

# BLUE LARKSPUR LANE, MONTEREY

9821



**First Time on the Market**  
**Professional Office Building**  
**With Basement Parking**

*Offered At*  
**\$2,100,000**  
**4,995 Square Feet**

**LOSTROM**  
**& COMPANY** INC.

831.646.1000 [LOSTROM.COM](http://LOSTROM.COM)

# Prominent High Identity Professional Office Building

9821 Blue Larkspur Lane | Monterey, California 93940



High Quality Free Standing Professional Office Building on two floors in the beautiful Laguna Seca Office Park, which is known for its high quality buildings.

Highly efficient and functional open floorplan

<b>Offered at</b>	\$2,100,000
<b>Size</b>	4,995 rentable square feet
<b>APN</b>	173-124-002
<b>Size</b>	<b>First Floor—2,659 square feet</b> <b>Second Floor—2,336 square feet</b>
<b>Zoning</b>	Professional Office
<b>Parking</b>	8 in private basement garage Parking to code is common area
<b>Land Area</b>	0.233 acres from public records
<b>Utilities</b>	Separately metered
<b>Sewer &amp; Water</b>	Public and billed separately
<b>Elevator Served</b>	Two floors plus parking garage

**Exclusive Agent—Ernest Lostrom DRE 00850793**

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This property is part of a for lot Oakvale subdivision in the Laguna Seca Office Park. There are separate CC&Rs which govern uses, parking and other aspects of the property.

