

# AVAILABLE FOR LEASE



SUITE E-31B (RIGHT UNDER THE WINDMILL)

## LEASING SUMMARY

Lease Rate & Term: (Contact Adam Geeb) – Modified Gross rent + Utilities

Leasable Space: 241 sf ± (includes load factor of 7.5%)

Availability Term negotiable – Available on 2 weeks notice




**PRIME LOCATION** in the Barnyard Shopping Village immediately adjacent to Highway 1 in Carmel (the gateway to the Big Sur coastline) Plenty of free parking nearby.

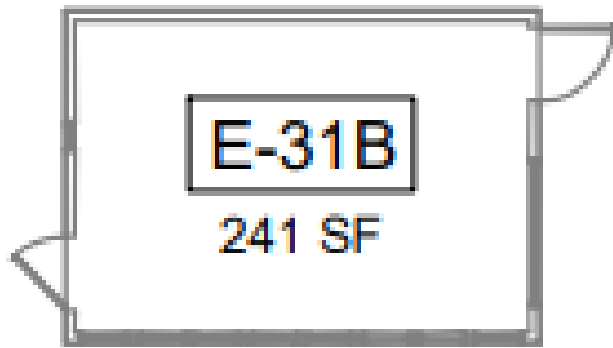
## CONTACT:

Site Visits: MARILYN SCHULTZ, General Manager | [marilyn.schultz@thebarnyard.com](mailto:marilyn.schultz@thebarnyard.com) | (831) 624-8886

Lease Terms: ADAM GEEB, Director of Asset Management | [adam.geeb@sima.net](mailto:adam.geeb@sima.net) | (805) 965-1616 ~ DRE#01445473

THE BARNYARD SHOPPING VILLAGE, PO Box 222465, Carmel, CA 93922

Website: [www.thebarnyard.com](http://www.thebarnyard.com) or visit us on Facebook  /barnyardshoppingvillage



Located on the third level of the Santa Rosa Barn, directly underneath the iconic Barnyard windmill, this charming space has been totally revitalized in a fresh black and white theme.

Great visibility from the main walkway entering the north end of the Barnyard, the eye is naturally drawn to the tall vertical windows with the windmill above.

Adjacent businesses include a Vietnamese Restaurant and a hair salon so you will see some foot traffic generated naturally by those businesses.

Amenities include air conditioning (rare for Carmel), tinted windows, and state of the art air circulation in the ceiling.

Recently remodeled public restrooms are conveniently located on the same level, a short distance away.

There is no plumbing in this unit but lots of electrical outlets. Could be a cute retail store, gallery, office or creative space.

