

California Commercial Properties

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EXCEPTIONAL OFFICE BUILDING FOR LEASE - A TRULY "MUST SEE"



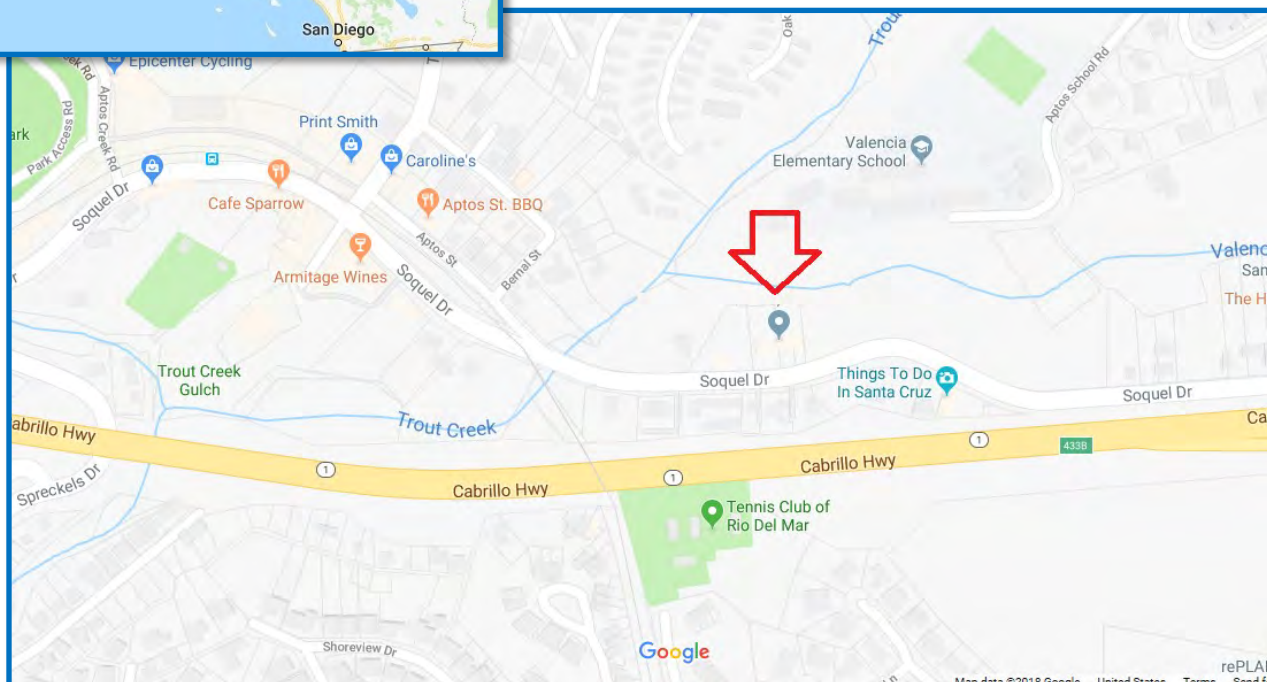
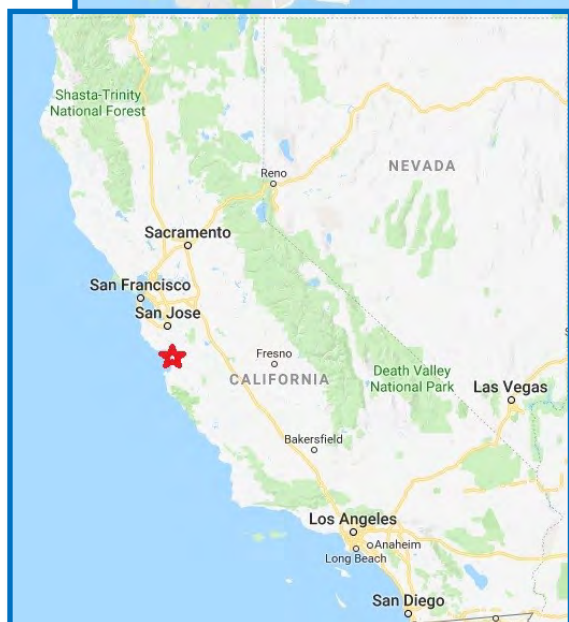
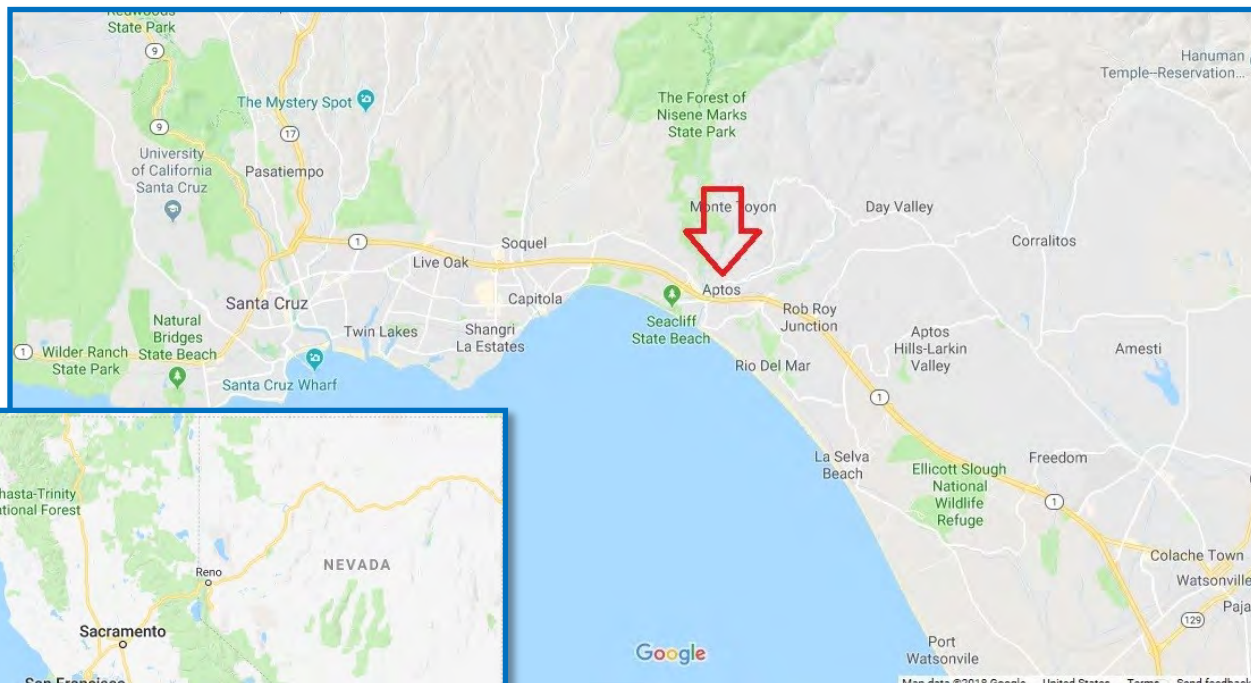
9019 SOQUEL DRIVE, APTOS, CALIFORNIA

