

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



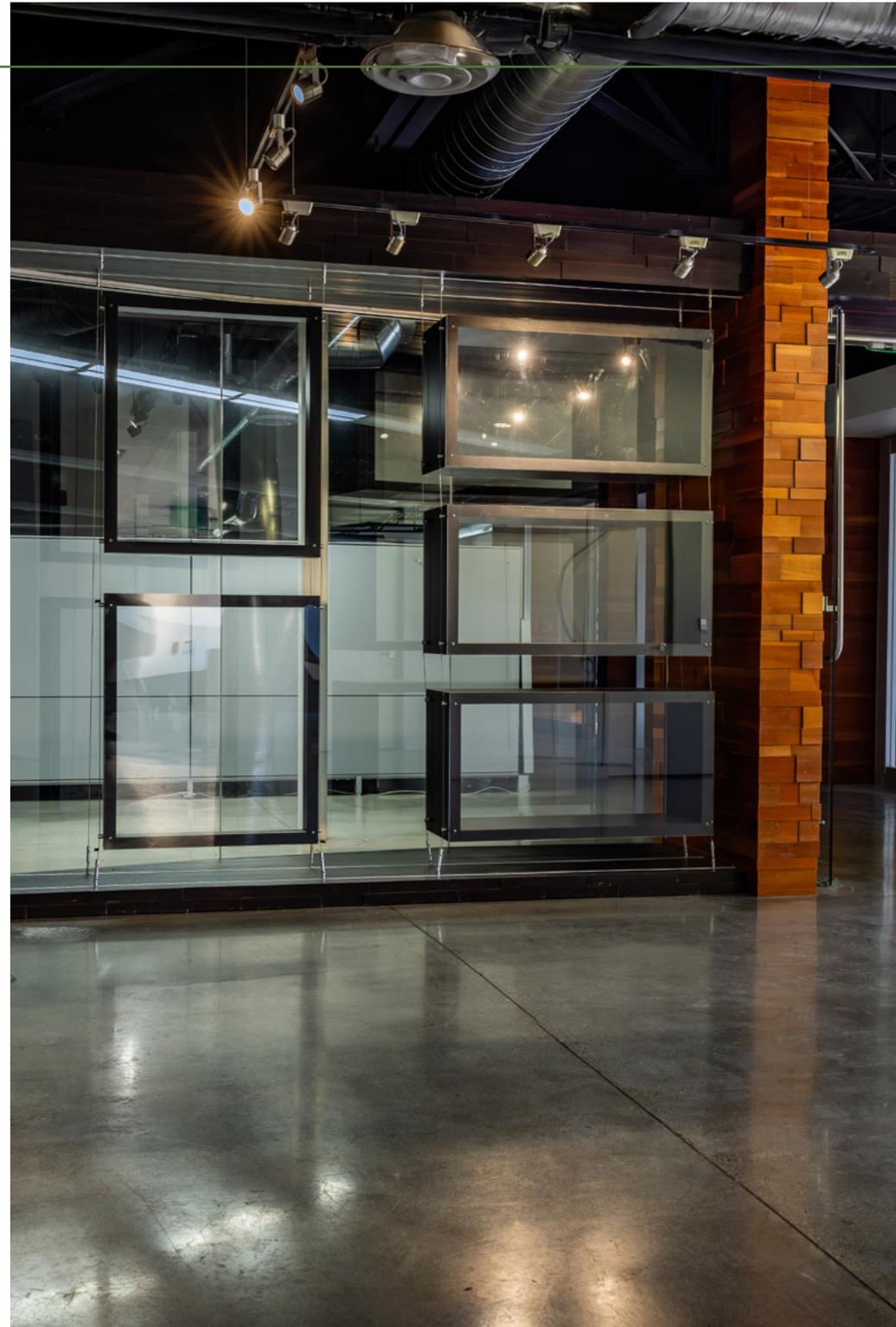
Immediately Adjacent
to Numerous Amenities



