

OFFICE/FLEX SPACE FOR LEASE

# MUIRTEC II

2840 Howe Road, Martinez, CA

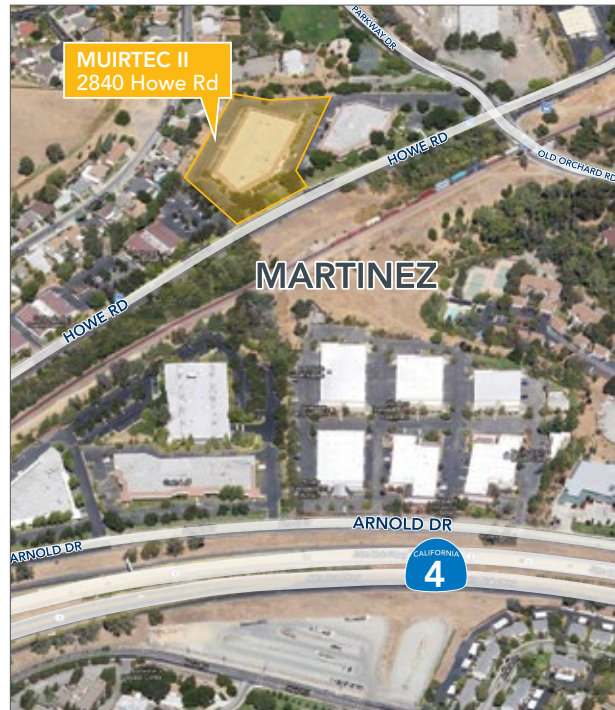


## AVAILABLE SPACE

- Suite C: **±6,902 RSF**  
\$1.65 IG per sf/month
- Suite D: **±8,020 RSF**  
\$1.65 IG per sf/month

## PROPERTY HIGHLIGHTS

- Finished ceiling:  $\pm 9'$  in office area
- Clear height:  $\pm 14'$  in warehouse area
- Grade-level truck door available to each suite
- Conveniently located to retail, Highway 4 & I-680
- Parking Ratio:  $\pm 3.7/1,000$
- Additional on-street parking available
- Fully sprinklered



