



Office Lease Comp

Address: 1401 Marina Way S, Richmond, CA	
Price: \$7,505 per month NNN	Cost per sq.ft.: \$1.40/sq.ft. NNN Net to GR \$0.42/sq.ft.
Unit Size: 5,361 sq. ft.	Yard/Parking Area: 20 parking spaces
Start Date: April 1, 2017	On Market: 3 months
Terms, Conditions, Comments: 5 year lease –Base rent is adjusted annually by 3.0%. Owner is building out new office space for tenant. One, five (5) year option to renew lease at 95% of Fair Market Value.	
Landlord: Marina Westshore Partners, LLC	Tenant: Manson Construction Co.
Listing Broker: Lee & Associates, Dave McCarty & Joe McGlynn, Ben Jones	Leasing Broker: Robinson Real Estate, Scott Robinson & Ben Enos




OFFICE/FLEX SPACE AVAILABLE FOR LEASE
1401 MARINA WAY SOUTH | RICHMOND, CA