

For Lease

502 A First Street
Paso Robles, CA



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

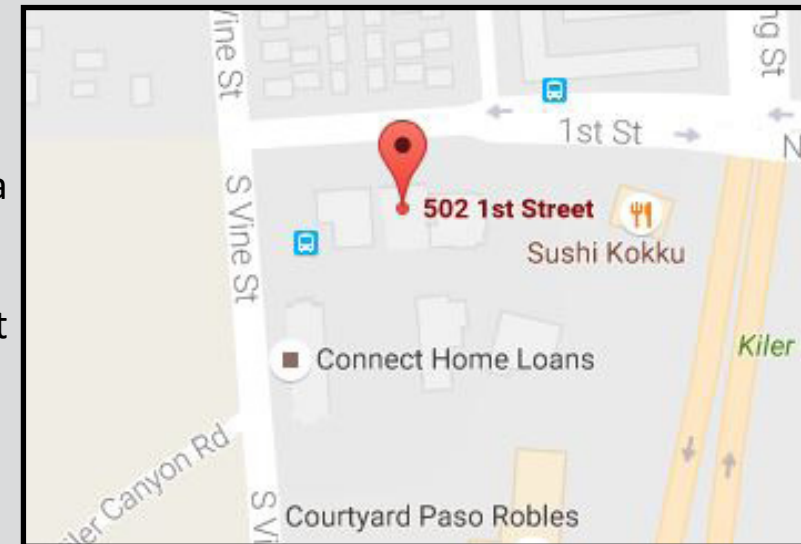
Asking **\$1.90** per SF (\$3,638.50) NNN (CAMS \$958.06 + Management Fee \$183.86) for a Total of **\$4,780.42**

LEASE Information:

- +/- 1,915 SF
- Asking \$1.90 per SF NNN + 4% Management Fee
- Available June 2017 or Sublease Now

Property Details:

- Office/Professional Space
- Common Area Restroom





PACIFICA PASO ROBLES

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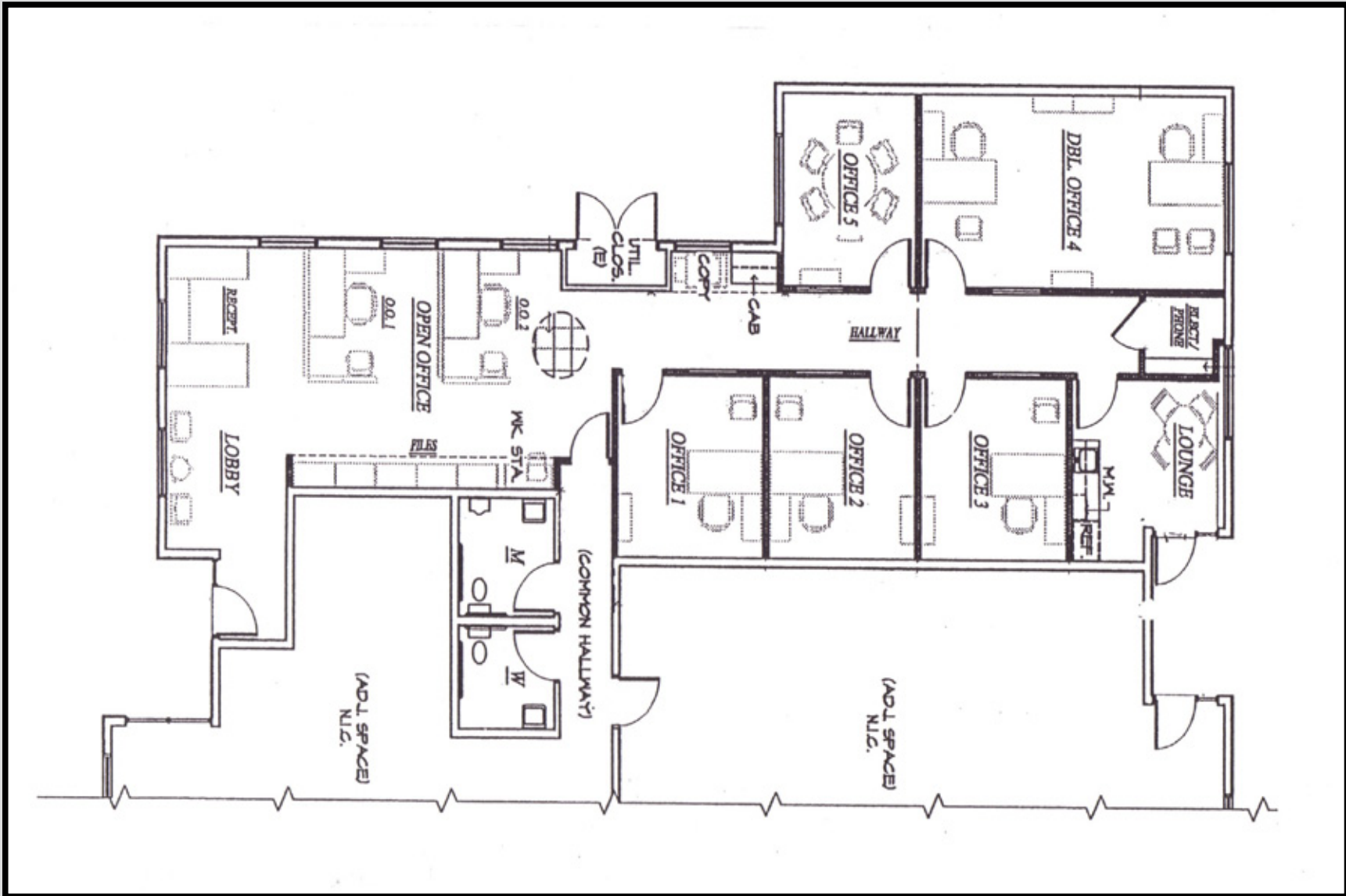


EXHIBIT B

Gateway Center II - Bldg 106

	SqFt:	596
	2016 Budget	106-C2
Common Area Cleaning	2,100.00	250.67
Association Dues	8,673.43	1,035.32
Electrical Repairs & Maintenance	-	-
General Repairs & Maintenance	100.00	11.94
Gen'l R & M - Window Washing	-	-
Grounds Maintenance	30.00	3.58
HVAC Repairs & Maintenance	320.00	38.20
Locks & Keys	10.00	1.19
Pest Control	275.00	32.83
Plumbing Repair & Maintenance	140.00	16.71
Roof Repairs & Maintenance	200.00	23.87
Gas	175.00	20.89
Trash	1,120.00	133.69
Water & Sewer	1,710.00	204.12
Insurance	2,251.91	268.80
Property Taxes	11,926.77	1,423.66
Total Reimbursable Expense	29,032.10	3,465.47

106-C2 Gateway Center Dr - Monthly Charges

Base Rent		\$ 1,311.20
Estimated Common Area Expenses		288.79
Estimated Management Fee:		
(Base Rent + Common Area Expenses) x	4%	64.00
Total Estimated Monthly Expense		\$ 1,663.99