

Property Overview

- Offering consists of:
 - Craftsman style office building:*
+/- 1,096 sq. ft. including 3 offices, conference room and open work area.
 - Second floor apartment:* +/- 1,479 sq. ft. with 2 bedrooms and 2 bathrooms
- Both office and apartment currently leased. Possibility to deliver office vacant.
- Zoning: Office, residential allowed
- 5 On-Site Parking Spaces
- Sale Price: \$1,375,000
- Rent Roll and Virtual Tour Available Upon Request
- Adjacent property also for sale - See last page for details





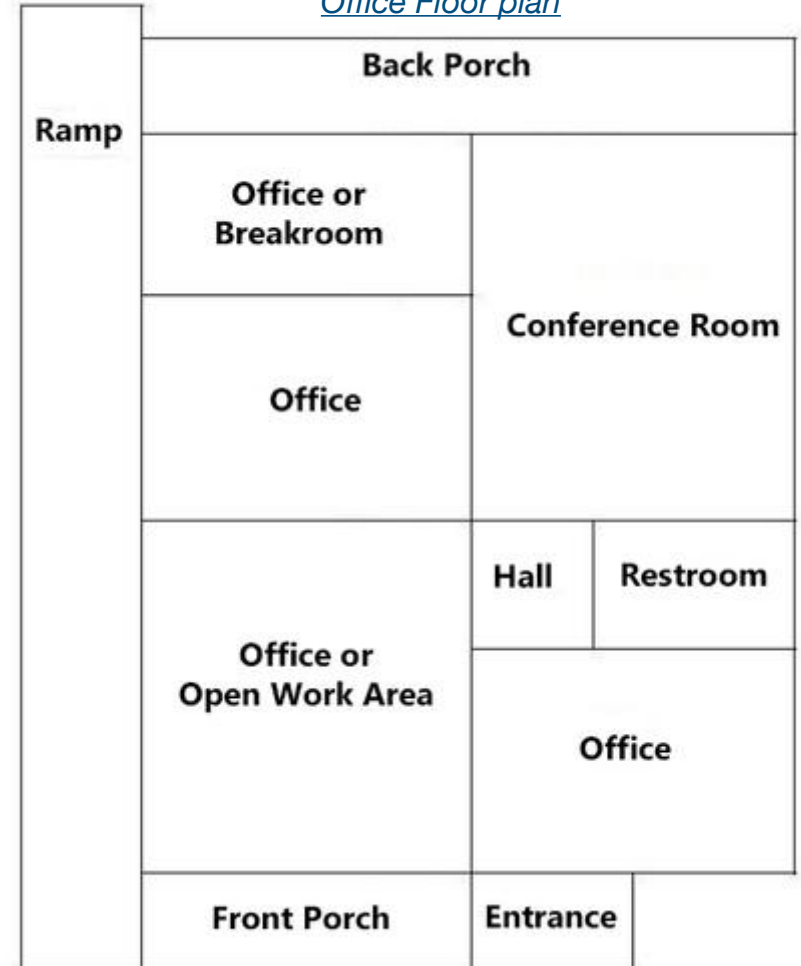
1402 and 1406 Marsh Street:

+/- 6,000 sq. ft. of Land

+/- 1,096 sq. ft. of Office

+/- 1,479 sq. ft. Apartment (located above parking)

Office Floor plan



- Both 1402 / 1406 and 1410 Marsh may be purchased together at a reduced price
- Offering consists of two Craftsman style office buildings and a residential apartment

- Sale Price: \$2,380,000
- Rent Roll and Virtual Tour Available Upon Request



1402 /1406 and 1410 Marsh Street are adjacent parcels with a shared driveway

Unit #	APN	Avail Sq. Ft.	Parcel Size
1402	001-232-008	+/- 1,096	+/- 6,000
1406	001-232-008	+/- 1,479	Included Above
1410	001-232-009	+/- 1,294*	+/- 6,000

* does not include additional second floor space