

FOR LEASE

2 Harris Court
Ryan Ranch Business Park
Monterey, CA

AVAILABLE JULY 2024



BANCROFT CENTER - R&D/OFFICE SPACE

Property Highlights

- Rare R&D/Warehouse Space Available
- Premier Corner Location in the Ryan Ranch Business Park
- Flexible Floor Plans - Office/Warehouse
- High Quality Tenant Improvements
- Easy access from Highway 68 to Monterey or Salinas
- Tenant pays their proportionate share of NNN's, estimated at \$0.41 PSF, PG&E and interior janitorial costs.
- Asking Rate: \$1.25 - \$1.35, NNN

Spaces Available

Building B: Total of ±11,750 SF Available

- Unit B-3: ±3,250 SF (±2,500 SF - 1st Floor, ±750 SF Mezzanine)
- Unit B-4: ±3,250 SF (±2,500 SF - 1st Floor, ±750 SF Mezzanine)
- Unit B-5: ±2,500 SF
- Unit B-6: ±2,750 SF (±2,500 SF - 1st Floor, ±250 SF Mezzanine)



Can be combined

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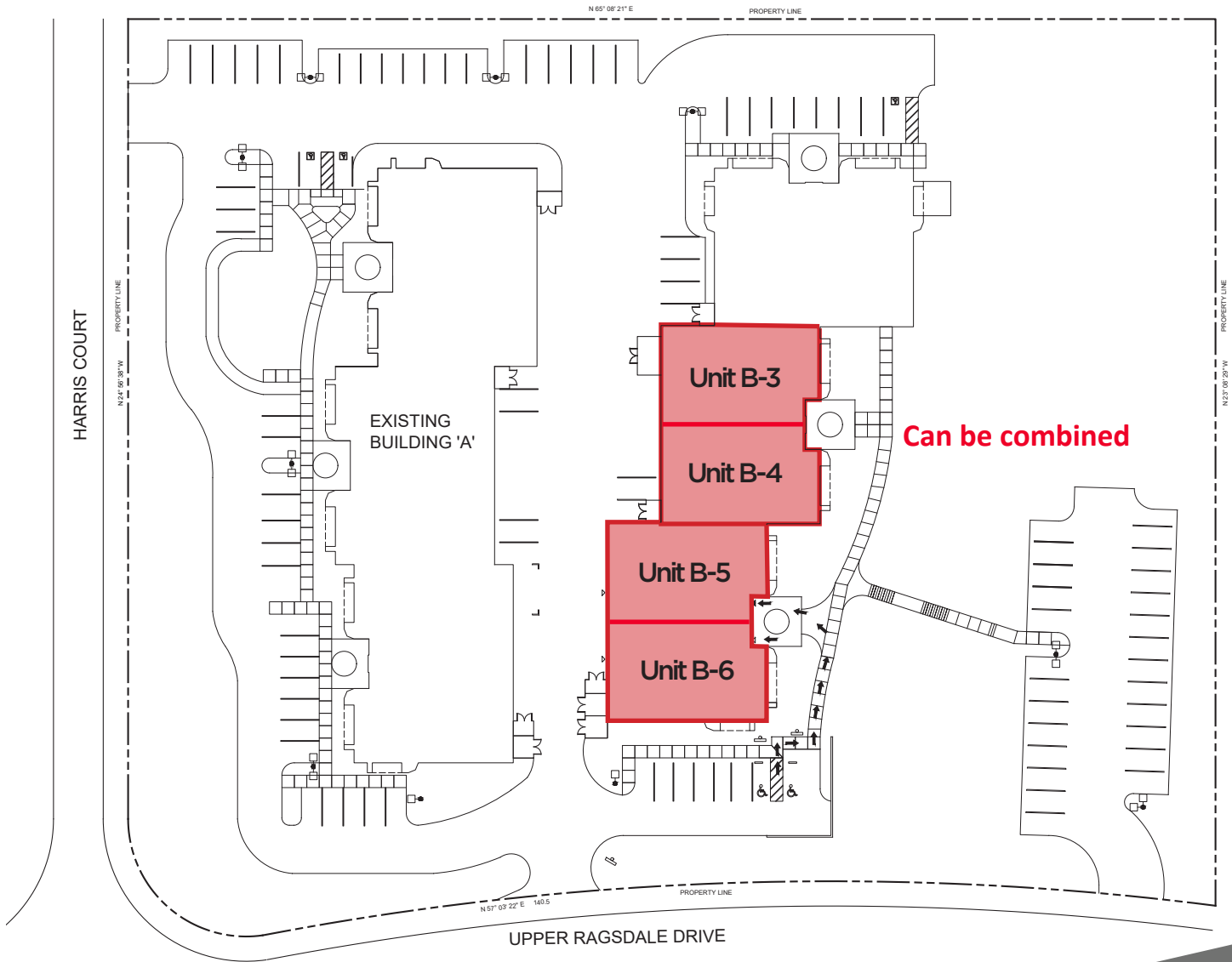
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SITE PLAN



