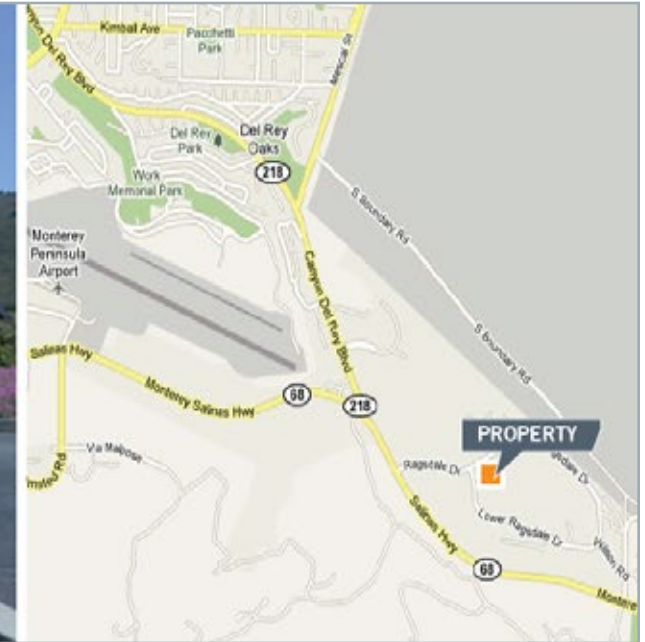


FOR LEASE IN RYAN RANCH Monterey Commerce Center

1 Lower Ragsdale Drive, Monterey, California



OFFICE FOR LEASE

±1,200 to ±6,606 RSF Available
\$2.75 PSF Modified Gross

PROPERTY HIGHLIGHTS

- Premier Office Complex in the Ryan Ranch Business Park
- Located off Highway 68 between Monterey & Salinas
- Renovated Common Areas & Landscaping
- Ample Parking
- Adjacent to Federal Express
- Men's and Women's Locker Rooms
- Superior Quality Interior Finishes
- Several Suites can be delivered with All FF&E included

For more information, contact:

Michael Schoeder
Managing Principal
+1 831 647 2105
michael.schoeder@cushwake.com
LIC #00989268

Nick Greenup
Senior Associate
+1 831 647 2106
nicholas.greenup@cushwake.com
LIC #02143358

