

For Lease

104 B Gateway Center Drive
Paso Robles, CA



Office/Professional space located in the Gateway Center. Common area restroom. Busy center with great parking.

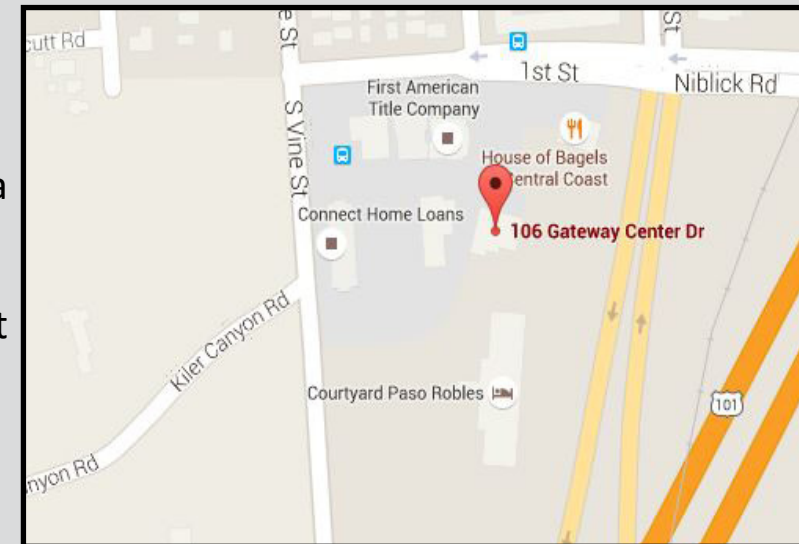
Asking **\$1.95** per SF (\$5,619.90) NNN (CAMS \$1,452.42 + Management Fee \$282.89) for a Total of **\$7,355.21**

LEASE Information:

- +/- 2,882 SF
- Asking \$1.95 per SF NNN + 4% Management Fee

Property Details:

- Office/Professional Space
- Common Area Restroom
- Great Parking



PACIFICA PASO ROBLES
504 First St, Ste A, Paso Robles, CA 93446
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COMMERCIAL REALTY



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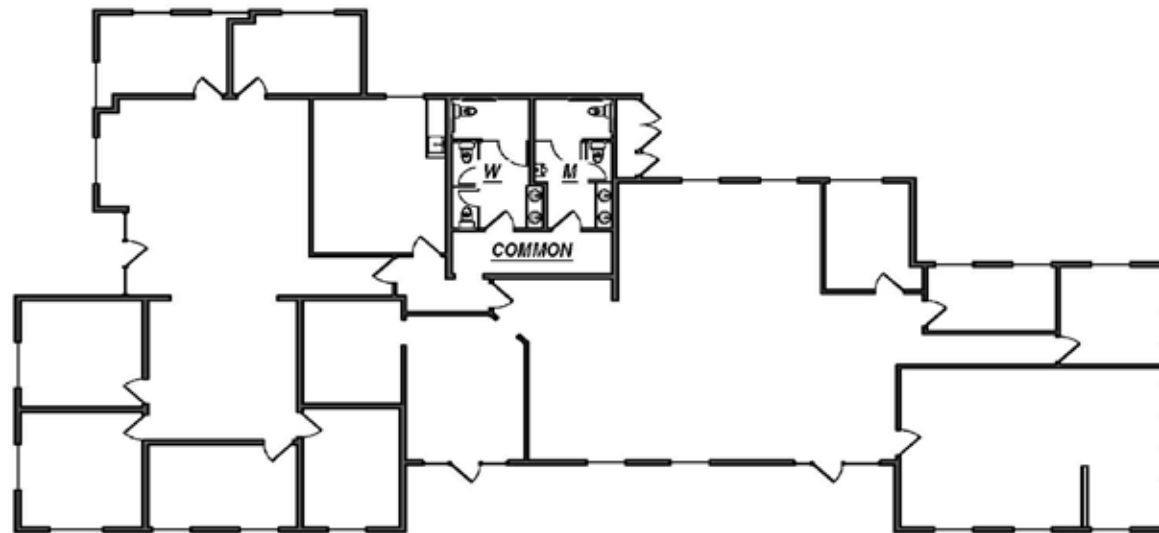
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LGA
LARRY GABRIEL
ARCHITECT
805.238.9600
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104 GATEWAY CENTER : EXISTING PLAN

