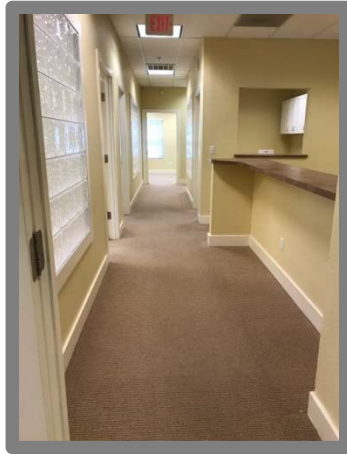


SPECTRUM PROPERTIES

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RARE OFFICE CONDO FOR SALE ~ \$465,000 ~



940 Adams St. This rare and modern 1st floor professional Office Condo is situated in the charming Historic Benicia Arsenal with easy access to downtown and freeways. It open and light build, monument signage, on site parking and resides in professionally managed building near the waterfront.

The **3 Combined Suites** are 3 separate APN's for maximum flexibility and boast upgraded improvements, reception, 5 private offices, conf. room, copy/storage area, work area, wet bar, and many possibilities. Please call for details.



Property Features

Building Size	11,394 USF, RSF to be verified
Total Available	1,802 sf
Sales Price	\$465,000
Parking	On site parking lot
Features	<ul style="list-style-type: none"> Upgraded improvements Dual Pane Windows Wood cove basing throughout Access to freeways and downtown 1st floor suite Monument Signage 3 APN's/suites for Buyer flexibility (selling as single unit)

For more information please contact:

Traci Perry (707) 469-8000 x 204 or **Tami Schupp** (707) 469-8000 X 209

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