

CLASS "A" OFFICE SPACE FOR LEASE MEDICAL + INDIVIDUAL SUITES



FOR LEASE | $\pm$ 2,918 SF OFFICE SUITE

24591 SILVER CLOUD CT. | MONTEREY, CA 93940

Josh Jones | DRE #01352818 & Ryan Edwards | DRE #01403313

**MAHONEY
& ASSOCIATES**
COMMERCIAL REAL ESTATE

24591 SILVER CLOUD CT. | MONTEREY, CA 93940

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EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

Mahoney and Associates is pleased to present to the market the opportunity to lease ± 2,918 square feet of medical office space + individual suites in a high quality property which features Mediterranean style architecture and an impressive lobby and common areas. Individual suites are full service & include all utilities with exception of phone & desk.

PROPERTY HIGHLIGHTS

- First floor space
- High profile location with quality finished and beautiful common area
- Easy Access to Monterey & Salinas off Hwy 68
- On-site Parking

MEDICAL SUITE

Lease Rate	\$2.35 PSF + NNN (NNN est. at \$0.91, includes PG&E and water)
Available SF	± 2,918 SF

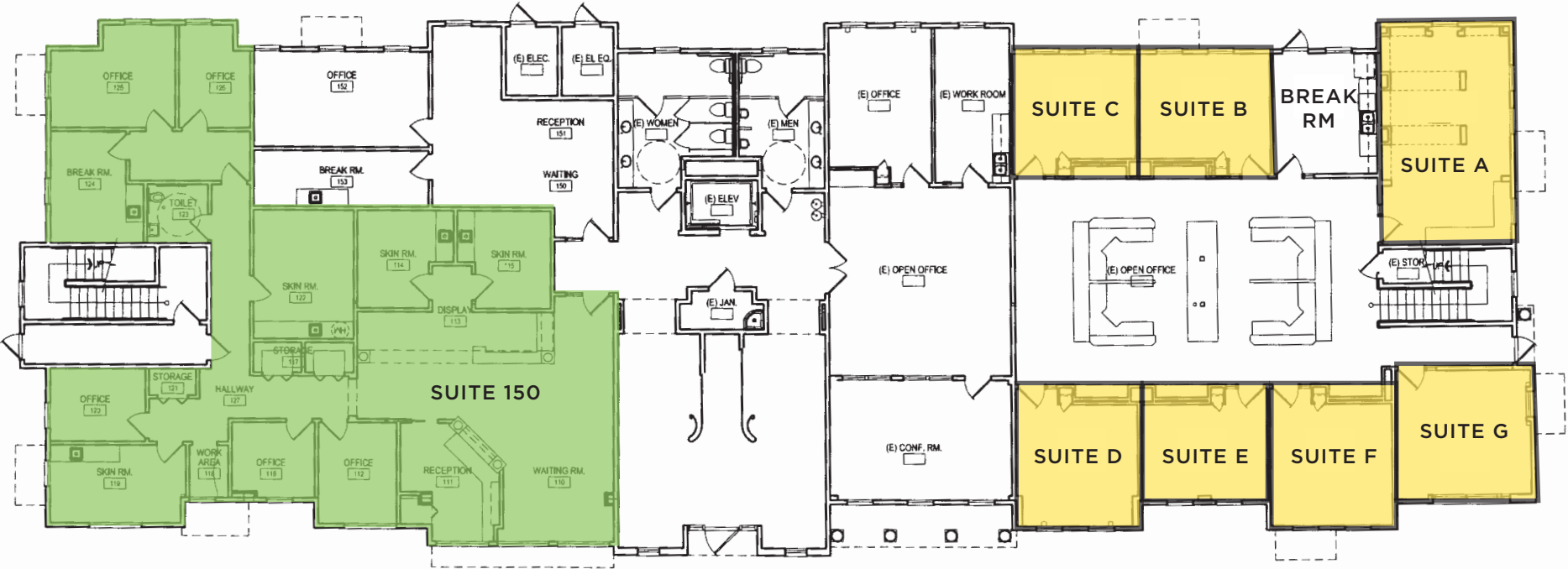
INDIVIDUAL SUITES

Suite A	\$1,250
Suite B	\$750
Suite C	\$750
Suite D	\$750
Suite E	\$750
Suite F	\$750
Suite G	\$750