SCALE: 1/16" = 1'-0"



EXISTING TENANT SPACE / GATEWAY CENTER #104 / PASO ROBLES CA 93446

11-17-2016



WALL LEGEND

— EXISTING WALL TO REMAIN
- - - NEW WALL

PROJECT AREAS

NET AREA TOTALS:

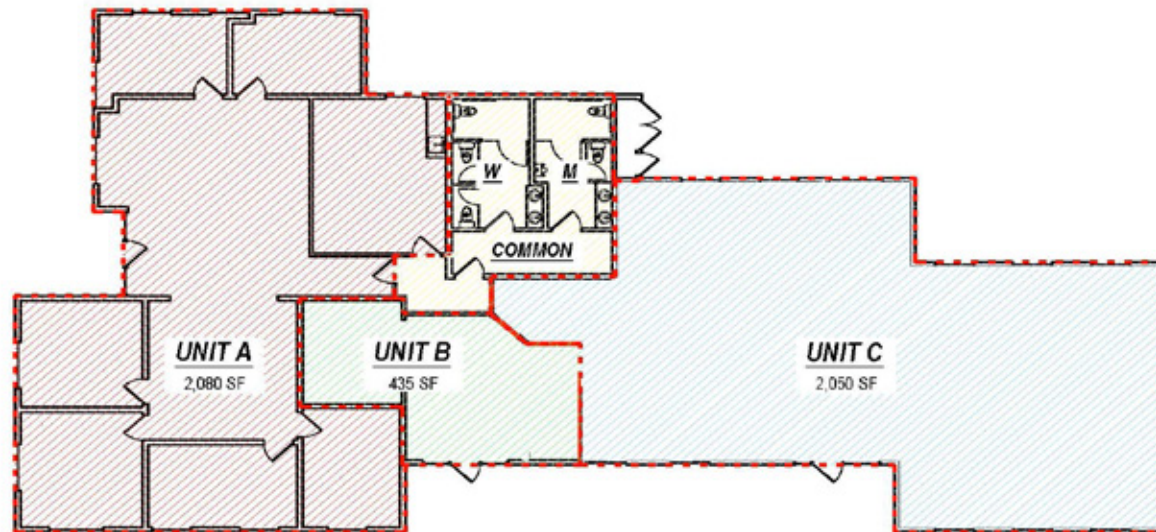
UNIT A	2,080 SF
UNIT B	435 SF
UNIT C	2,050 SF
COMMON	425 SF
4,990 SF TOTAL	

COMMON AREA ALLOCATION:

UNIT A	194 SF
UNIT B	40 SF
UNIT C	191 SF
425 SF TOTAL	

OVERALL AREA TOTALS:

UNIT A	2,274 SF
UNIT B	475 SF
UNIT C	2,241 SF
4,990 SF TOTAL	



104 GATEWAY CENTER : LAYOUT AREAS

SCALE: 1/16" = 1'-0"



EXISTING TENANT SPACE / GATEWAY CENTER #104 / PASO ROBLES CA 93446

11-10-2016



EXHIBIT B

Gateway Center II - Bldg 104

	SqFt:	104-B
	4,994	2,882

2016 BUDGET

Association Dues	8,673.43	5,005.37
Electrical Repairs & Maintenance	400.00	230.84
General Repairs & Maintenance	-	-
Gen'l R & M - Window Washing	325.00	187.56
HVAC Repairs & Maintenance	625.00	360.68
Pest Control	150.00	86.56
Plumbing Repair & Maintenance	85.00	49.05
Roof Repairs & Maintenance	195.00	112.53
Gas	1,725.00	995.48
Trash	1,120.00	646.34
Water & Sewer	450.00	259.69
Insurance	2,251.91	1,299.56
Property Taxes	14,201.18	8,195.40
Total Reimbursable Expense	30,201.51	17,429.07

104-B Gateway Center Dr - Monthly Charges

Base Rent	\$1.95	\$ 5,619.90
Estimated Common Area Expenses		1,452.42
Estimated Management Fee:		
(Base Rent + Common Area Expenses) x	4%	282.89
Total Estimated Monthly Expense		\$ 7,355.21