The Laguna Seca Office Park is located I with a Monterey address and it is adjacent to Ryan Ranch. Laguna Seca has easy access to Monterey, the Monterey Airport as well as the city of Salinas..



The building is the largest property in the Oakvale development and has two floors over a basement parking structure.

The Laguna Seca Office Park was developed with the intention of creating high quality office properties with design standards that make it as enjoyable as possible going to work at the office.

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# Prominent High Identity Professional Office Building

2821 Blue Larkspur Lane | Monterey, California 93940



Fully built out professional office building with the following components:

## First Floor

Reception Area	1
Waiting Room	1
Conference Room	1
Open Area	1
Offices	3
Break Room	1
Copy area	1
Restrooms	2
Break Room	1

First floor space can be available for an owner user.

SEE FLOOR PLAN ON ATTACHED SHEET

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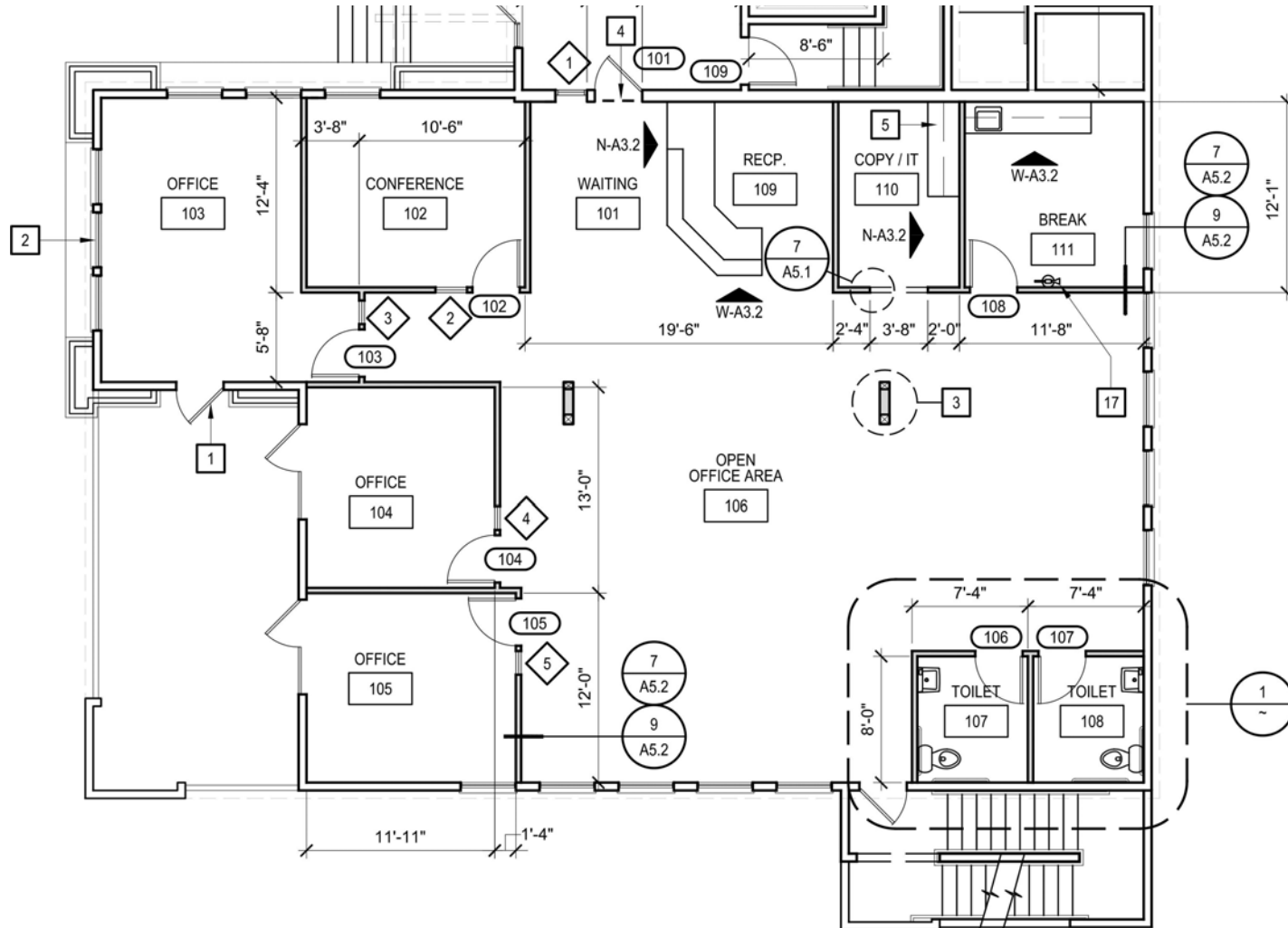
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## FIRST FLOOR



