FOR SALE ($725,000) OR

FOR LEASE ($1.00/SF) Gross

1/4 Mile from On/Off Ramps North & South of Highway 99

Existing office suites for lease are:

1550	**1,457 SF**	**$1,457 / month gross**
1590	**1,085 SF**	**$1,085 / month gross**

Asking $1.00SF 'as is' but with new floor coverings and fresh paint. **Owner will consider doings major TI's (including moving existing demising walls)** and amortize the cost over the term of lease (with interest). Building has newer roof, new exterior paint, new dual pane windows and 6 of 7 HVAC units are newer.

Large parking lot (7 spaces / 1,000 SF of office)

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Tinetti Realty Group

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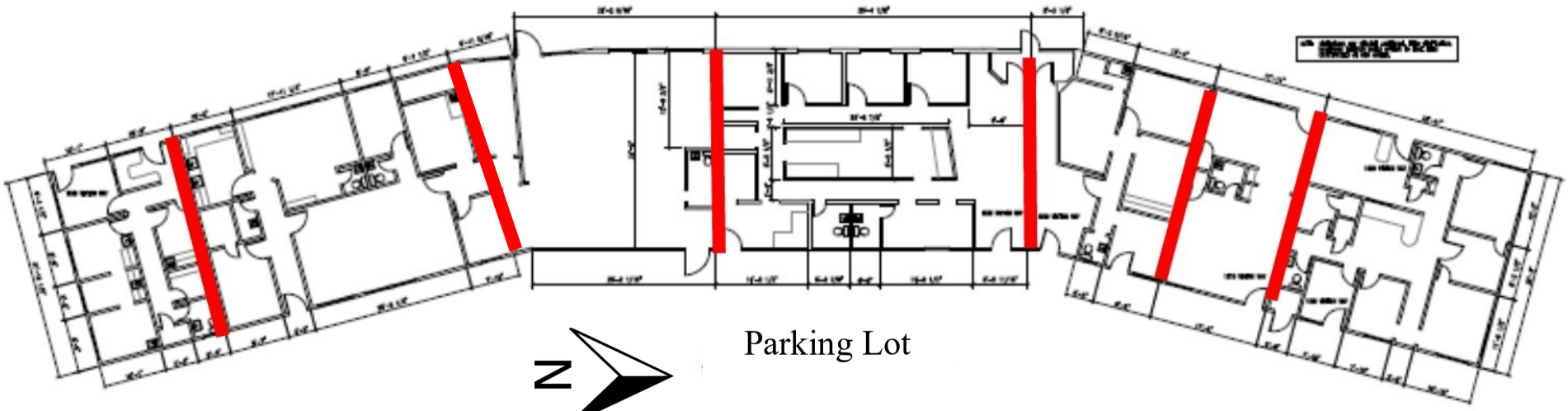
Winton Way



Parking Lot

N

1500	1510 'A'	1510 'B'	1550	1560	1570	1590
LEASED	LEASED	LEASED	Available	LEASED	LEASED	Available
715 SF	1,079 SF	1,463 SF	1,457 SF	795 SF	500 SF	1,085 SF

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