

# 30 RYAN COURT # 100 - MONTEREY



**MIXED USE OPPORTUNITY**

**7619 SF Open Office Space and**

**4784 SF Warehouse Space**

**All Ground Floor Space**

***FOR SALE***  
***OFFICE & WAREHOUSE***

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**& COMPANY**

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

DRE 00850793

# 30 RYAN COURT #100 - MONTEREY



30 Ryan Court was constructed as a commercial office / commercial condominium and originally all of the 14 units were sold to owner users who occupied space in the property. There is another building on the project located at 40 Ryan Court, which is owned and occupied by Montage Health. The only expenses shared with this building are insurance, exterior landscaping, trash and parking lot maintenance. The entire project has CC&Rs as well as rules and regulations. It is also a smoke free environment as designated by the association.

This is the first time that the lower floor has been made available for purchase.

The space has its own primary entry, large lunch room, office space, conference room and a few private offices. The restroom core that serves both the office and warehouse space is centrally located.

The office space has both air conditioning as well as heat, and the warehouse area only has heat. All HVAC costs are paid by the Association.



The Ryan Court Condominium Association has an annual budget for 2023 and is professionally managed by MPPM Inc . The budget for this year is \$175,220 and unit 100 is responsible for its share of same which is currently at \$6,683.19 per month which is \$0.56 psf per month which is considered to be in line with similar buildings.

Each owner or tenant is generally responsible for their own electric usage, janitorial and maintenance in their unit, liability insurance, insurance on their own tenant improvements and property taxes for their respective units. Signage is standardized and each occupant pays for their own signage.

DESIGNED BY WRD ARCHITECTURE  
CONSTRUCTED BY AVILA CONSTRUCTION  
HEAVY STEEL CONSTRUCTION

BUILT IN 2008

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# RARE OPPORTUNITY FOR OFFICE &/OR WAREHOUSE USE - **SALE TERMS**

30 Ryan Cloud Court #100 | Monterey, California 93940

## 4 Separate Commercial Condominiums

**Price:** \$3,900,000  
**Size:** 11,803 sf  
7,619 Office Space  
4,184 Warehouse Space

**Location:** Ryan Ranch at Monterey  
Convenient for access to  
Both Salinas and the  
Monterey Peninsula

**Zoning:** IR-130 as designated by  
The City of Monterey Zoning  
Allows for office, medical, and  
many light industrial uses.

**Flexibility:** All space is on ground floor  
Existing space can be recon  
figured to suit proposed uses.

**Parking:** Excellent Parking with more  
parking than required by code.



**Exclusive Agent—Ernest Lostrom DRE 00850793**

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# RARE OPPORTUNITY FOR OFFICE &/OR WAREHOUSE USE - WITH EXPANSION POSSIBILITIES

30 Ryan Cloud Court #100 | Monterey, California 93940



Total building is made up of 14

Commercial Condominiums and there is an association which manages the property. The association takes care of the exterior, roof, HVAC, Elevator, trash, water, fire insurance on the structure and liability insurance for the common areas.

Should a buyer be needing additional office space the second floor of this property is comprised of 10 office condominiums. Please call listing broker for additional information.

All units on the second floor are Class "A" - Fully Improved offices With high quality finishes

The Second Floor Units are not listed at this time for sale, but there are some possibilities to consider.

Please do not disturb any of the tenants in this property and please call listing broker for an appointment to see this unique opportunity.

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# INTERIOR OFFICE SPACE

30 Ryan Court #100 | Monterey, California 93940



**High Ceilings with Open Floor Plan**  
**Large floor to ceiling windows**  
**Beautiful Reception Area at Front Entry**  
**Adjacent to entry is a work room and a**  
**Corner Conference Room**  
**Large Break Room**  
**Indirect Lighting**



