

OFFICE/FLEX SPACE FOR LEASE

MUIRTEC IV

757 Arnold Drive, Martinez, CA



AVAILABLE SPACE

- Suite C: **±16,248 RSF** (currently 100% Office)
- \$1.75 per RSF/month, industrial gross

PROPERTY HIGHLIGHTS

- Finished ceiling: $\pm 9'$ in office area
- Clear Height: $\pm 14'$ in warehouse area
- End-unit with great window-line
- 3 Grade-level truck doors available (each 10'x12')
- Conveniently located to retail, Highway 4 & I-680
- Parking Ratio: ± 3.7 spaces / 1,000 SF
- Corner unit with excellent window-line
- Exterior building parapet-signage available
- Fully sprinklered



LEASING INFORMATION

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Senior Vice President

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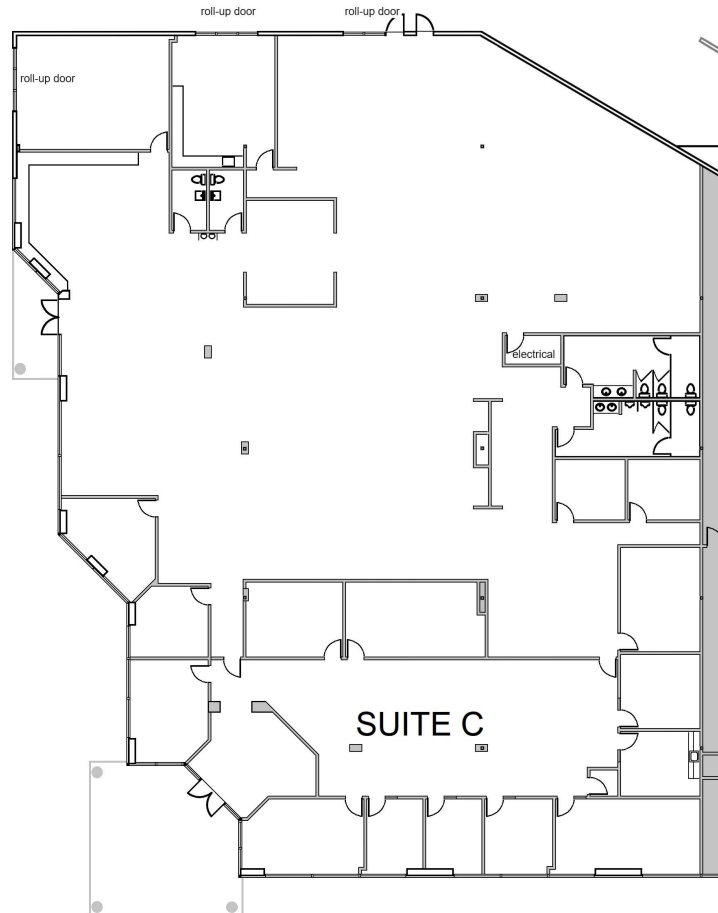
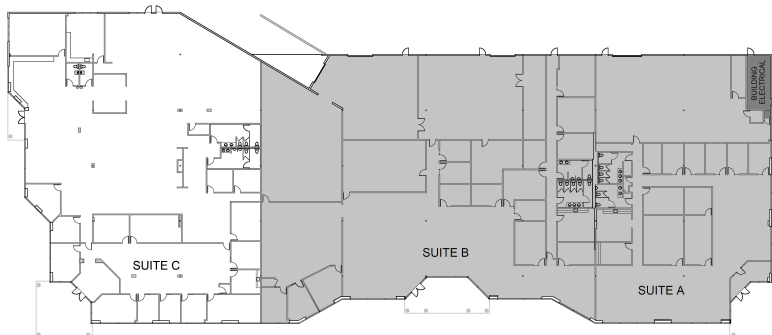


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SUITE C: ±16,248 RSF

Plans not to scale

- Space is currently improved as 100% fully conditioned office space
- Space can be repurposed as ±8,700 SF of conditioned warehouse area with 3 roll-up truck doors and ±7,500 SF of office area

**BUILDING DEMISING PLAN**

↑
AVAILABLE
SUITE C
±16,248 SF

↑
LEASED
SUITE B

↑
LEASED
SUITE A

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