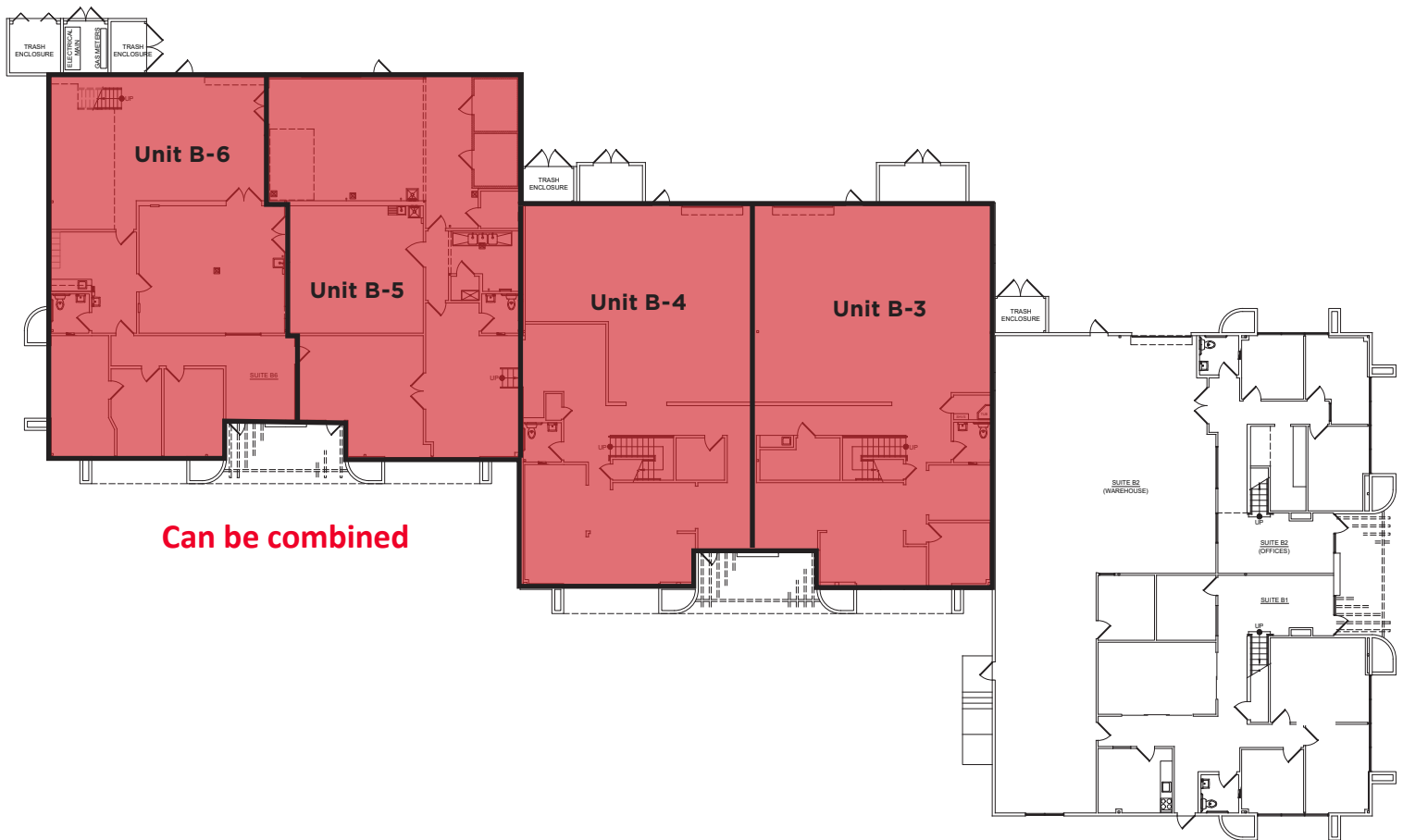
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FLOOR PLAN - BUILDING B - FIRST FLOOR