Doud Arcade Building, Suite #202
South Ocean Avenue
P.O. Box 999

Carmel-by-the-Sea, CA 93921

ph: +1 831 375 8000
fx: +1 831 647 2116



FOR LEASE IN RYAN RANCH Monterey Commerce Center

1 Lower Ragsdale Drive, Monterey, California



SITE PHOTOS



PROPERTY DESCRIPTION

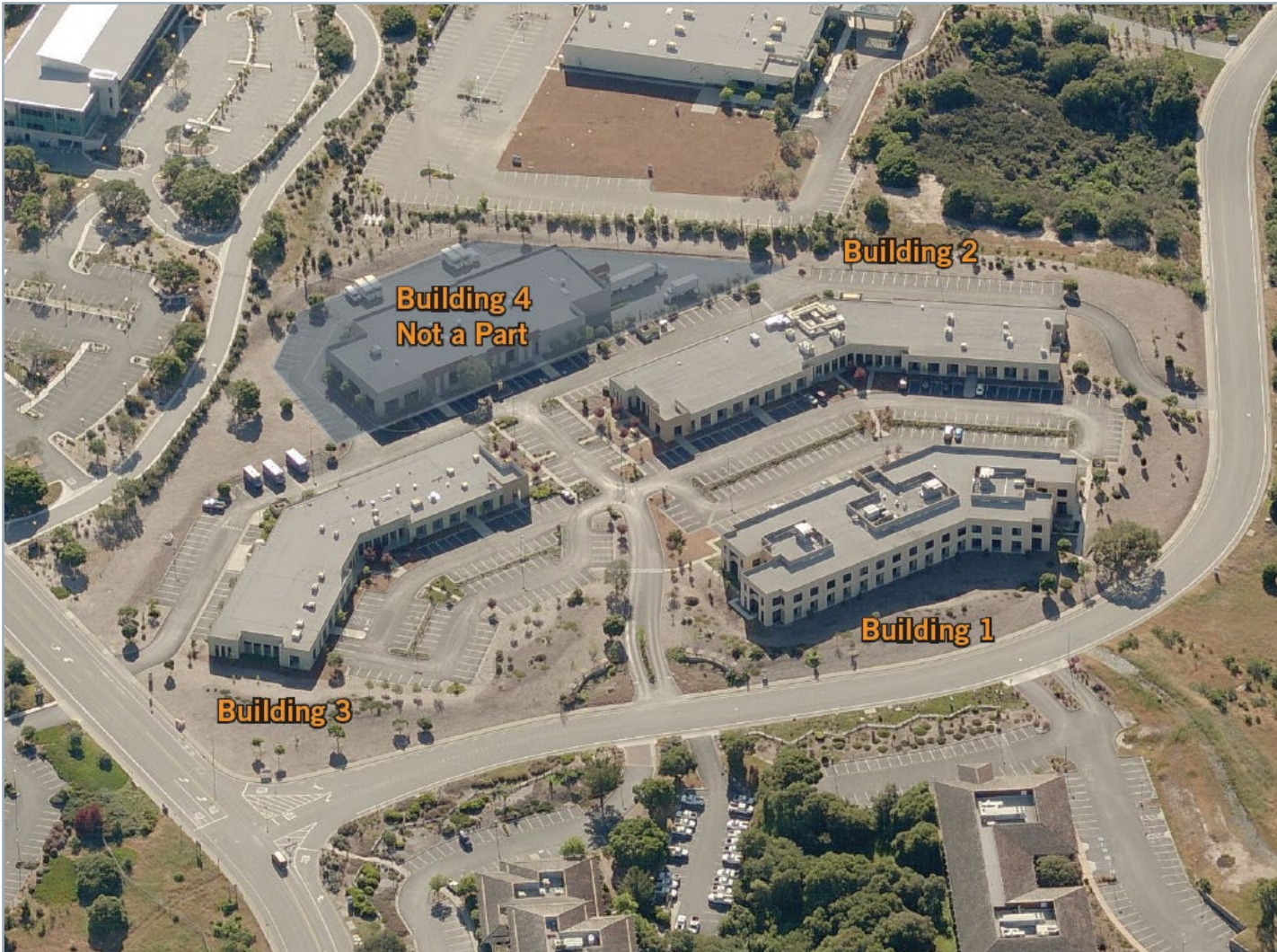
Ideally situated in the Monterey Peninsula's Ryan Ranch Business Park, the Monterey Commerce Center provides first class Office and R&D space in both convenient & environmentally friendly location. The Monterey Commerce Center has three buildings containing approximately 103,216 square feet of first class Office and R&D space. Situated on the Highway 68 corridor, the center has convenient access to both the Monterey Peninsula and Salinas. Prominent entry signage complimented by environmentally-friendly xeriscape landscaping distinguishes the center as the Ryan Ranch's premier Office and R&D location.

Some of the amenities include:

- Renovated Common Areas & Landscaping
- Ample parking
- Adjacent to Federal Express
- Men's and Women's Locker Rooms
- Superior Quality Interior Finishes
- Located in the Ryan Ranch Business Park, off Highway 68 between Monterey & Salinas
- Suites can be delivered with All FF&E included