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Fully built out professional office building with the following components:

## Second Floor

Reception Area	1
Waiting Room	1
Conference Room	1
Open Area	1
Offices	4
Break / Copy Room	1
Restrooms	2

**SECOND FLOOR IS LEASED UNTIL 1/31/24**

Rent is currently at \$5,514.00 per month on a

Gross basis plus pays its share of utilities

There is one option to extend the lease

for an additional 24 months

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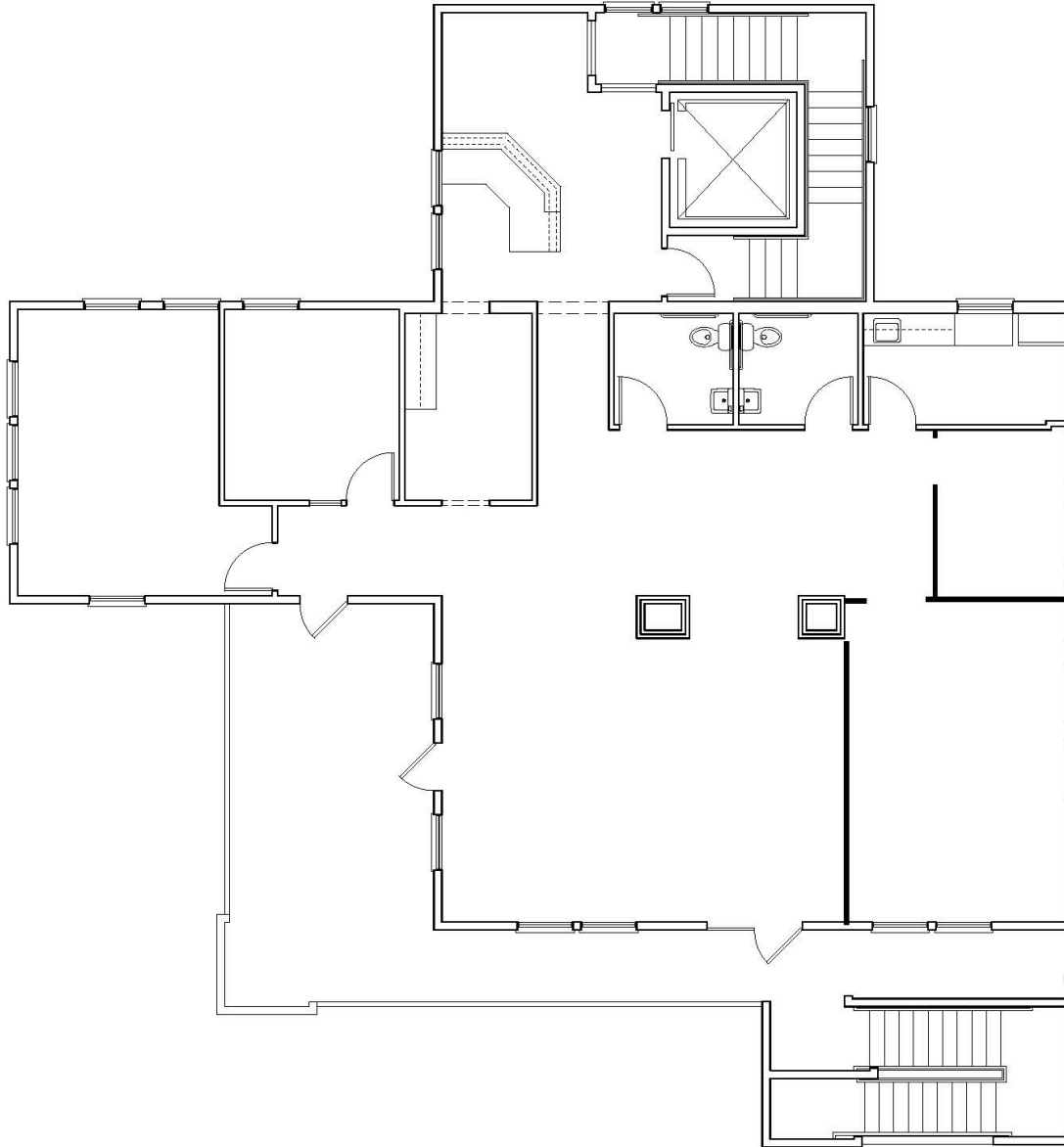
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## SECOND



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# VIRTUAL TOUR

9821 Blue Larkspur Lane | Monterey, California 93940



**PLEASE CLICK ON THE ABOVE PHOTO TO OBTAIN A LINK TO A VIRTUAL TOUR OF THIS OFFICE**

OR PASTE THIS URL INTO YOUR BROWSER <https://matterport.com/discover/space/bt25FRsKykk>

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## ESTIMATED OPERATING COSTS

### ESTIMATED OPERATING COSTS

CAM ASSOCIATION DUES	\$ 7,770.
PROPERTY TAXES (prop 13)	\$ 23,000
MAINT & REPAIRS	\$ 2,960
ALARM	\$ 630
INSURANCE	\$ 2,426
UTILITIES (SOLAR)	\$ -1,430
PHONE	\$14,000
TOTAL	\$ 49,286

PSF PER MONTH \$ 0.82

### NOTE

TYPICALLY OPERATING COSTS DO NOT INCLUDE UTILITIES, BUT THE NUMBERS AS SHOWN ABOVE INCLUDE ELECTRICITY AS THERE IS A LARGE SOLAR INSTALLATION ON THE ROOF OF THE PROPERTY WHICH IS A PURCHASED SYSTEM