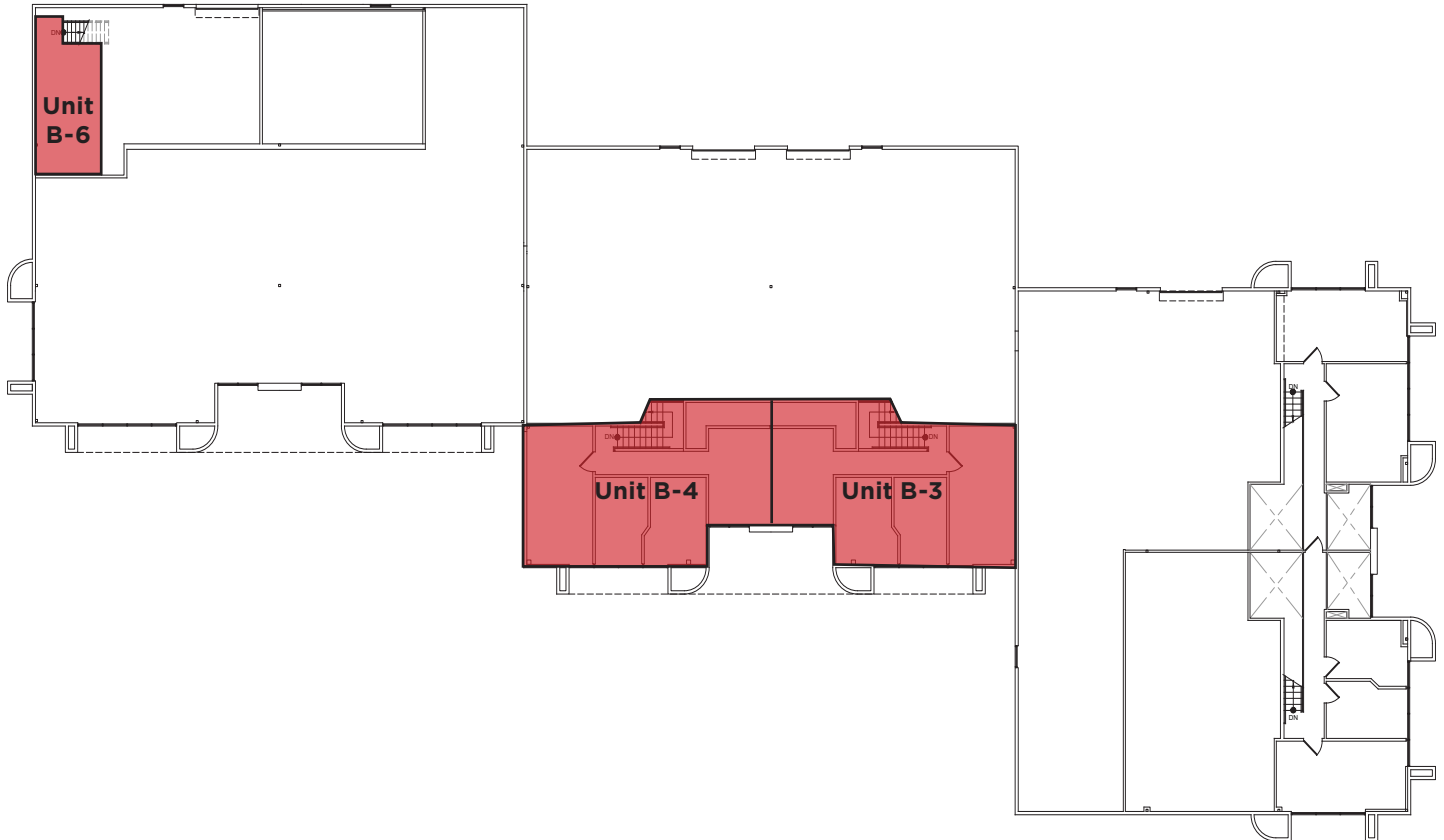
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FLOOR PLAN - BUILDING B - MEZZANINE LEVEL



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