- LOCATION:** 9019 Soquel Drive, in historic Aptos, CA. This one of a kind property is situated in the center of premium demographics with easy access to shopping and restaurants, and has quick egress/ingress to Highway 1.
- PROPERTY:** A multi-level boutique office building; top level divided by a covered open foyer, lower level continuous; situated among and overlooking a magnificent view of majestic trees and Valencia Creek. This building is quintessential Aptos (quaint, comfortable, and professional). 18+ private parking spaces; APN 041-051-12
- AVAILABLE:** +/- 3,072 to 6,468 SF (See Scenarios 1-5); on +/- 26,180 SF Land
- FOR LEASE:** \$1.95 PSF PM NNN
- OTHER:** Great Superior Finishes; Fantastic Conference/Media Room with Kitchen; 4 Deluxe RRs, Lots of Storage Area; Building "A" has Backup Generator and natural cooled Server Room; +/- 1,133 SF of exterior decking.

FOR ADDITIONAL INFORMATION
CONTACT: ROBERT BURGESS @ 925-820-6700
DRE:00845322

THE INFORMATION PROVIDED ABOVE AND HEREIN IS GIVEN WITH THE UNDERSTANDING THAT ALL NEGOTIATIONS RELATING TO THE PURCHASING AND/OR LEASING OF THE PROPERTY DESCRIBED THEREIN SHALL BE CONDUCTED THROUGH CALIFORNIA COMMERCIAL PROPERTIES, HEREAFTER "BROKER". ALTHOUGH NOT GUARANTEED, THIS SAME INFORMATION HAS BEEN SECURED FROM SOURCES BROKER BELIEVES TO BE RELIABLE, AND IT IS SUBJECT TO CHANGES, ERRORS, OMISSIONS, AND/OR WITHDRAWAL WITHOUT NOTICE. IT IS ALSO RECOMMENDED THAT ALL INTERESTED PARTIES CONDUCT AN INDEPENDENT VERIFICATION OF ALL INFORMATION PROVIDED HEREIN DEEMED PERTINENT BY SUCH PARTIES. THE DELIVERY OF THIS INFORMATION DOES NOT CONSTITUTE A REPRESENTATION OR WARRANTY AS TO THE DEVELOPMENT OR ANY ASPECT THEREOF REFERENCED IN THIS BROCHURE. ANY REPRESENTATION OR WARRANTY TO BE FURNISHED TO ANY BUYER AND/OR TENANT IS TO BE SPECIFICALLY CONTAINED WITHIN THE RESPECTIVE PURCHASE AND/OR LEASE AGREEMENT.

9019 Soquel Drive, Aptos, CA— Maps



9019 Soquel Drive, Aptos, CA— Aerial Maps



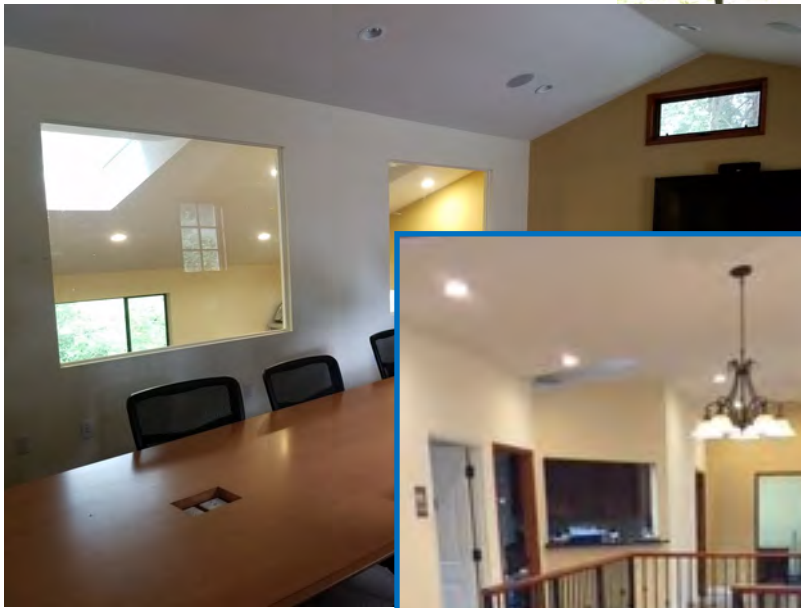
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9019 Soquel Drive, Aptos, CA— Exterior Photographs