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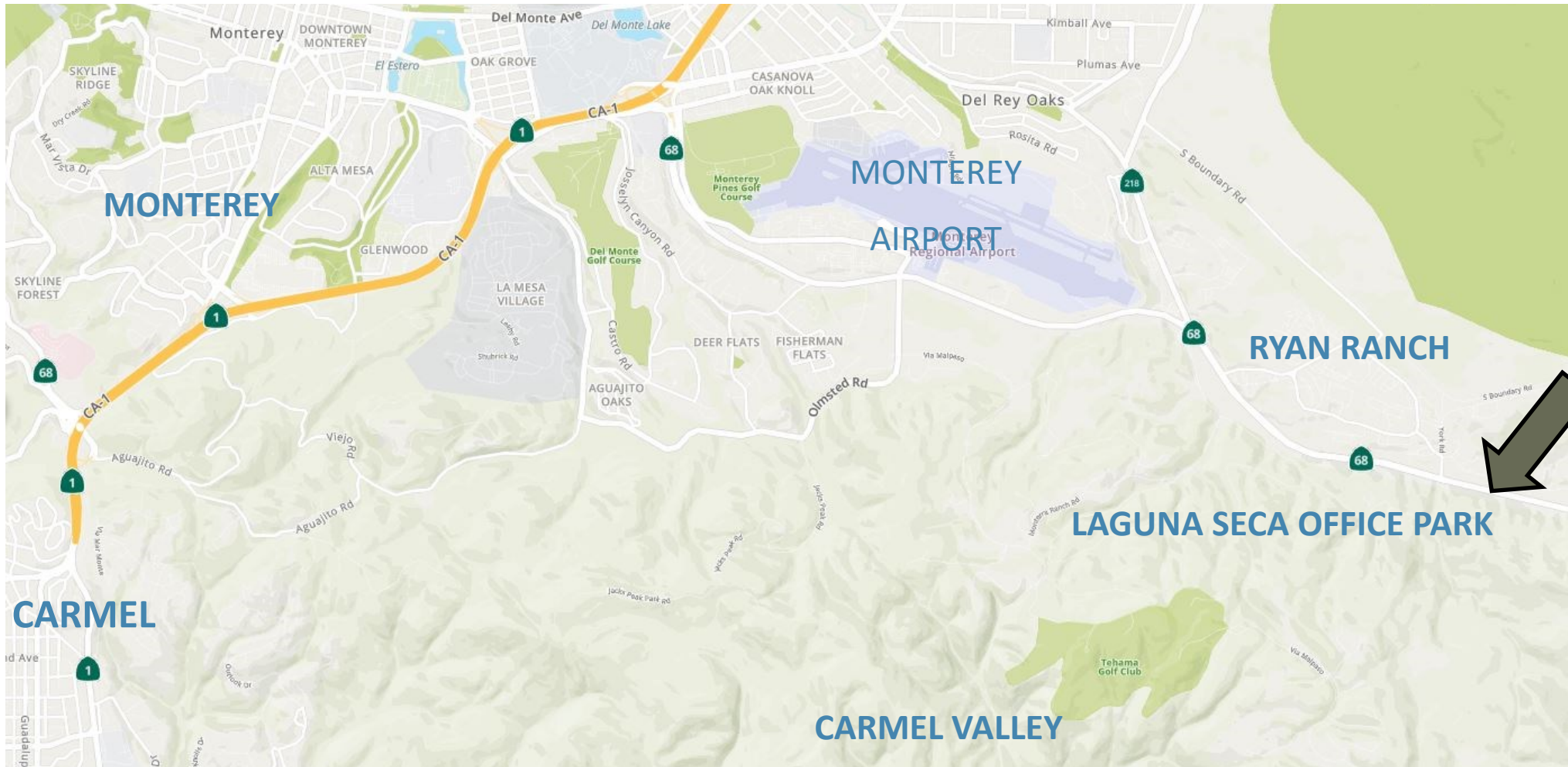
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# AREA LOCATION MAP

