

5550

SCOTTS VALLEY DRIVE

SCOTTS VALLEY, CA

For Lease
±55,320 SF



Property — HIGHLIGHTS



Two-Story Premier
Class A Building



55,320 SF
(Divisible)



Easy Access to Highway 17



22 minute drive to Silicon Valley



Ample Parking -
4/1,000 SF



Dedicated Emergency Generator
for Building



Dock High and Grade Level
Loading



Meticulously Maintained
Building



Immediately Adjacent
to Numerous Amenities



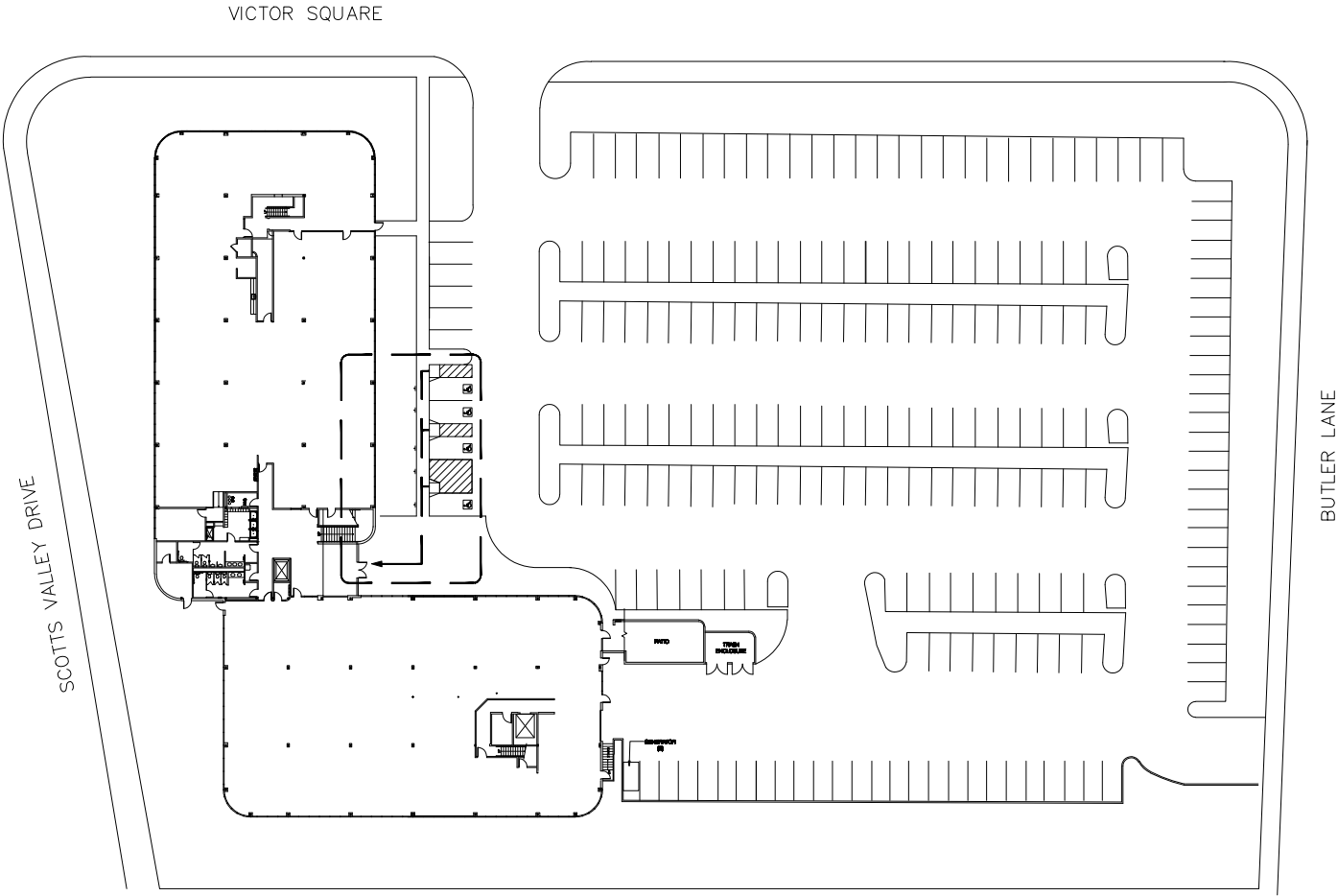
Furniture May be Available



Quality Institutional Asset



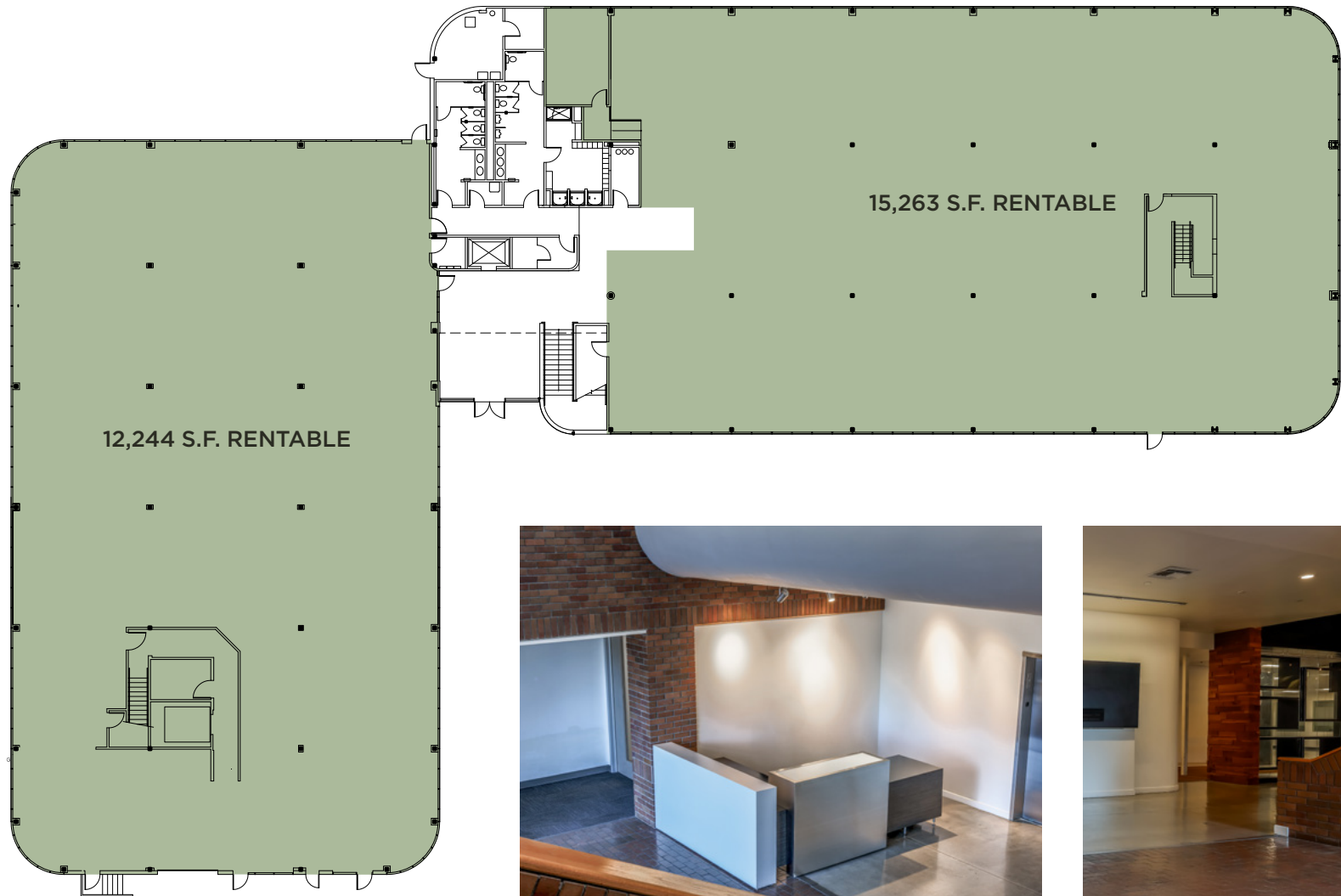
Site PLAN



First

FLOOR PLAN

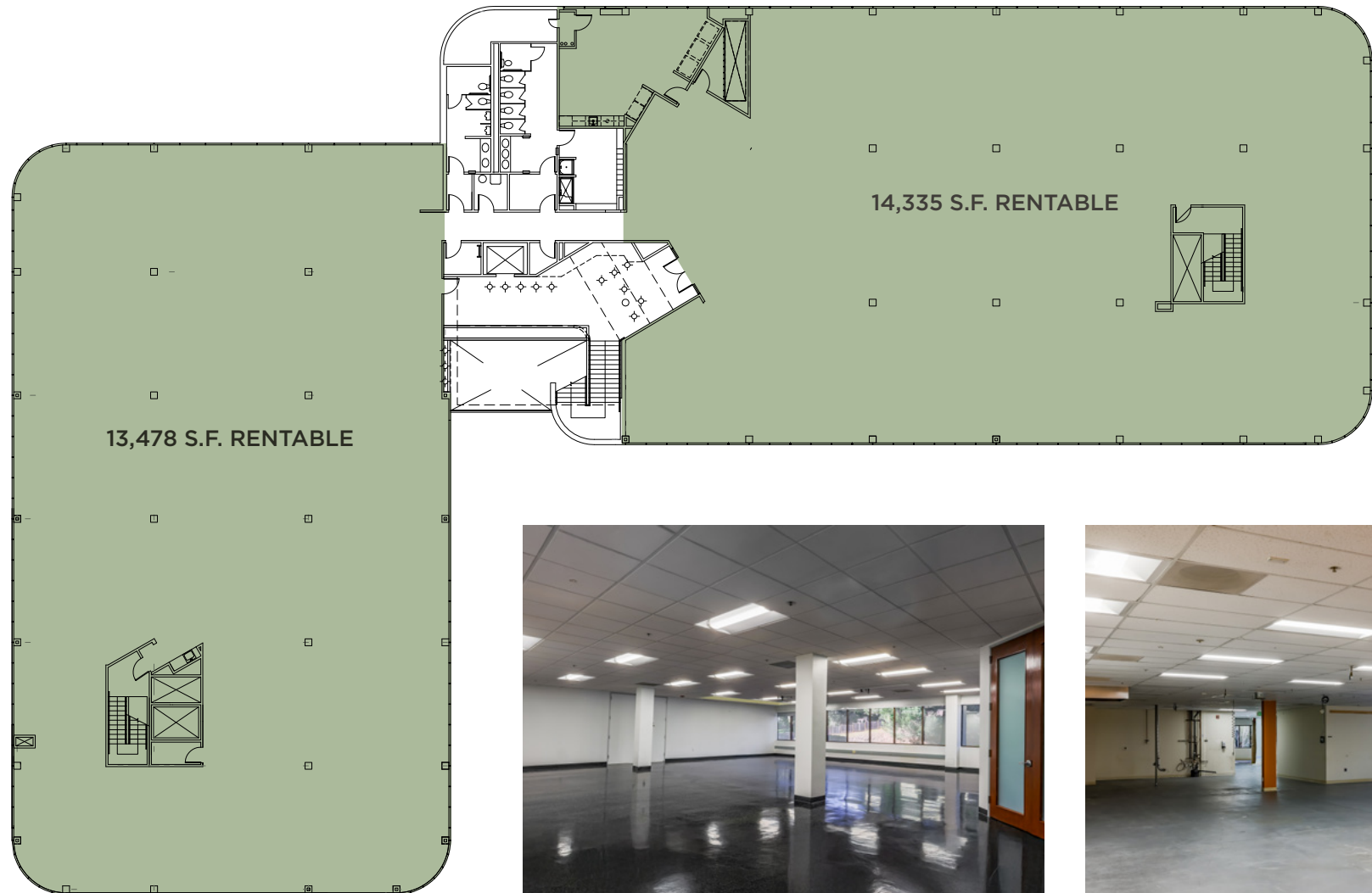
27,507 SQ. FT. RENTABLE



Second

FLOOR PLAN

27,813 SQ. FT. RENTABLE



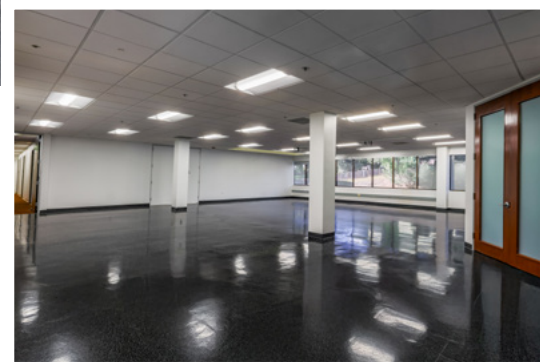
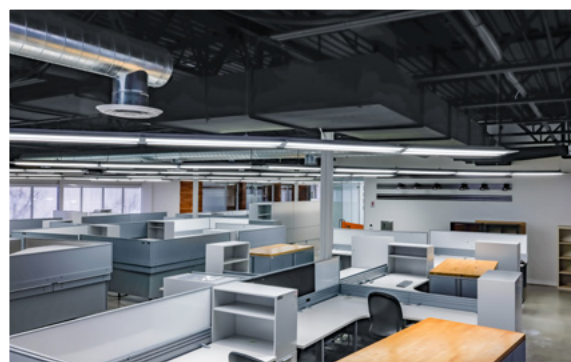
Exterior

PHOTOS



Interior

PHOTOS



Neighboring AMENITIES

SCOTTS VALLEY, CA



SANTA CRUZ
7.3 MILES

MOUNT HERMON ROAD

CITY HALL

LIGHT INDUSTRIAL / FLEX

5550
SCOTTS VALLEY DRIVE

Scotts Valley
MARKET

VICTOR
SQUARE

LOS
GALLOS
TAQUERIA

Wendy's



KAISER PERMANENTE®
50K SF MEDICAL

GRANITE CREEK
BUSINESS CENTER



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SCOTTS VALLEY, CA

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