



FOR SALE OR LEASE
AAA OWNER-USER OFFICE BUILDING
EL CERRITO, CA

LOCATION: 10240 San Pablo Avenue, one block from Central Ave.

DESCRIPTION: Approximately 4,450 square feet of gorgeous office space in a two-story building on a 13,000-sq.ft. parcel. Eleven (11) off-street parking spaces. Complete remodel four (4) years ago, easy walk to El Cerrito Plaza and BART, only blocks from 80 and 580 freeway interchange. Current tenant is relocating – building to be delivered vacant at close of escrow.

PRICE: \$1,350,000 all cash to Seller.

LEASE RATE: \$1.75 psf / Monthly, NNN.

ONLINE LINK

[Download Full \(2-MB\) PDF Package](#)



CONTACT EXCLUSIVE AGENTS

Erik Housh - 510-450-1410

ehoush@mrecommercial.com

www.mrecommercial.com

John Donatoni - 925-945-1116

R&D Commercial Properties

rdcomm1@pacbell.net

PLEASE DO NOT DISTURB TENANT!