

# FOR SUBLEASE

## flex light industrial, workshop, studio, creative/office space

<b>Unit Address</b>	833 S. 19th Street, Unit C, Richmond, CA
<b>Unit Size</b>	±1,750 RSF on ground floor,
<b>Asking Rent</b>	\$2,550/mo (\$1.45/RSF per month)
<b>Power</b>	3-phase, 80-amp panel
<b>Access</b>	One grade-level walk-through door.
<b>Features</b>	Sink, floor drain, skylight, office
<b>Ceiling Height</b>	±13' in most areas
<b>Sprinklers</b>	Fully sprinklered throughout
<b>Restrooms</b>	One renovated bathroom

**TOMMY GARABEDIAN-CONE, CCIM**

510.499.1235

tommy@welcome-management.com

CA DRE 2034258

**ROBERT LOEBL, CCIM**

510.220.5516

rob@welcome-management.com

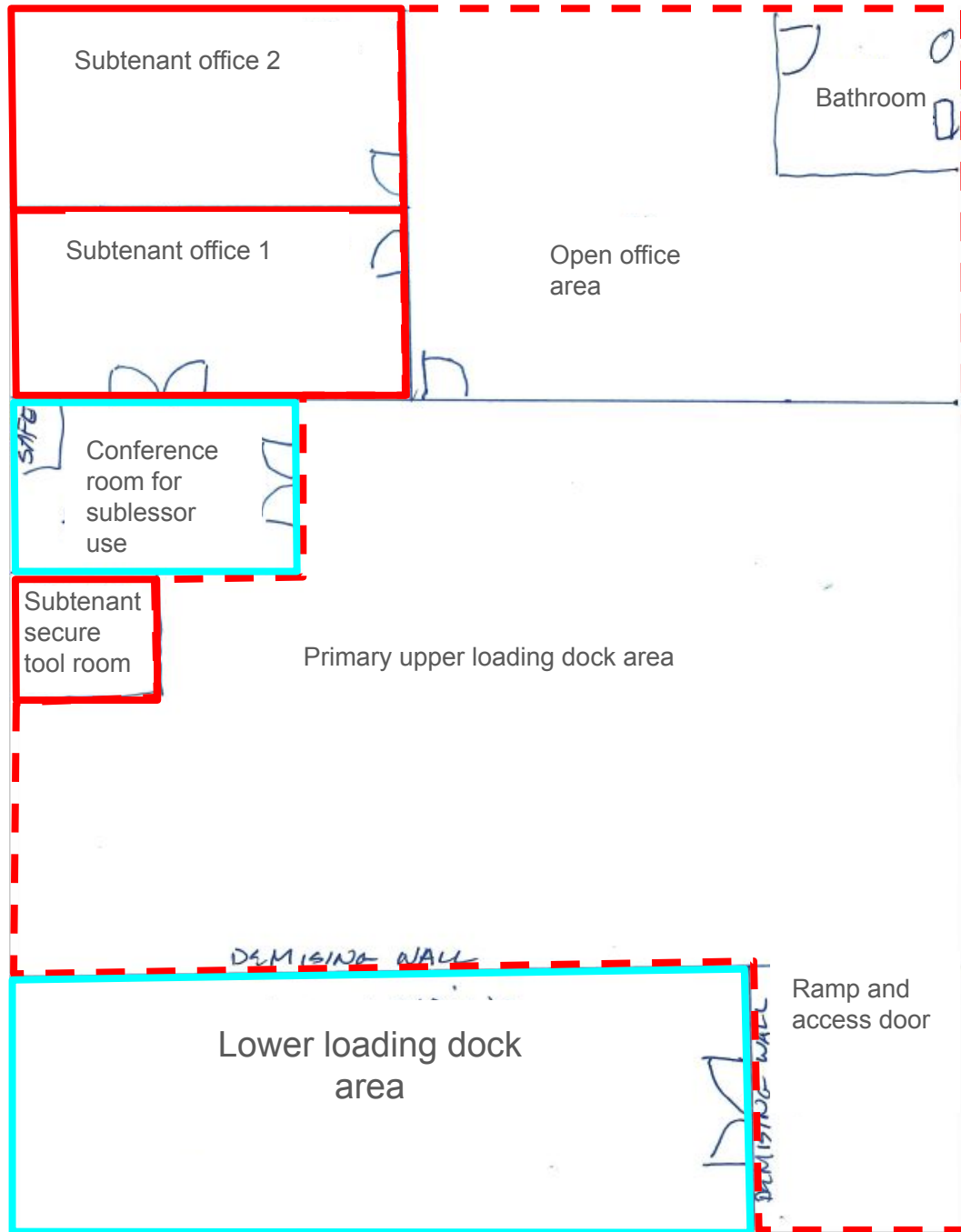
CA DRE 1973113



# Sublease Premises Floor Plan

Key

- Sublease premises where sublessor will have access
- Private areas for subtenant dedicated use
- Rooms where sublessor will retain dedicated use



**TOMMY GARABEDIAN-CONE, CCIM**  
 510.499.1235  
 tommy@welcome-management.com  
 CA DRE 2034258

**ROBERT LOEBL, CCIM**  
 510.220.5516  
 rob@welcome-management.com  
 CA DRE 1973113

**WELCOME  
 MANAGEMENT  
 CORPORATION**

# PROPERTY PHOTOS



# PROPERTY PHOTOS

(Office - CAN BE REMOVED)



# PROPERTY PHOTOS