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Served

# WAREHOUSE SPACE

30 Ryan Court #100 | Monterey, California 93940



**3 Electric Operated Roll Up Doors**

**Large Windows**

**Fully fire sprinkled**

**Warehouse is heated**

**Can be used for distribution, manufacturing, storage, assembly, automobile storage and many other uses.**

**Located adjacent to Garage Unlimited Monterey.**



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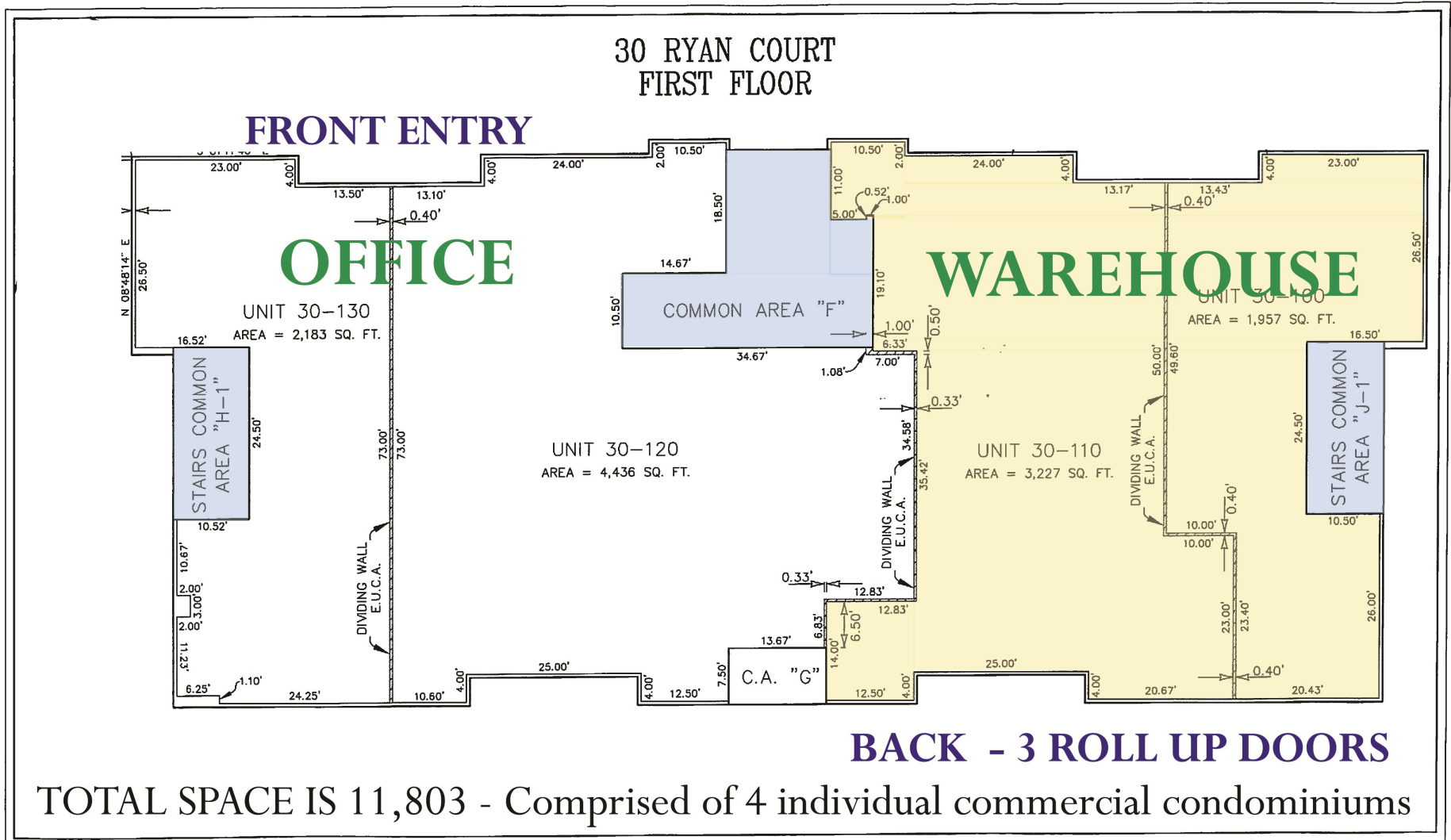
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vator  
Served

