



**FOR LEASE
OFFICE / SERVICE OFFICE / RETAIL
HIGH TRAFFIC CORNER LOCATION
EXCELLENT VISIBILITY
EL SOBRANTE**

LOCATION: 3575 San Pablo Dam Road, Suite 100, at the corner of the intersection of El Portal Drive and SPDR, less than ¼ mile to Hwy 80 on and off ramps, El Sobrante, CA.

DESCRIPTION: Modern, attractive, office space at a high traffic intersection. Great signage available in front of and on building. Ample parking behind main building. A large open center office with two smaller offices at either end. Ample window space throughout. Also includes copy room, restroom and small storage area.

TRAFFIC COUNT: Estimated at more than 70,000 cars per day.

SIZE: Approximately 625 square feet, or 1,375 square feet, or 2,000 sq.ft. Total square feet of 2,000, which can be divided.

SUBLEASE APPROVED: Landlord has given approval for sublease, and will consider a direct lease. Space is available now.

SUBLEASE RATE: \$0.99 per square foot monthly / gross.

CONTACT

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ONLINE LINKS

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