9821 Blue Larkspur Lane | Monterey, California 93940



**LOCATED IN THE LAGUNA SECA OFFICE PARK, MONTEREY**

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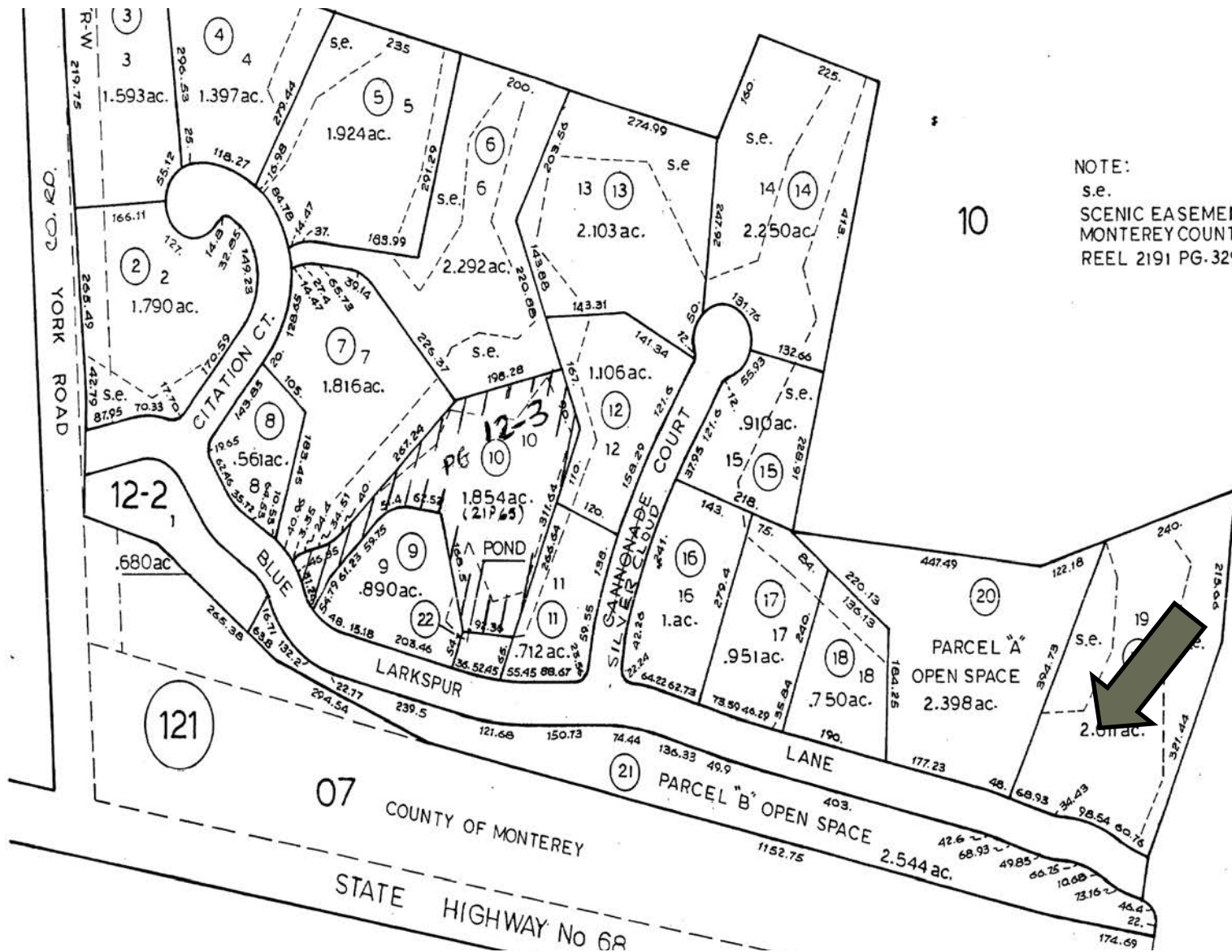
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# LAGUNA SECA OFFICE PARK MAP