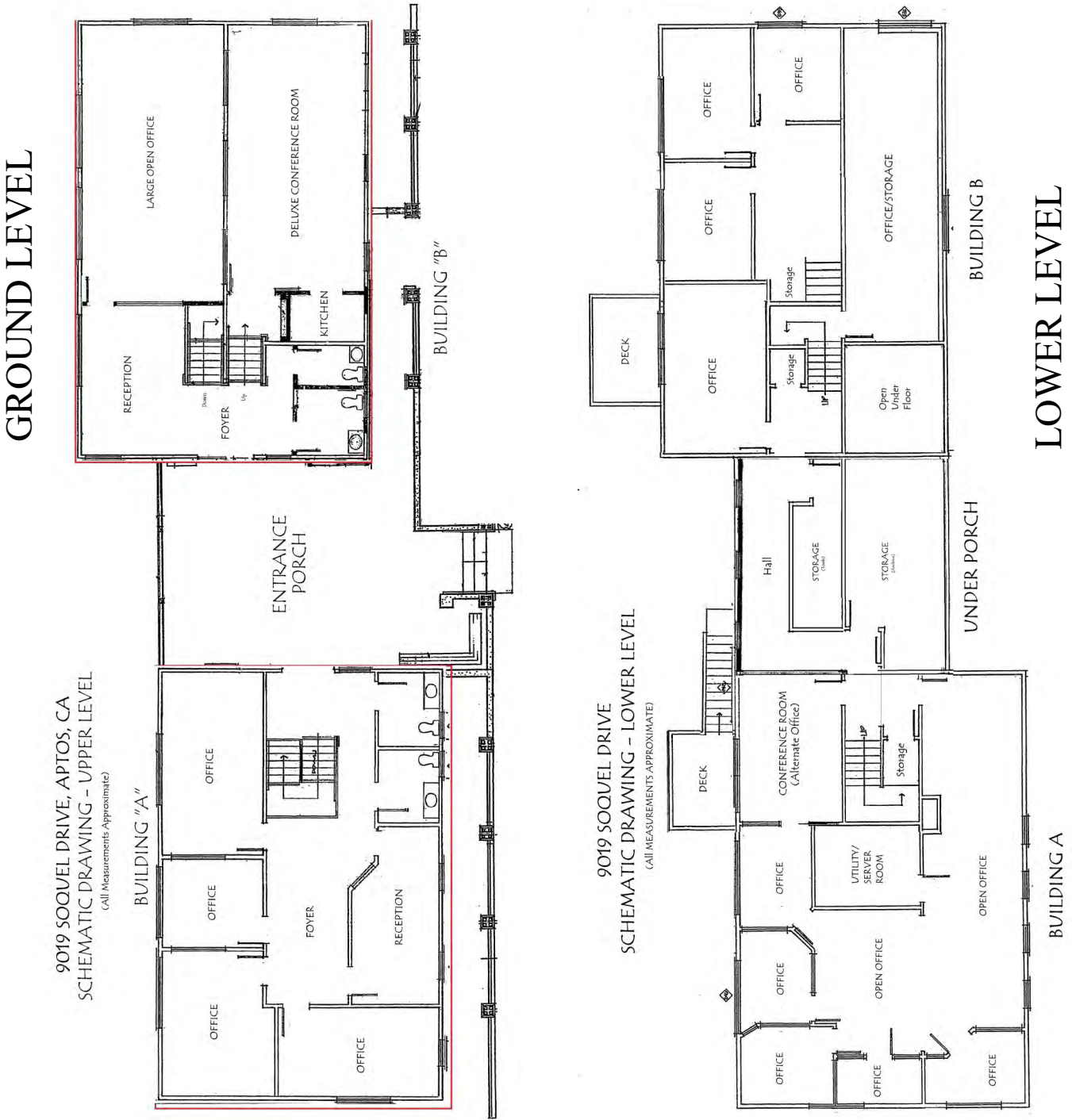
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9019 Soquel Drive, Aptos, CA— Interior Photographs



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SCENARIO 1 +/- 6488 SF (Not to Scale/All Measurements Approximate)