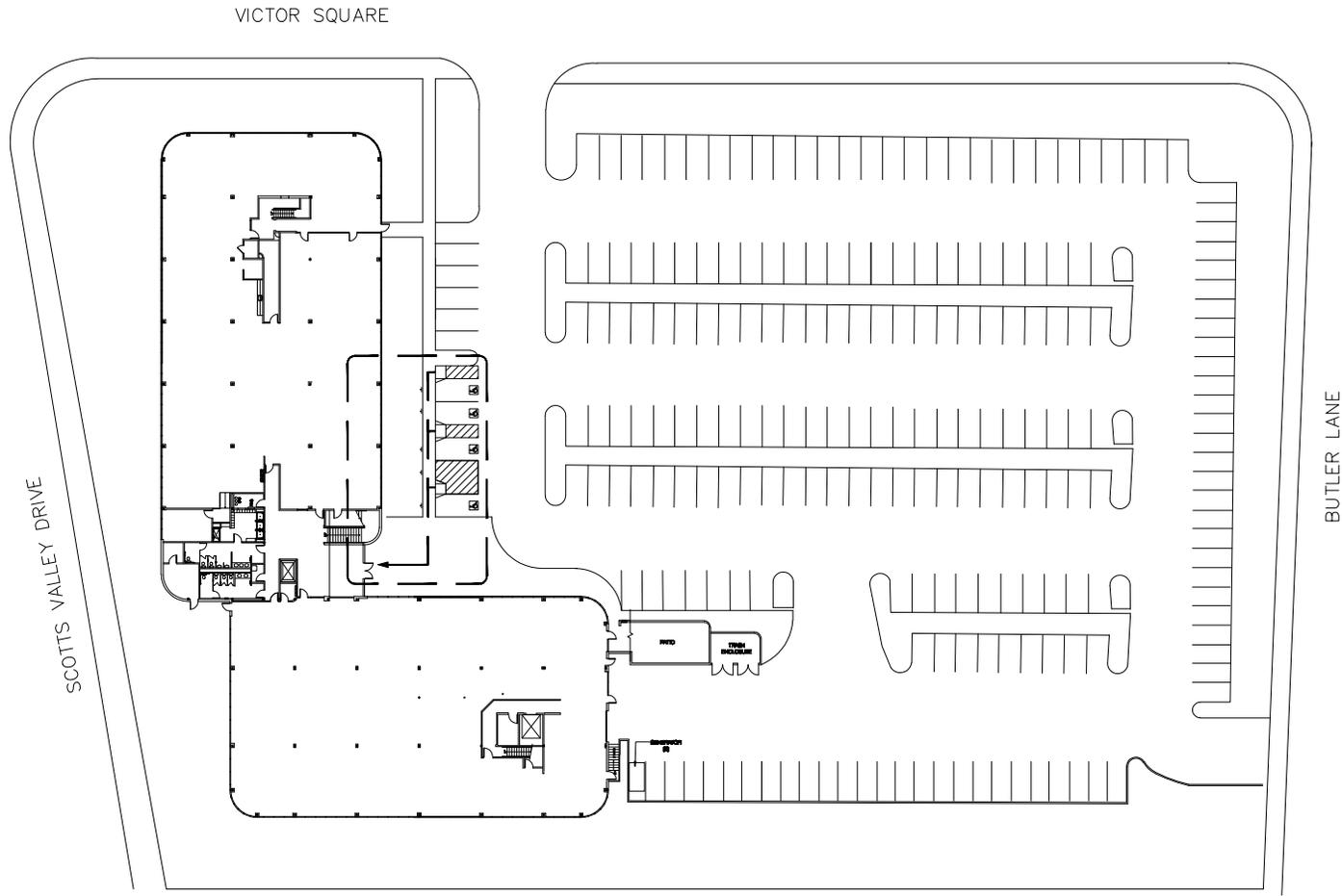
Furniture May be Available



Quality Institutional Asset



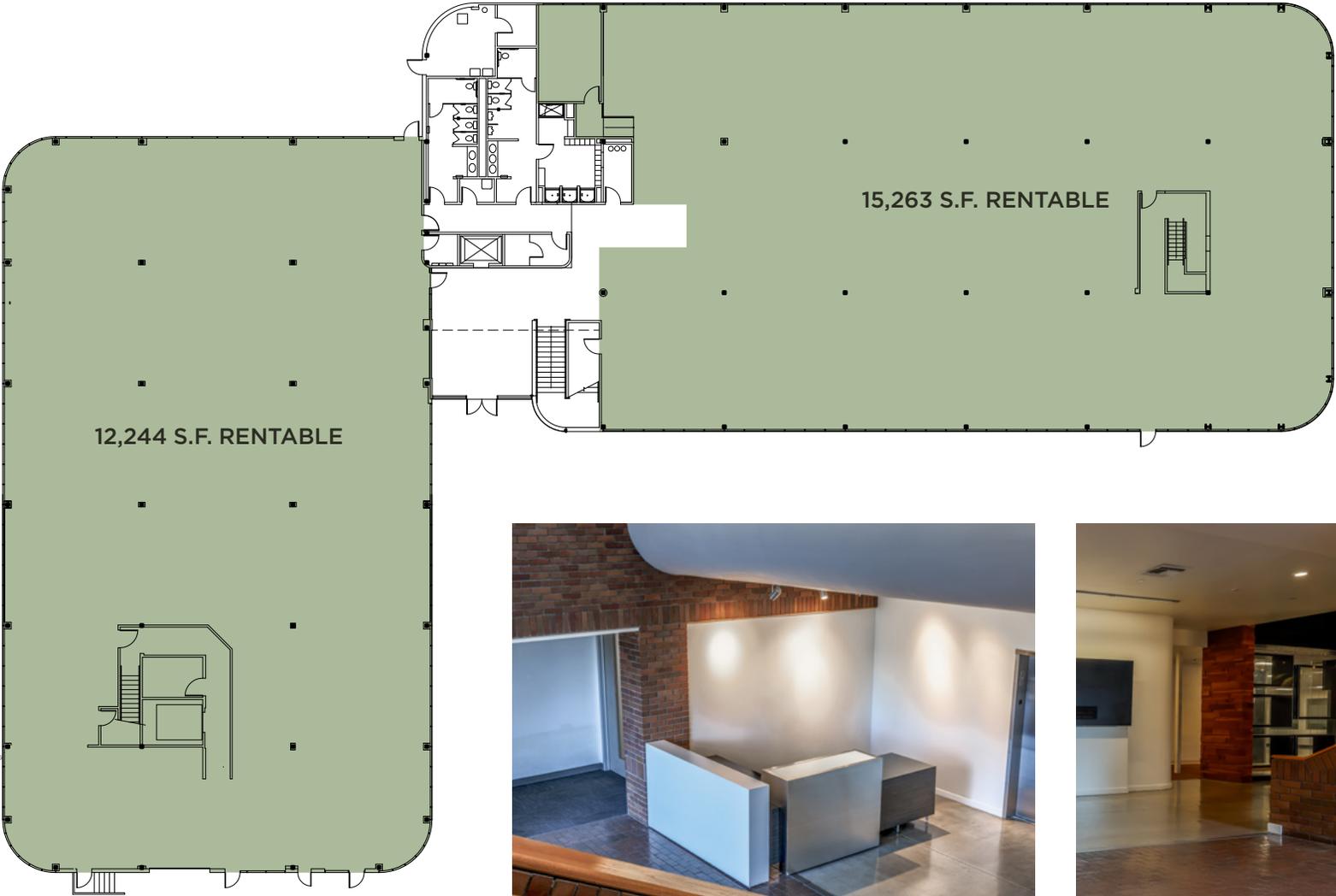
Site PLAN



First

FLOOR PLAN

27,507 SQ. FT. RENTABLE

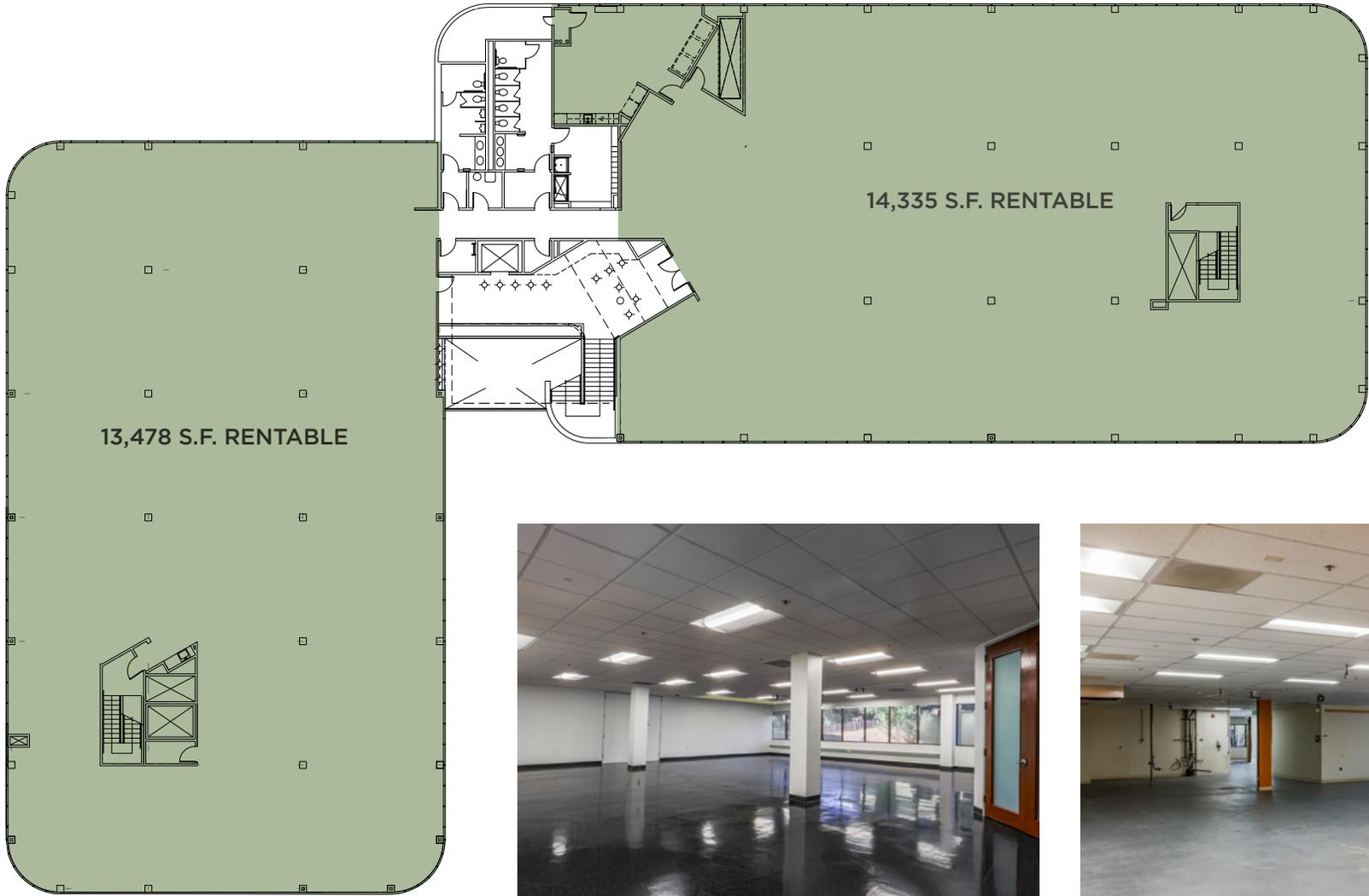


SCOTT VALLEY, CA

