDEN ROAD, MONTEREY, CA 93940



OFFERING SUMMARY

SUITES:	200, 220, 240 & 260
SIZE:	1,280 - 6,844 SF
PRICE:	\$1.55 PSF + Modified Gross
TYPE	Office

PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer 1900 Garden Road office unit(s) for lease in a great location on Garden Road. Multiple office spaces in a vibrant office building with a good tenant mix. Suited for attorneys, financial or medical offices.

PROPERTY HIGHLIGHTS

- Various floor plans with individual offices, kitchenettes, conference room and storage
- Tenant improvements negotiable
- Vibrant office with good tenant mix
- Ample parking, close to freeways, Airport, Fairgrounds and downtown
- Second floor with plans for elevator

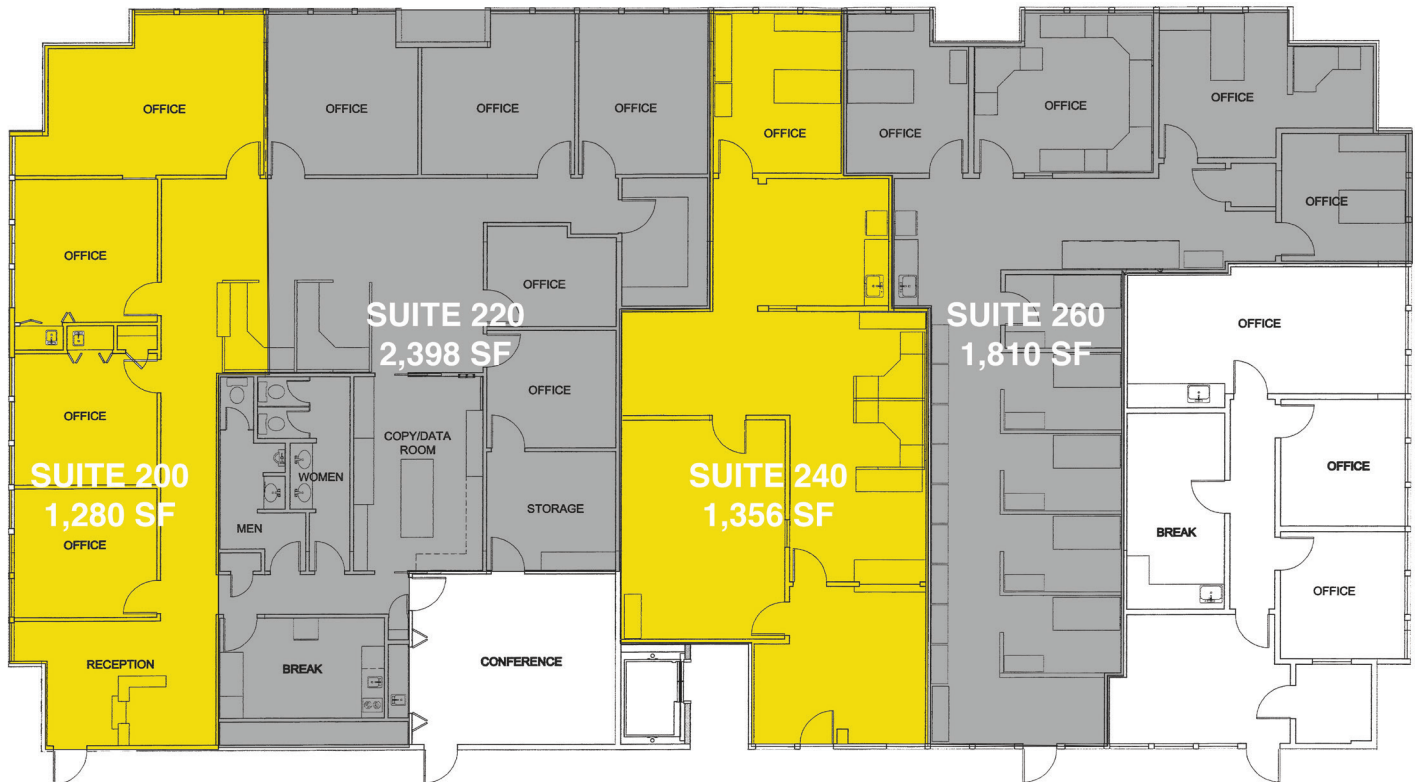
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AVAILABLE SPACES