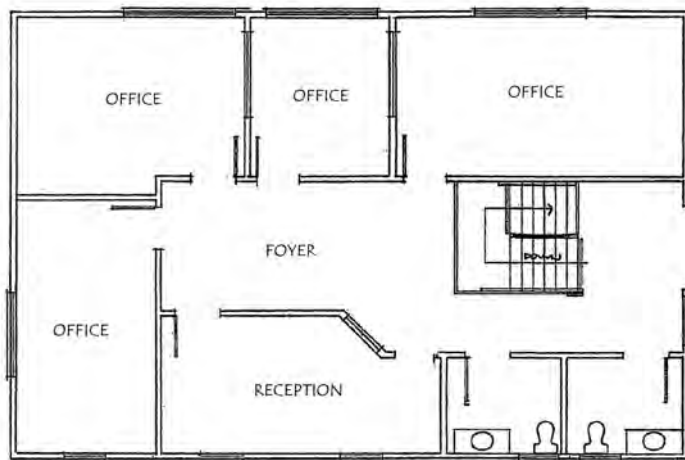


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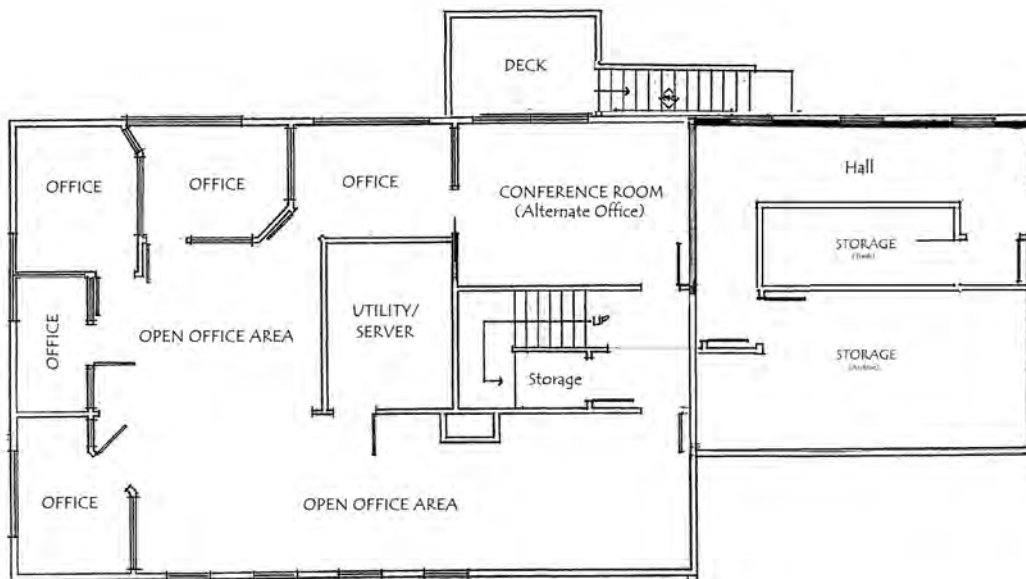
9019 Soquel Drive, Aptos, CA— Schematic Drawing

SCENARIO 2 +/- 3425 SF (Not to Scale/All Measurements Approximate)