FOR LEASE IN RYAN RANCH Monterey Commerce Center

1 Lower Ragsdale Drive, Monterey, California



AVAILABLE FOR LEASE

Building 1 - Office

1st Floor Suite 100: ±6,606 RSF

Suite 140: ±2,616 RSF

2nd Floor Suite 210: ±3,974 RSF

Building 2 - R&D / Office

Currently 100% Leased

Building 3 - R&D / Office

Currently 100% Leased

Building 4 - Distribution

Not a Part - Fully leased to FedEx

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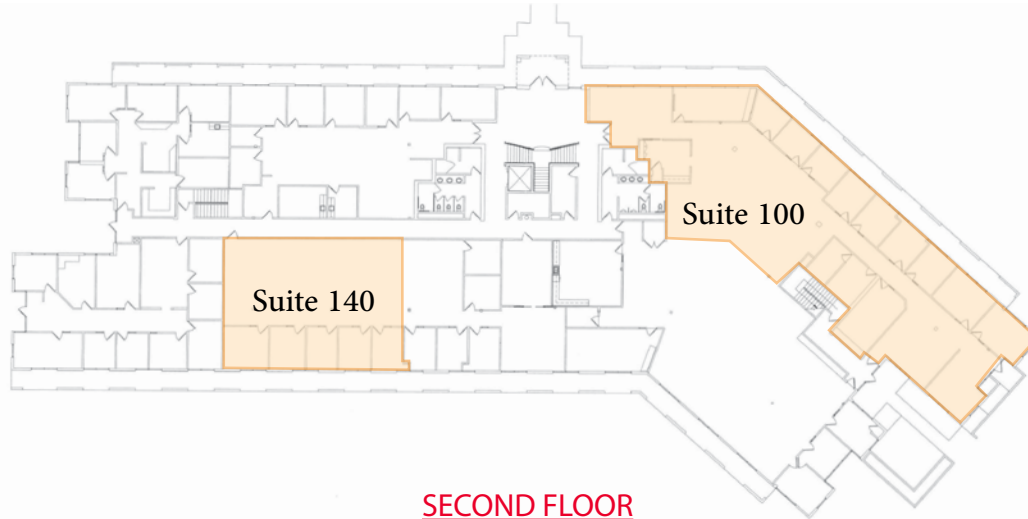
FOR LEASE IN RYAN RANCH Monterey Commerce Center

1 Lower Ragsdale Drive, Monterey, California

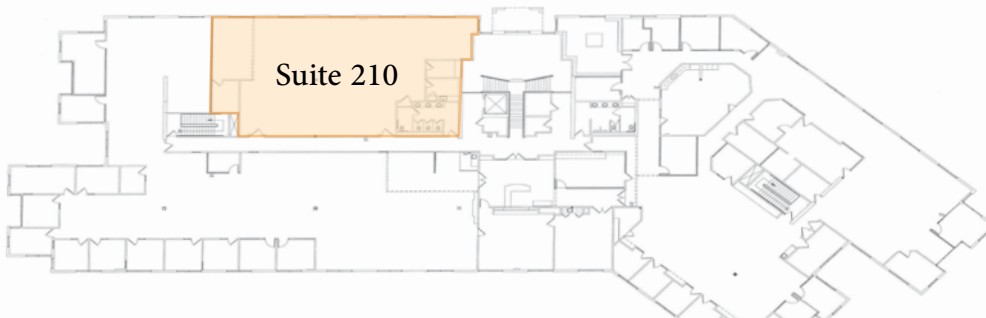


BUILDING 1

FIRST FLOOR



SECOND FLOOR



AVAILABLE SPACE & FEATURES

- 1st Floor Suite 100: $\pm 6,606$ RSF
Suite 140: $\pm 2,616$ RSF
- 2nd Floor: Suite 210: $\pm 3,873$ RSF
- Tenant improvement allowance - Negotiable
- Renovated common areas & landscaping
- 4 /1,000 SF parking spaces
- Fully air-conditioned & heating
- Building security cameras in place at each entrance
- Suites can be delivered with All FF&E included
- **Lease Rate: \$2.75 PSF Modified Gross**



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