

OFFICE BUILDING FOR LEASE

6,388 SF AVAILABLE (DIVISIBLE 1,585 SF - 2,600 SF)

PRICE REDUCTION ~~\$1.75-\$1.85~~ \$1.40-\$1.50



FOR LEASE/ SUBLEASE

585 Abrego St. & 419 Webster St | Monterey, CA 93940

John Mahoney | DRE #00909373



OFFICE SPACE FOR LEASE/ SUBLEASE

6,388 SF AVAILABLE (DIVISIBLE 1,585 SF - 2,600 SF)

TABLE OF CONTENTS:

Executive Summary.....	3
Floor Plans.....	4
Property Photos.....	5
Location Maps.....	6
Disclaimer.....	7

EXCLUSIVELY LISTED BY:

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EXECUTIVE SUMMARY

OFFICE SPACE FOR LEASE | 419 WEBSTER, MONTEREY, CA

MAHONEY
& ASSOCIATES
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

SIZE:	6,388 SF (1,585 SF - 2,600 SF)
FLOOR:	1st & 2nd Floor
AVAILABILITY:	Immediately
PARKING:	Off-Street Parking
PRICE:	\$1.40 - \$1.50 PSF + Modified Gross
TYPE	Office

PROPERTY OVERVIEW

Mahoney & Associates is pleased to offer the ground floor of 585 Abrego St. and 419 Webster St. for lease in Monterey, California. This first floor space of 4,185 SF is for lease and is divisible and can be divided into 1,585 SF and 2,600 SF.

The upstairs is also offered as a sublease, but only half of it (2,203 SF), at 1.50 is available. Tenant pays for pro-rata share of property tax increases, PG&E, and interior janitorial services. Other expenses paid by the landlord.

PROPERTY HIGHLIGHTS

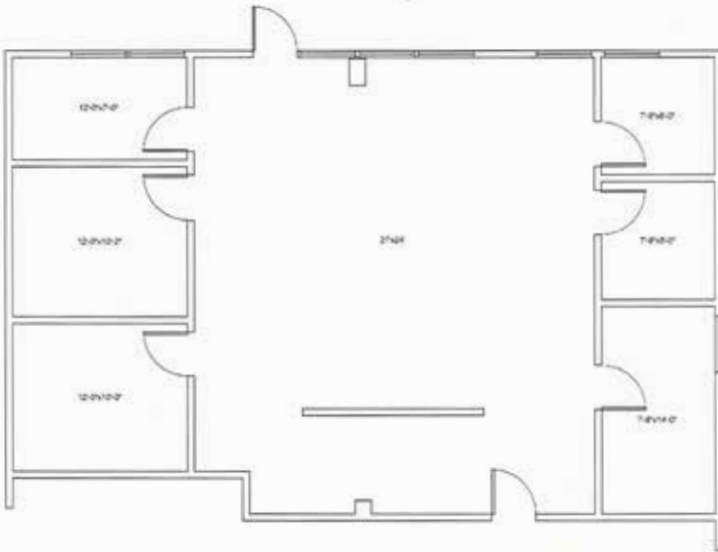
- Zoning: C-2 (Gen 1 Comm) - Allows for a Wide Variety of Use
- On-site Parking Available & Street Parking
- Great Downtown Location
- Private Enclosed Patio
- Private Restrooms
- Ready to Occupy
- Kitchen

FLOOR PLANS

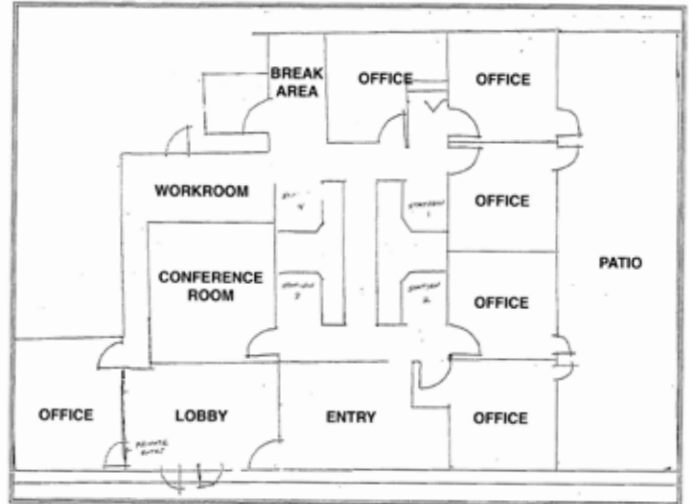
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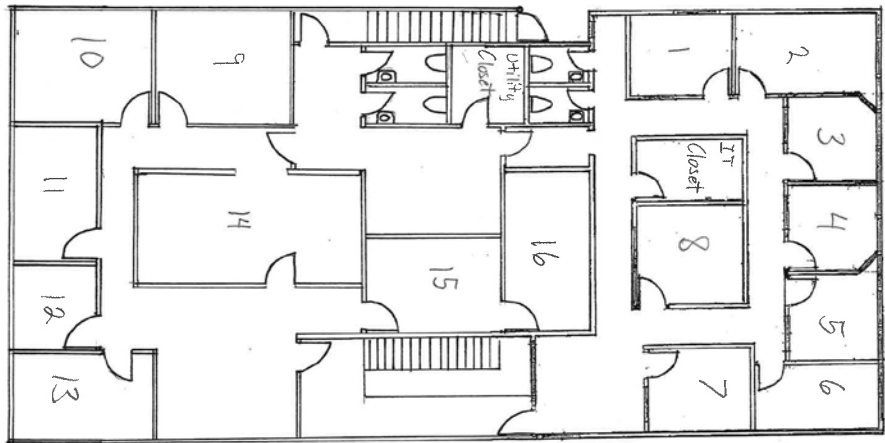
**585 Abrego St.
1,585 SF**



**419 Webster St.
2,600 SF**



**Upstairs (Sublease)
2,203 SF**



SPACE	SPACE USE	PARKING	SIZE (SF)	TERM
585 Abrego St.	Office	2 Off-Street	1,585 SF	\$1.50 PSF + Modified Gross
419 Webster St.	Office	4 Off-Street	2,600 SF	\$1.45 PSF + Modified Gross
585 Abrego St. / 419 Webster St.	Office	6 Off-Street	4,185 SF (1,585 SF + 2,600 SF)	\$1.40 PSF + Modified Gross
Upstairs (Sublease)	Office	6 Off-Street	2,203 SF	\$1.50 PSF + Modified Gross

PROPERTY PHOTOS

OFFICE SPACE FOR LEASE | 419 WEBSTER, MONTEREY, CA

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LOCATION MAPS

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DISCLAIMER

OFFICE SPACE FOR LEASE | 419 WEBSTER, MONTEREY, CA

**MAHONEY
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Mahoney & Associates hereby advises all prospective purchasers of property as follows:

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