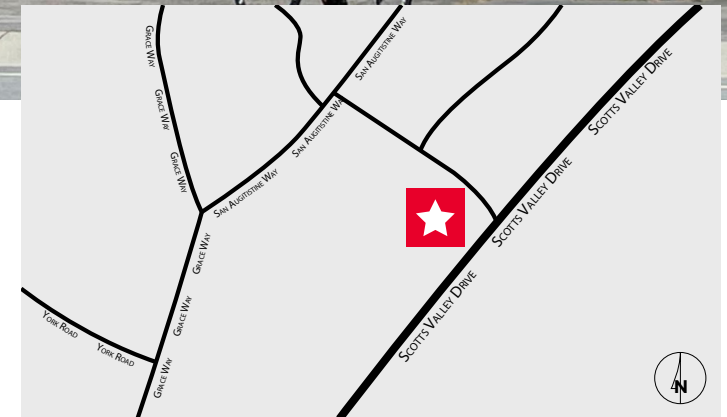


Office / Flex Investment Opportunity
For Sale: \$1,995,000 (\$260.27 PSF)



Opportunity Highlights

- 7,665± SF office building
- 16,771± SF parcel
- APN: 022-022-12
- All tenants currently paying below market rents via month-to-month rental contracts
- Solar panels installed in 2015
- Ideal for owner/user or investor re-position
- 22 parking spaces (±3/1000)



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SITE PLAN



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Photos

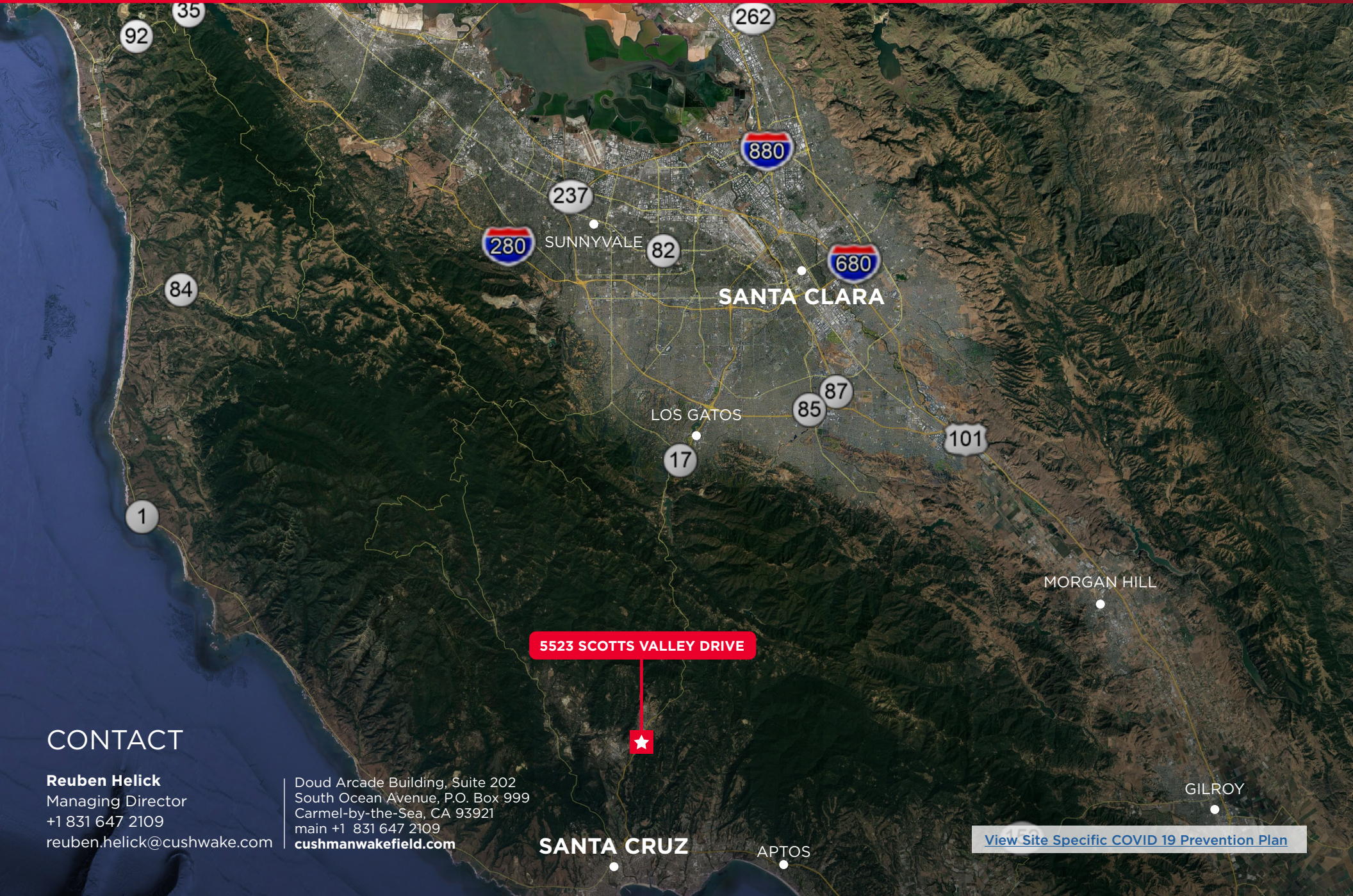


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5523 SCOTTS VALLEY DRIVE

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SANTA CRUZ

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[View Site Specific COVID 19 Prevention Plan](#)