## LEASING INFORMATION

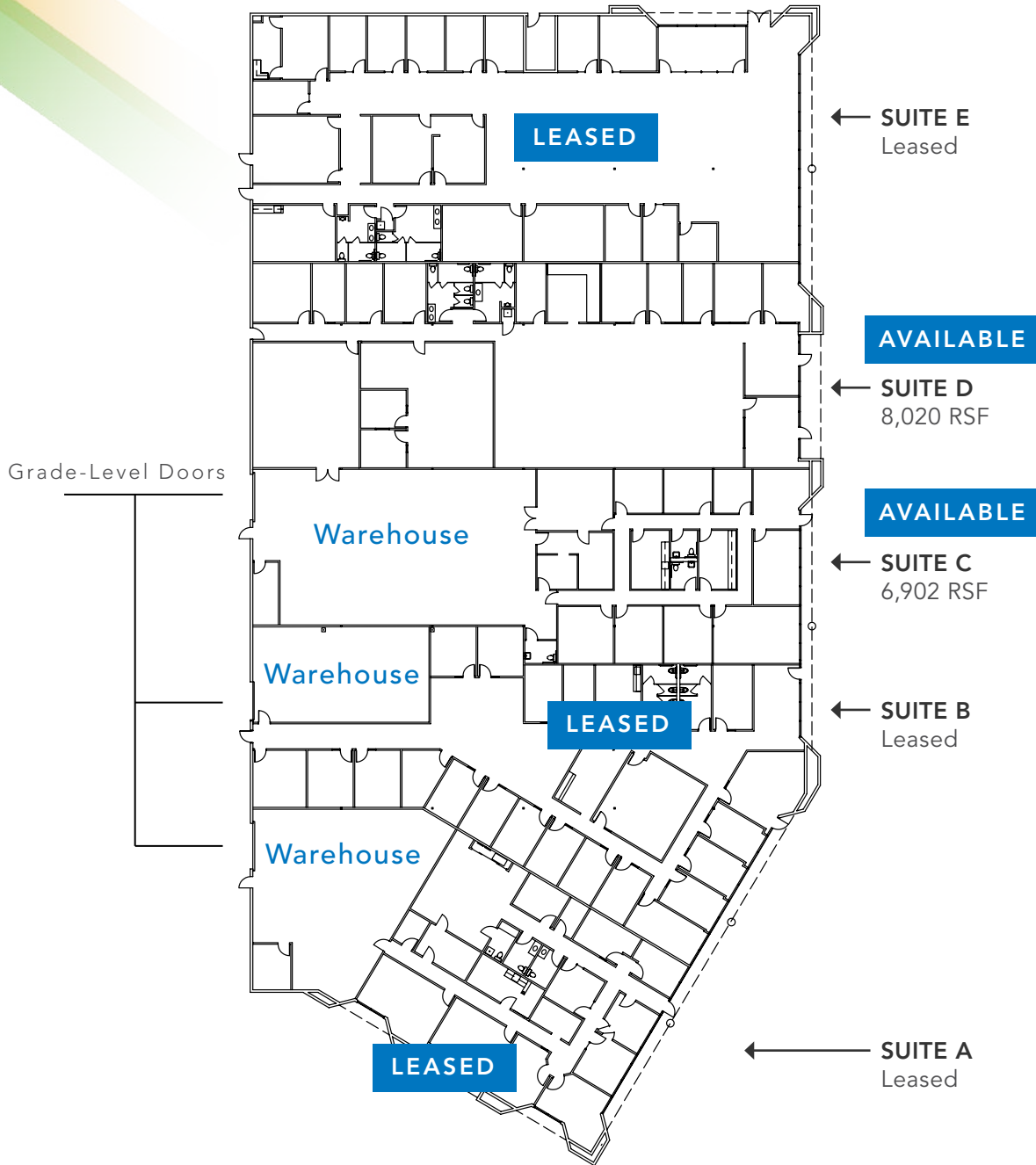
**Bob Maderious**  
Senior Vice President  
925.357.2010  
bob.maderious@transwestern.com  
LIC 00616136

2175 N. California Blvd., Suite 415  
Walnut Creek, CA 94596  
**CA BROKERAGE LIC 01263636**  
T 925.357.2000 F 925.357.2001  
www.transwestern.com

  
**TRANSWESTERN**  
REAL ESTATE  
SERVICES

DEMISING PLAN

Plans not to scale



LEASING INFORMATION

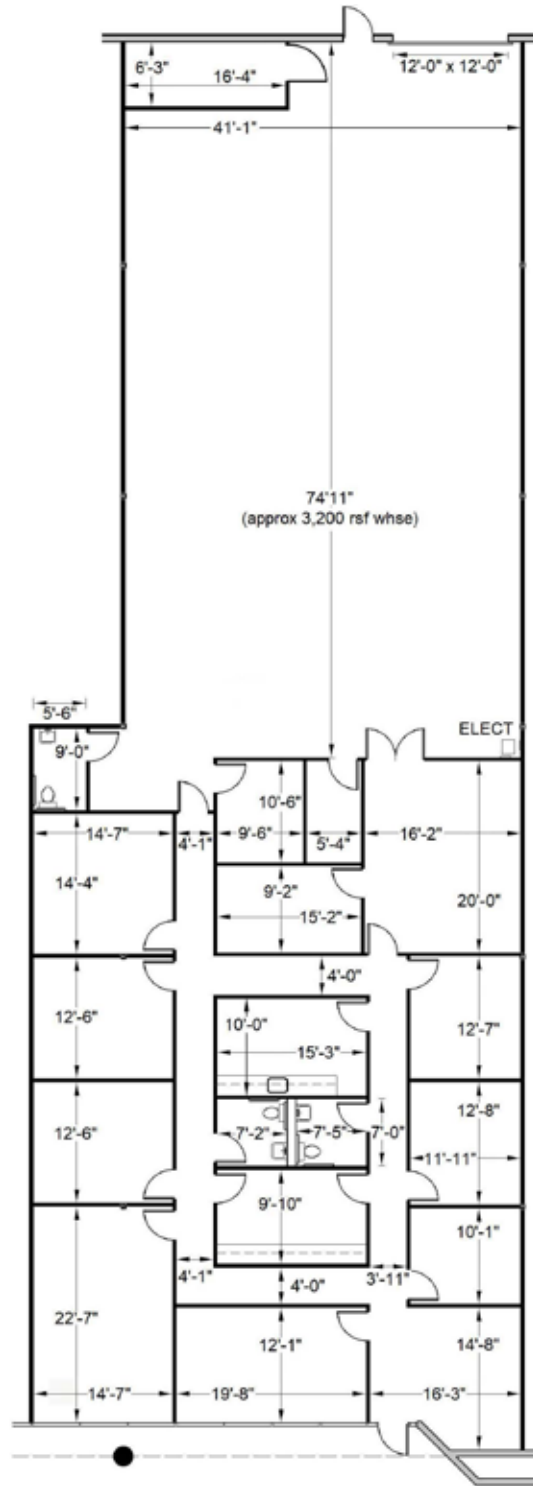
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SUITE C: ±6,902 SF