GROUND LEVEL BUILDING A



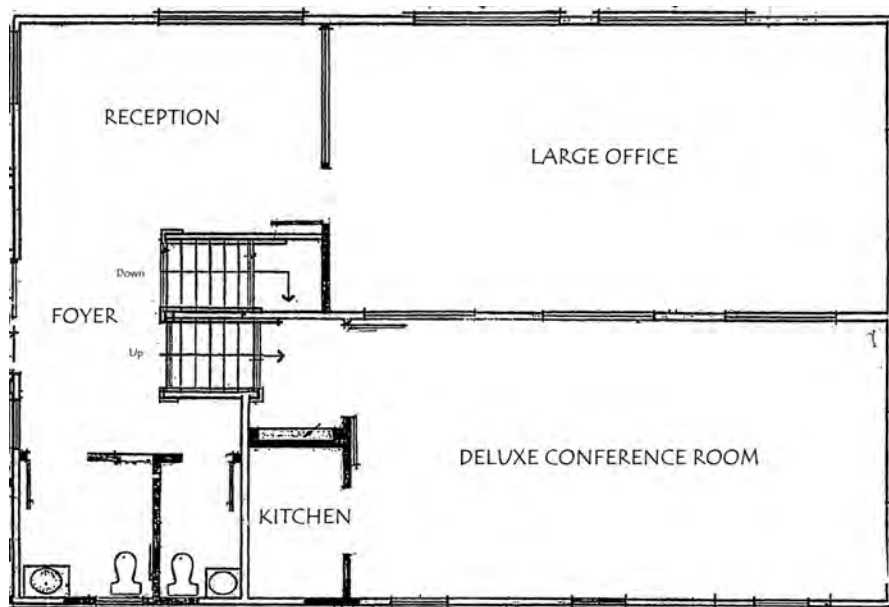
LOWER LEVEL BUILDING A



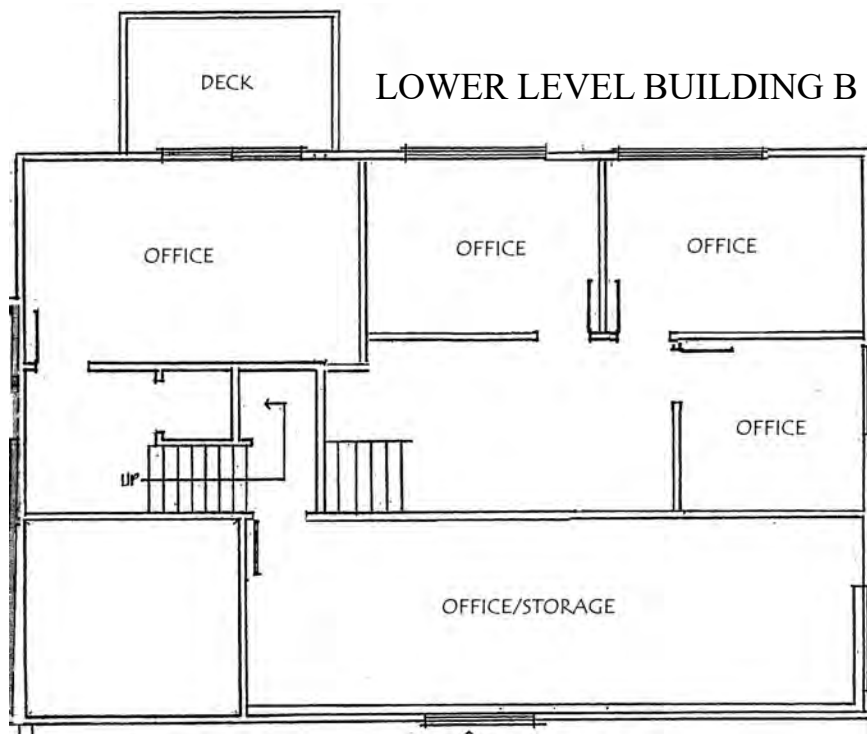
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SCENARIO 3 +/- 3072 SF
(Not to Scale/All Measurements Approximate)