Second

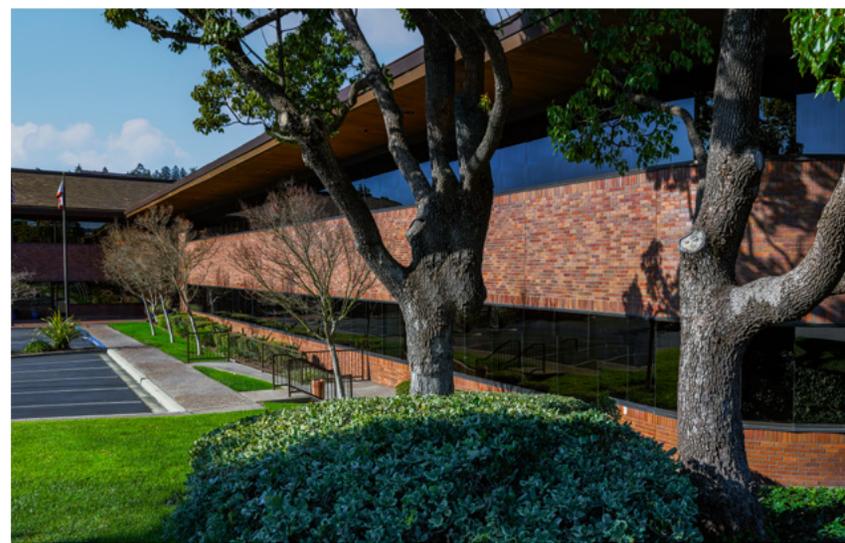
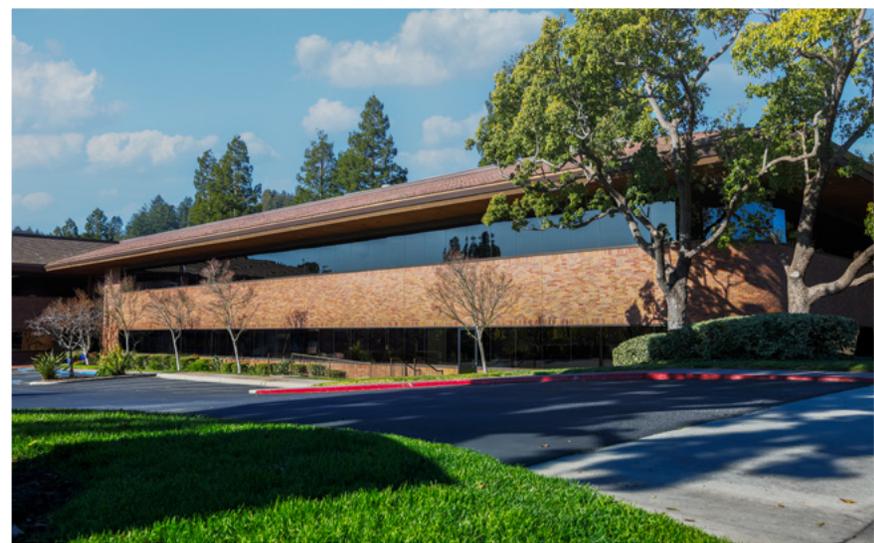
FLOOR PLAN

27,813 SQ. FT. RENTABLE



Exterior

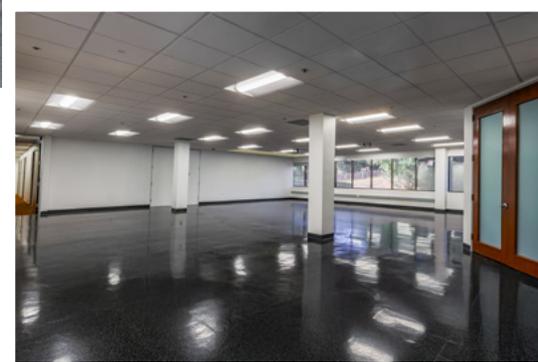
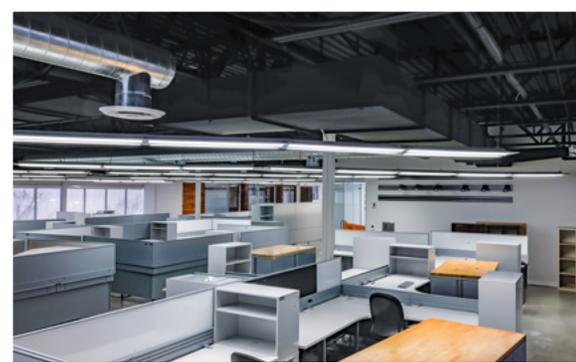
PHOTOS



SCOTTS VALLEY, CA

Interior

PHOTOS



Neighboring AMENITIES



SANTA CRUZ
7.3 MILES

MOUNT HERMON ROAD

CITY HALL

LIGHT INDUSTRIAL / FLEX

5550
SCOTTS VALLEY DRIVE

17

Scotts Valley
MARKET

VICTOR
SQUARE



KAISER PERMANENTE®
50K SF MEDICAL

LOS
GALLOS
TAQUERIA

Wendy's

GRANITE CREEK
BUSINESS CENTER

SCOTTS VALLEY, CA



SAN JOSE
26 MILES



5550
SCOTTS VALLEY DRIVE



VICTOR
SQUARE

Scotts Valley
MARKET

5550

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SCOTTS VALLEY, CA

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