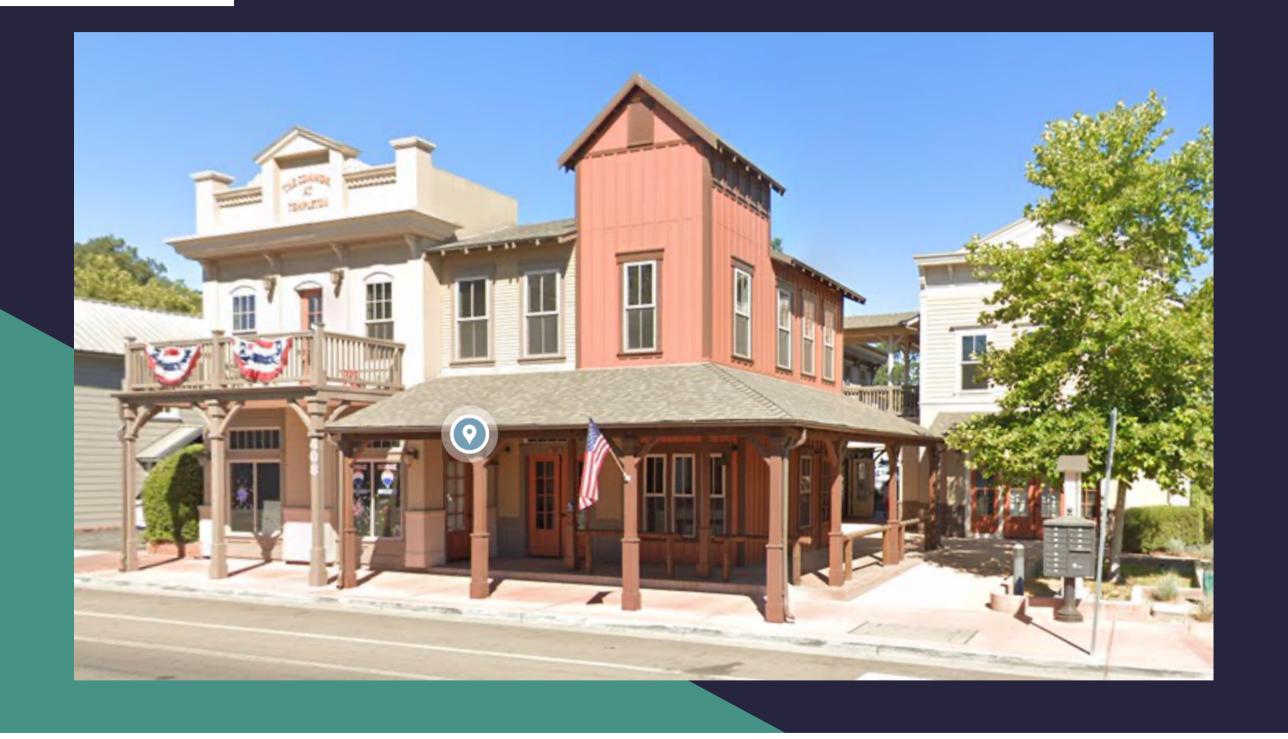
## FOR LEASE





### **Property Summary**

#### 408 Main St. Unit 230 Templeton, CA 93465

First class multi-tenant office/professional space located on Main Street in downtown Templeton available for lease. Approx 400 SF 2nd floor office features a nice view of Main St. and plenty of natural light. This newer office project features a two story building with a western design characteristic to compliment DowntownTempleton plus an on-site parking lot as well as street parking. A shaded courtyard at the corner of Main and 4th Street offers excellent exposure to surrounding business establishments. Two ADA compliant restrooms plus an elevator service the complex.

**Lease Rate:** \$1.20/SF/mo - NNN (\$0.33 est)

**Term:** 1-3 years

**Unit SF:** 400 SF

**Uses:** Office

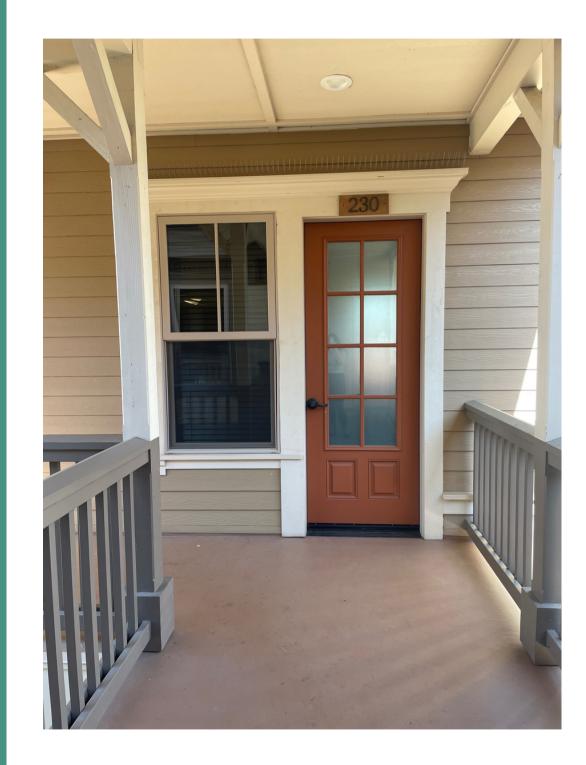
Parking: One (1) unassigned

**Zoning:** CR-Commercial Retail

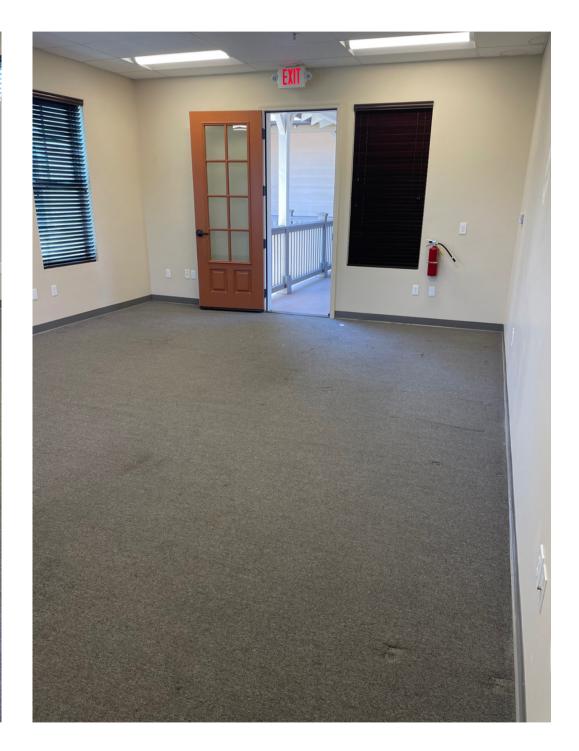
**HVAC:** Both Heat and Air

Conditioning

# **Property Pictures**









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Archer Wilkinson, Inc. strongly recommends that prospective purchasers conduct an in-depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that prospective purchasers consult with their tax, financial and legal advisors on any matter that may affect their decision to purchase the property and the subsequent consequences of ownership.

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Broker of Record: Archer Wilkinson, Inc. CA DRE#02125991





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