GROUND LEVEL BUILDING B



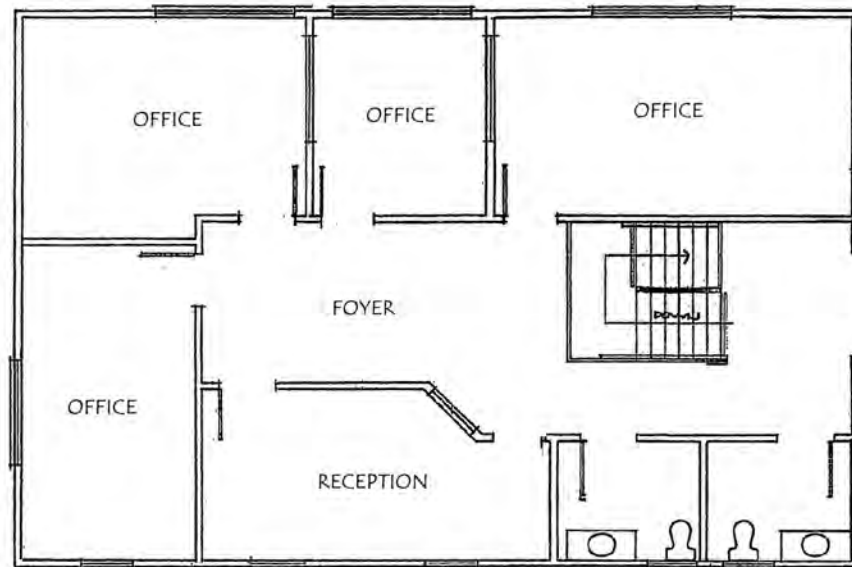
LOWER LEVEL BUILDING B



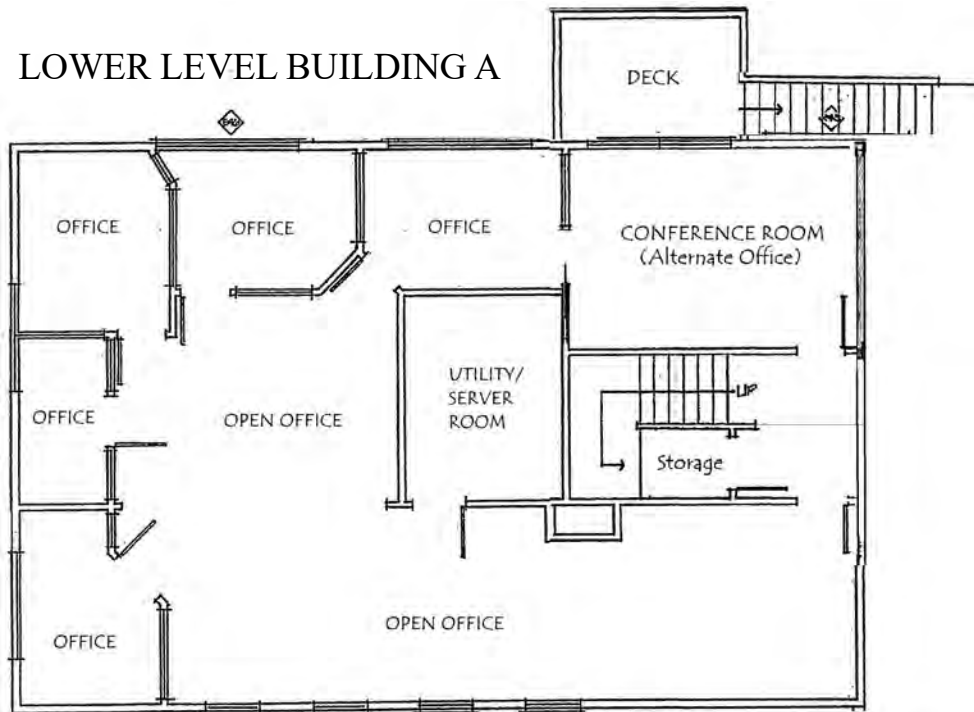
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SCENARIO 4 +/- 3072 SF
(Not to Scale/All Measurements Approximate)

