

OFFICE/FLEX SPACE FOR LEASE

MUIRTEC IV

757 Arnold Drive, Martinez, CA



AVAILABLE SPACE

- Suite C: **±20,701 RSF** (100% Office)
- \$1.50 IG per sf/month

PROPERTY HIGHLIGHTS

- Finished ceiling: $\pm 9'$ in office area
- Clear Height: $\pm 14'$ in warehouse area
- End-unit with great window-line
- 2 Grade-level truck doors available + 1 dock-high door
- Conveniently located to retail, Highway 4 & I-680
- Parking Ratio: $\pm 3.7 / 1,000$
- Exterior building parapet-signage available
- Fully sprinklered



LEASING INFORMATION

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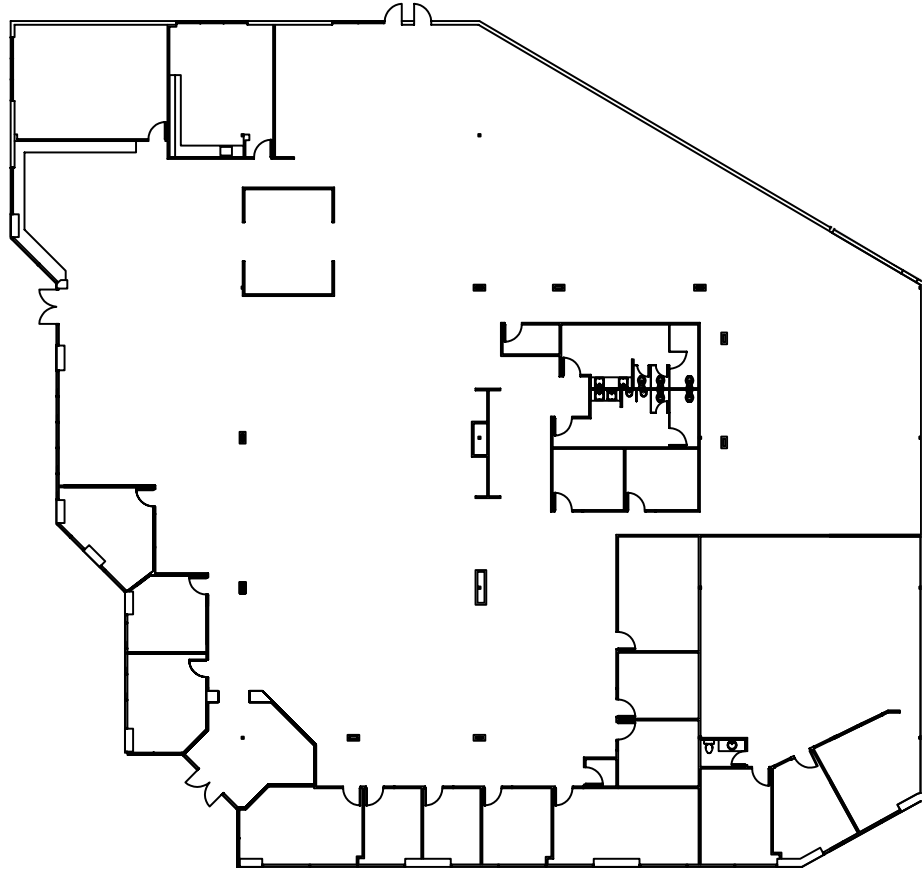


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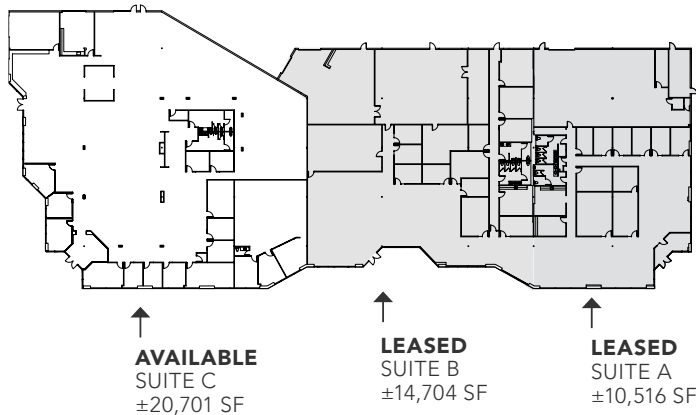
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Plans not to scale



SITE PLAN



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