Plans not to scale



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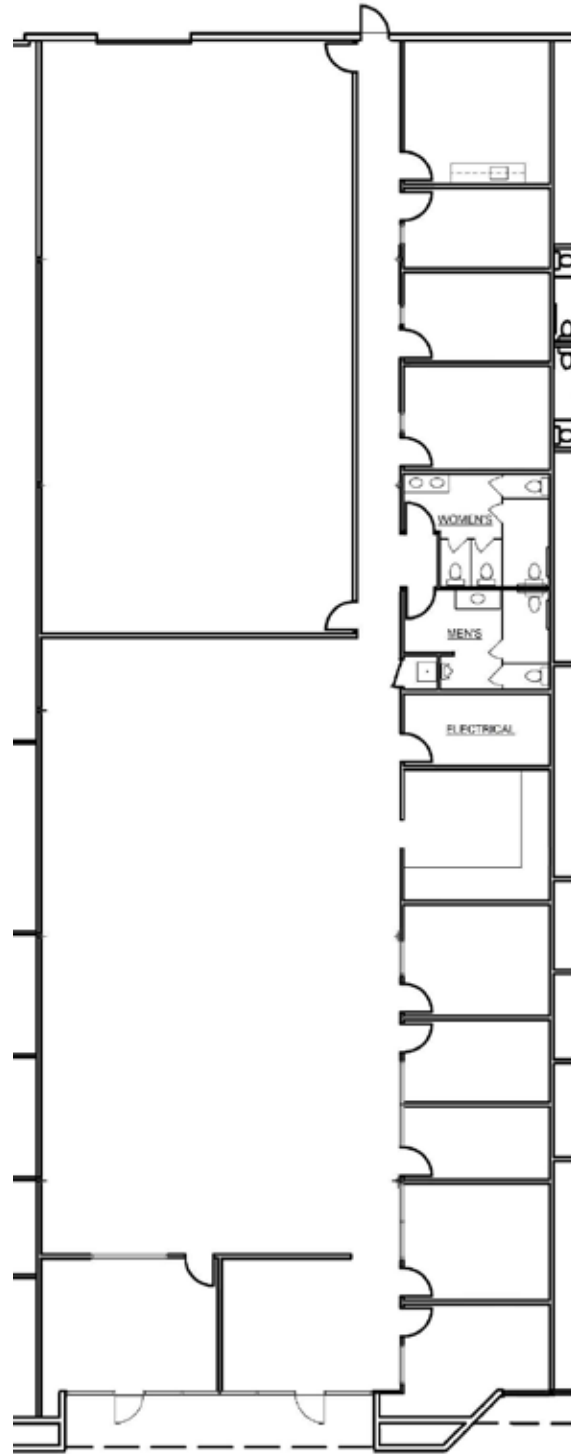


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SUITE D: ±8,020 SF

Plans not to scale



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