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SPACE	SPACE USE	PRICE PER SF	LEASE TYPE	SIZE (SF)
Suite 200	Office	\$1.55 SF	Modified Gross	1,280 SF
Suite 220	Office	\$1.55 SF	Modified Gross	2,398 SF
Suite 240	Office	\$1.55 SF	Modified Gross	1,356 SF
Suite 260	Office	\$1.55 SF	Modified Gross	1,810 SF

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PROPERTY PICTURES

MAHONEY
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COMMERCIAL REAL ESTATE

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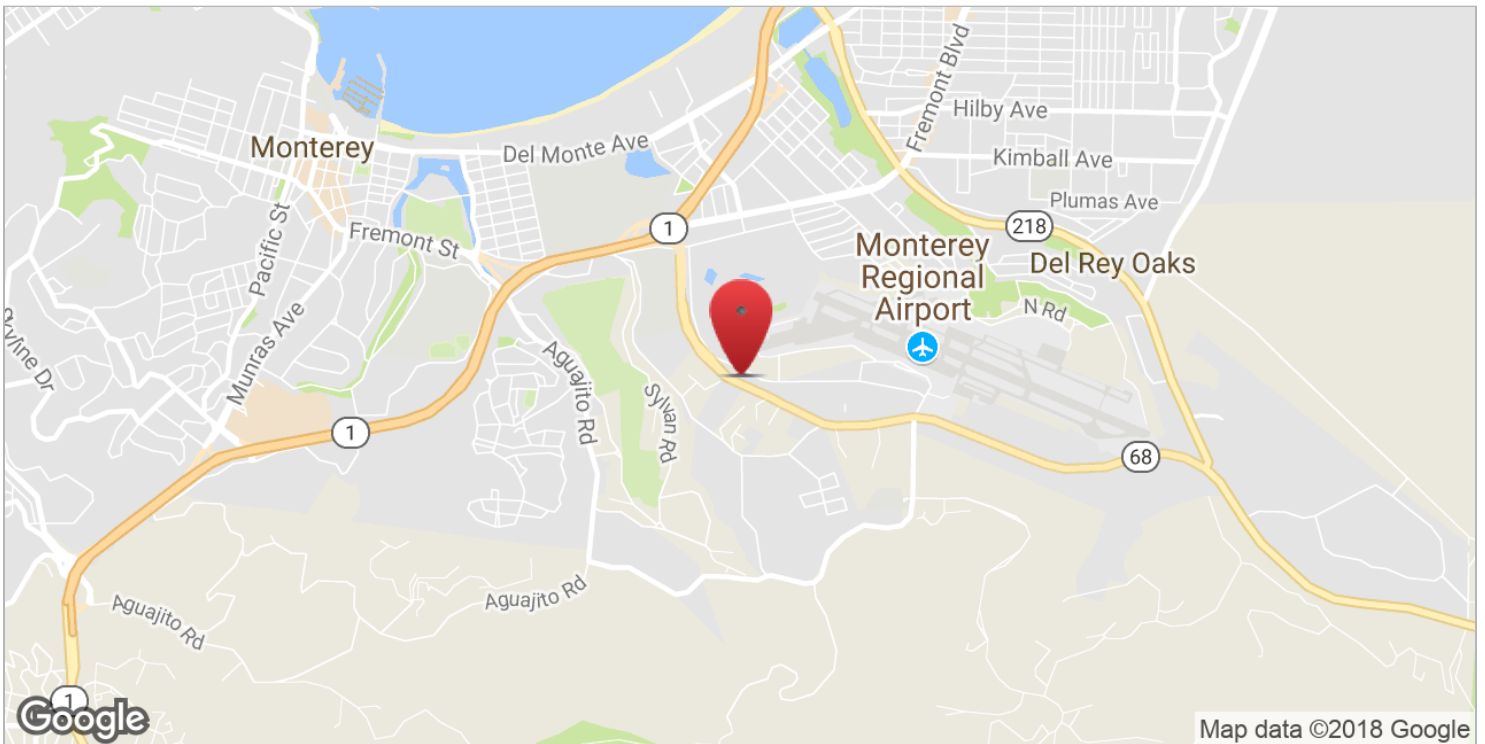


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LOCATION MAPS



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DISCLAIMER



OFFICE PROPERTY FOR LEASE 1900 GARDEN ROAD, MONTEREY, CA 93940

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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.

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.

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