9821 Blue Larkspur Lane | Monterey, California 93940

RYAN RANCH  
MONTEREY

259-01



NOTE:  
s.e.  
SCENIC EASEMENT  
MONTEREY COUNTY  
REEL 2191 PG.329

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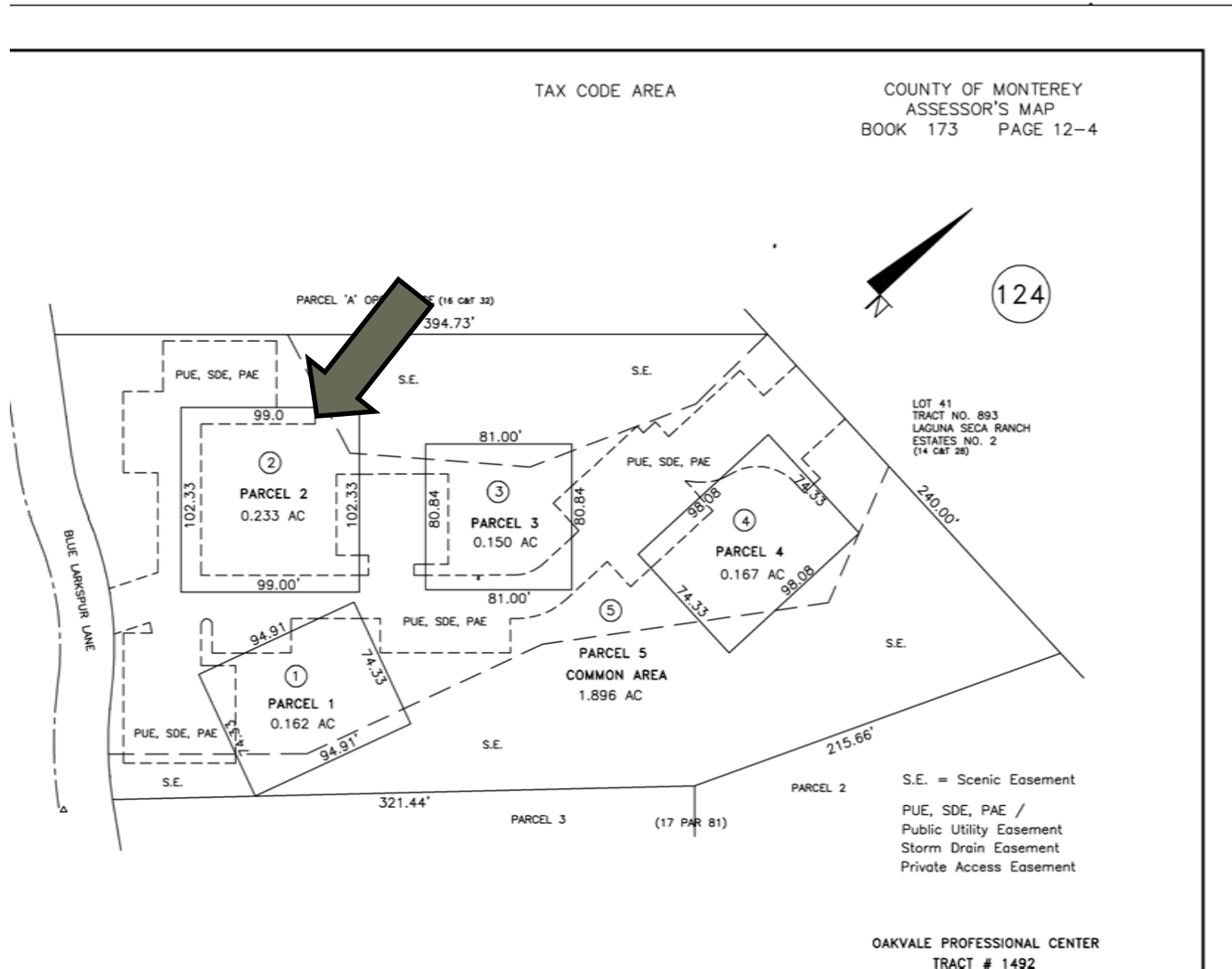
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# OAKVALE SUBDIVISION MAP

9821 Blue Larkspur Lane | Monterey, California 93940



ASSESSOR'S PARCEL MAP SITE SHOWN IN BLUE

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### **DISCLAIMER**

Information contained herein has been obtained from the Seller as well as taken from public records that, that are normally deemed to be reliable. Buyer should not be rely on any of the information contained herein, without performing its own independent due diligence on the property. Market conditions can change which affect the returns on investment and the overall acceptability of the property as an investment. Buyer is urged to hire professionals to assist them in their due diligence including but not limited to professional advice from tax counsel, architects, engineers, legal counsel as well as performing standard due diligence inspections of the property which will help to reveal the true condition of the property. Any analysis as contained herein is only provided to give an example of what this property might look like under certain circumstances and conditions and is not a guarantee of what the return on investment will be if the property is purchased. This is not an offer to purchase but is only informational, therefore not capable of being accepted. Neither Seller nor Broker make any warranties as to the accurateness of the information contained herein and receipt of same does not create any legal relationship.

This property will be sold in the AS IS CONDITION, without warranty by Seller, however, a California Land Title Association (CLTA) policy of Title insurance will be provided by Old Republic Title Company at Seller expense. Seller will provide Natural Hazard Disclosure Documents as required at Seller cost, which is available on request

Broker is a real estate broker licensed with the State of California Department of Real Estate # 008507393. Lostrom & Company Incorporated is also licensed by the Department of Real Estate #01215980.

The price and availability of this property are subject to change at any time without notice.

**PLEASE DO NOT DISTURB OCCUPANTS OF THIS PROPERTY**

For any information concerning this property please contact the listing agent, Thank you.

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