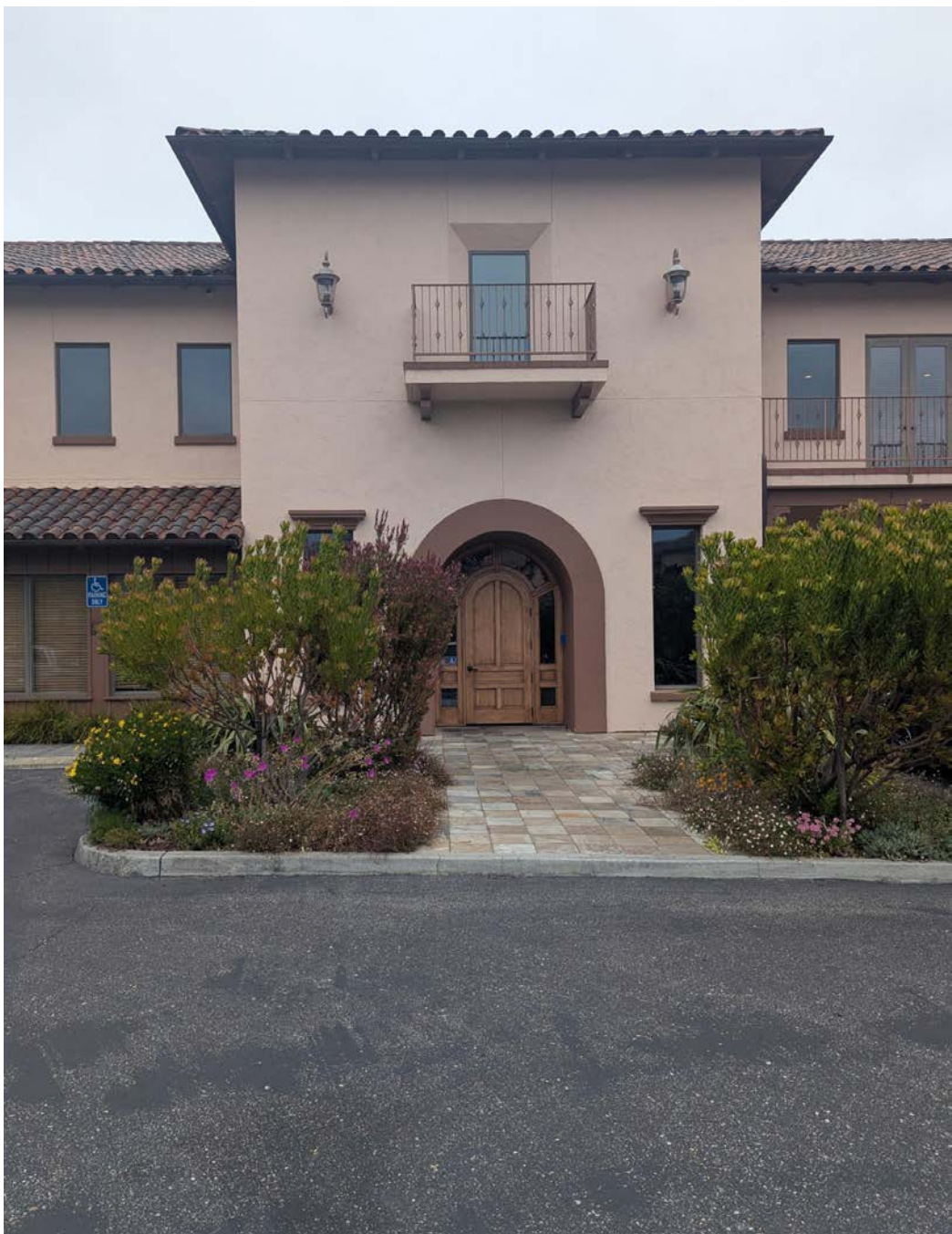
*Full service less janitorial

FLOOR PLAN

AVAILABLE SUITES



PROPERTY PHOTOS



PROPERTY PHOTOS



AERIAL MAP



DISCLAIMER

Mahoney & Associates hereby advises all prospective lessors/lessees of property as follows:

All materials and information received or derived from Mahoney & Associates its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither Mahoney & Associates its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Mahoney & Associates will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing. **EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.** Any party contemplating leasing a property 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 lease. 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.