# FIRST FLOOR CONDOMINIUM MAP

30 Ryan Court | Monterey, California 93940



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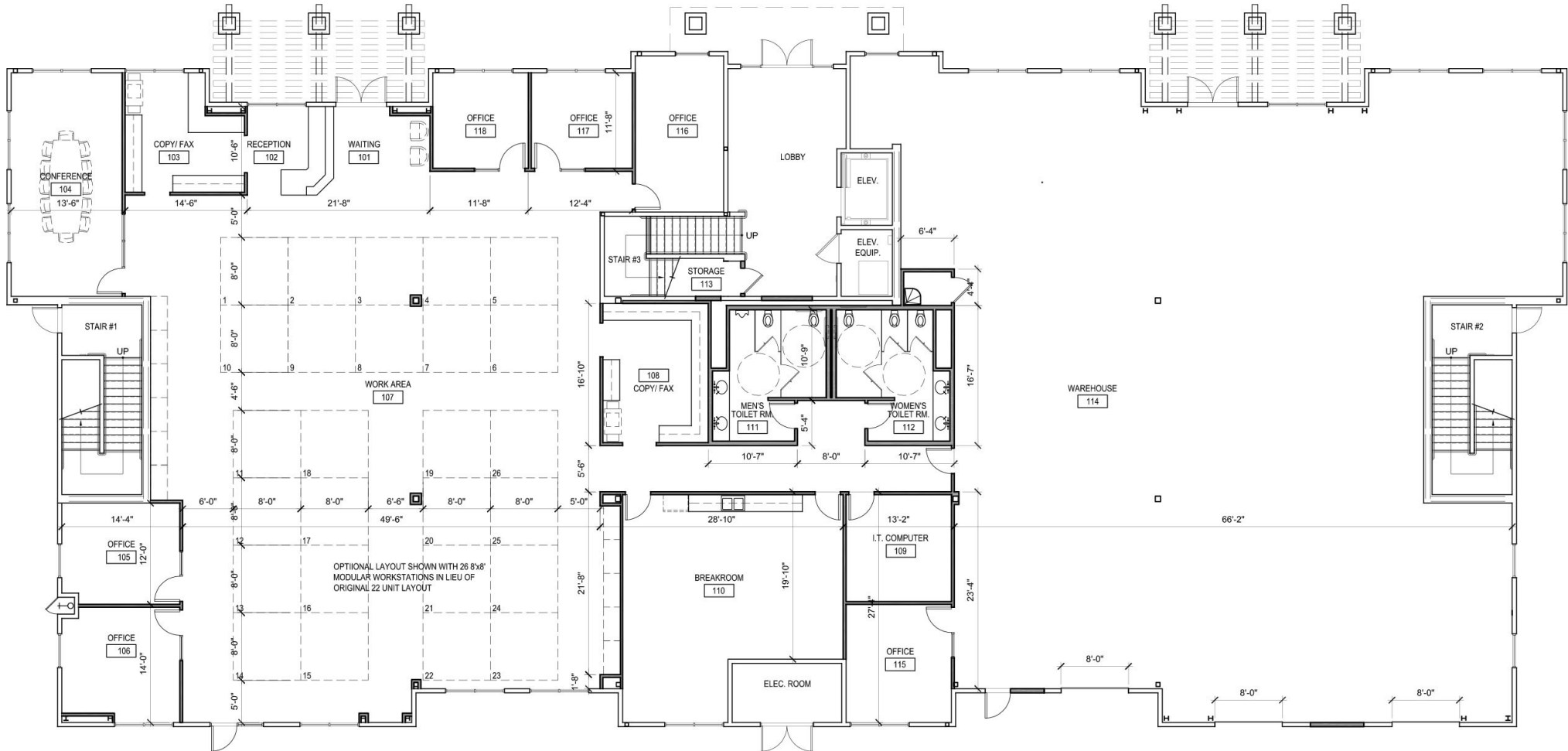
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Elevator  
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# FIRST FLOOR PLAN AS CURRENTLY EXISTING