GROUND LEVEL BUILDING A



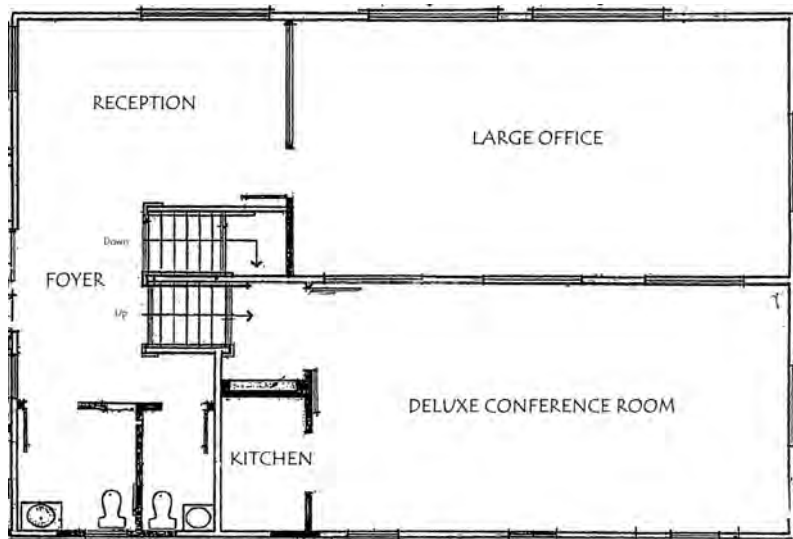
LOWER LEVEL BUILDING A



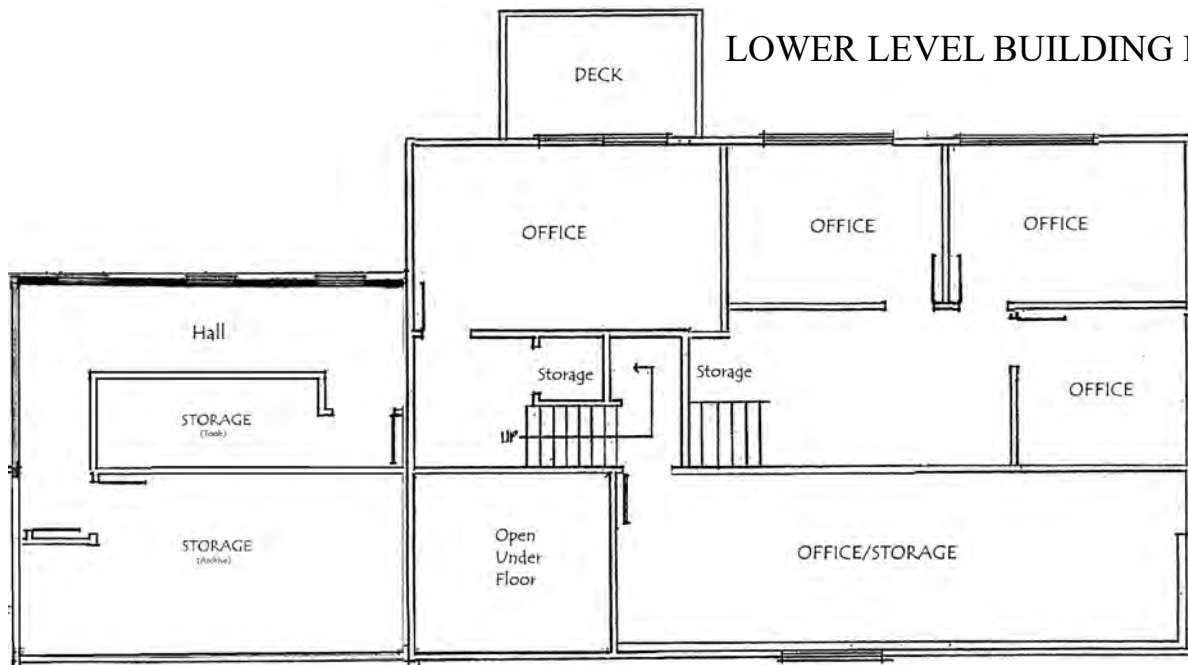
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SCENARIO 5 +/- 3425 SF
(Not to Scale/All Measurements Approximate)

GROUND LEVEL BUILDING B



LOWER LEVEL BUILDING B



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