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# LOCATION AT RYAN RANCH

30 Ryan Court #100 | Monterey, California 93940



RYAN RANCH AT MONTEREY  
MONTEREY CALIFORNIA

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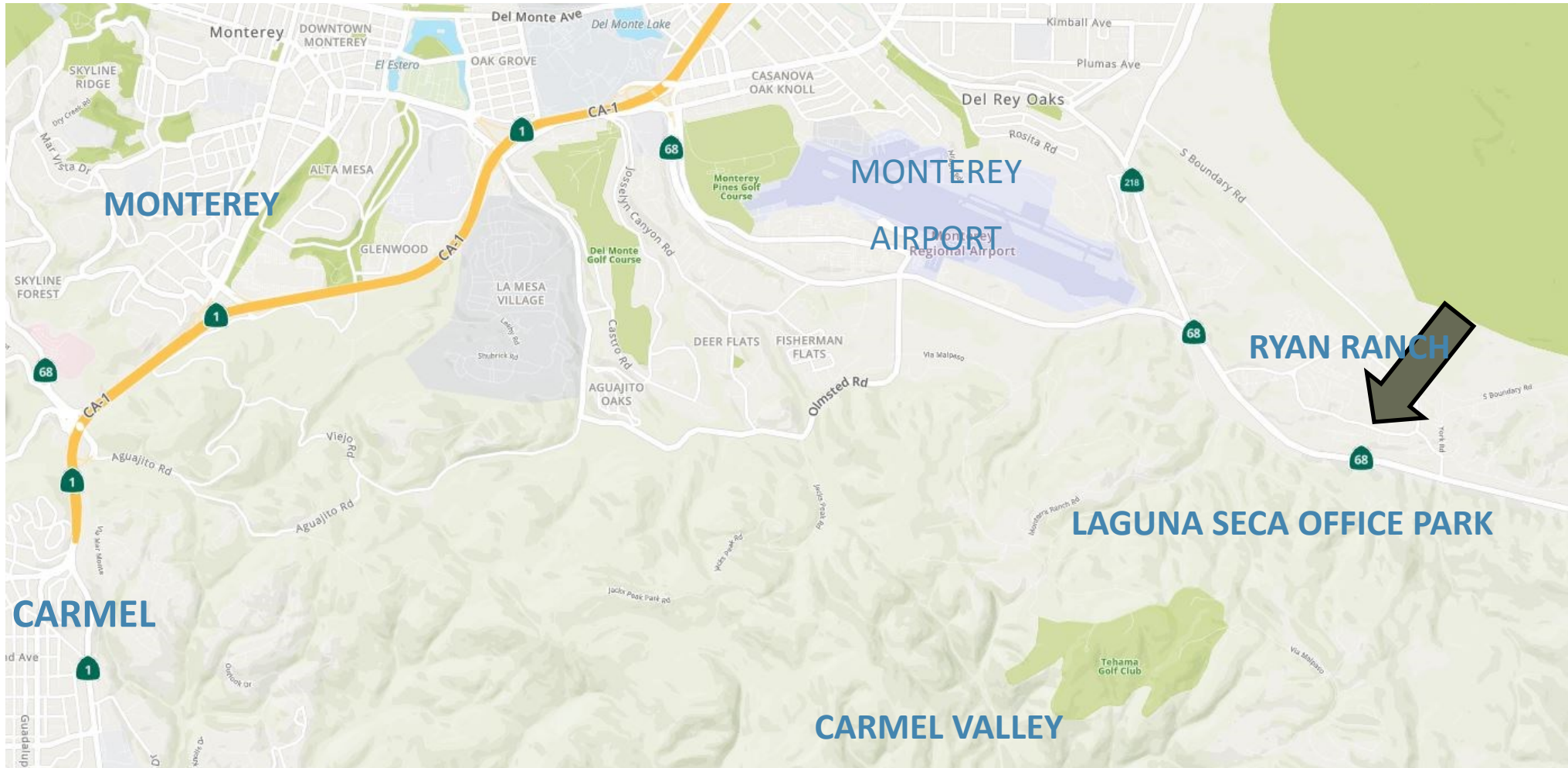
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# REGIONAL LOCATION MAP

30 Ryan Court #100 | Monterey, California 93940



LOCATED IN THE LAGUNA SECA OFFICE PARK, MONTEREY

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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 first 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 sell but is only informational, therefore it is 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.

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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