

5617 SCOTTS VALLEY DR.

SCOTTS VALLEY, CA



±8,210 SF MARKET-READY OFFICE SUBLEASE

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SUBLEASE HIGHLIGHTS

BELOW MARKET RATE: \$1.50 FULL SERVICE

- ±8,210 SF Space w/ Brand New Finishes
- Ground Floor Suite w/ Great Natural Light
- 6 Private Offices & 4 Conference Rooms
- Break Room, Server Room, & Storage Room
- LED 1/31/2029 (Flexible Term Possible)
- Available Immediately From Credit Sublessor
- ±1,786 SF Available Next Door for Expansion
- High Profile Business Park
- 4/1,000 Parking Ratio
- Immediate Access to Hwy 17
- 15 Minutes From Los Gatos & Silicon Valley
- 10 Minutes From Santa Cruz
- Walking Distance to Retail Amenities
- Close to Hotels and Conference Centers

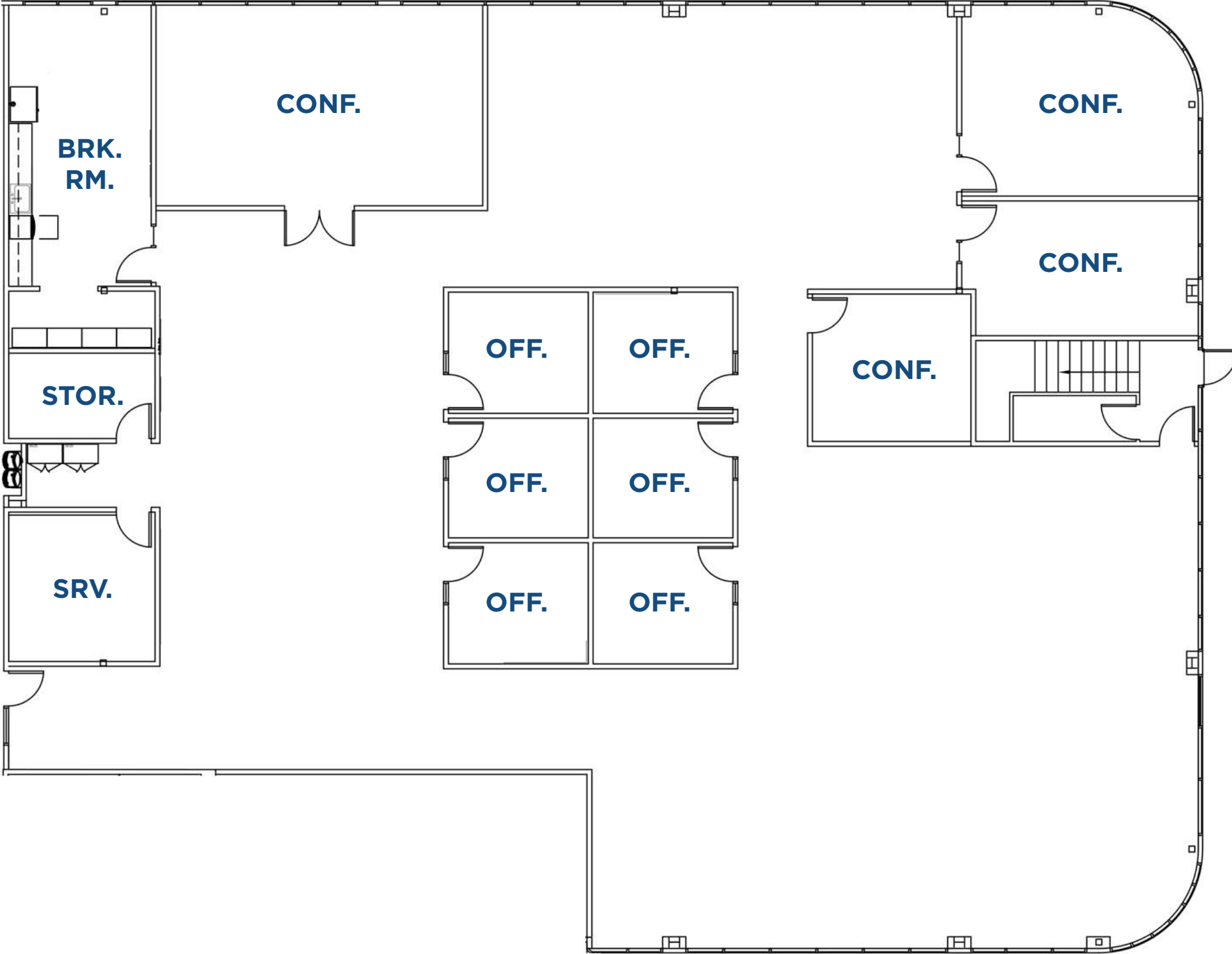


INTERIOR PHOTOS



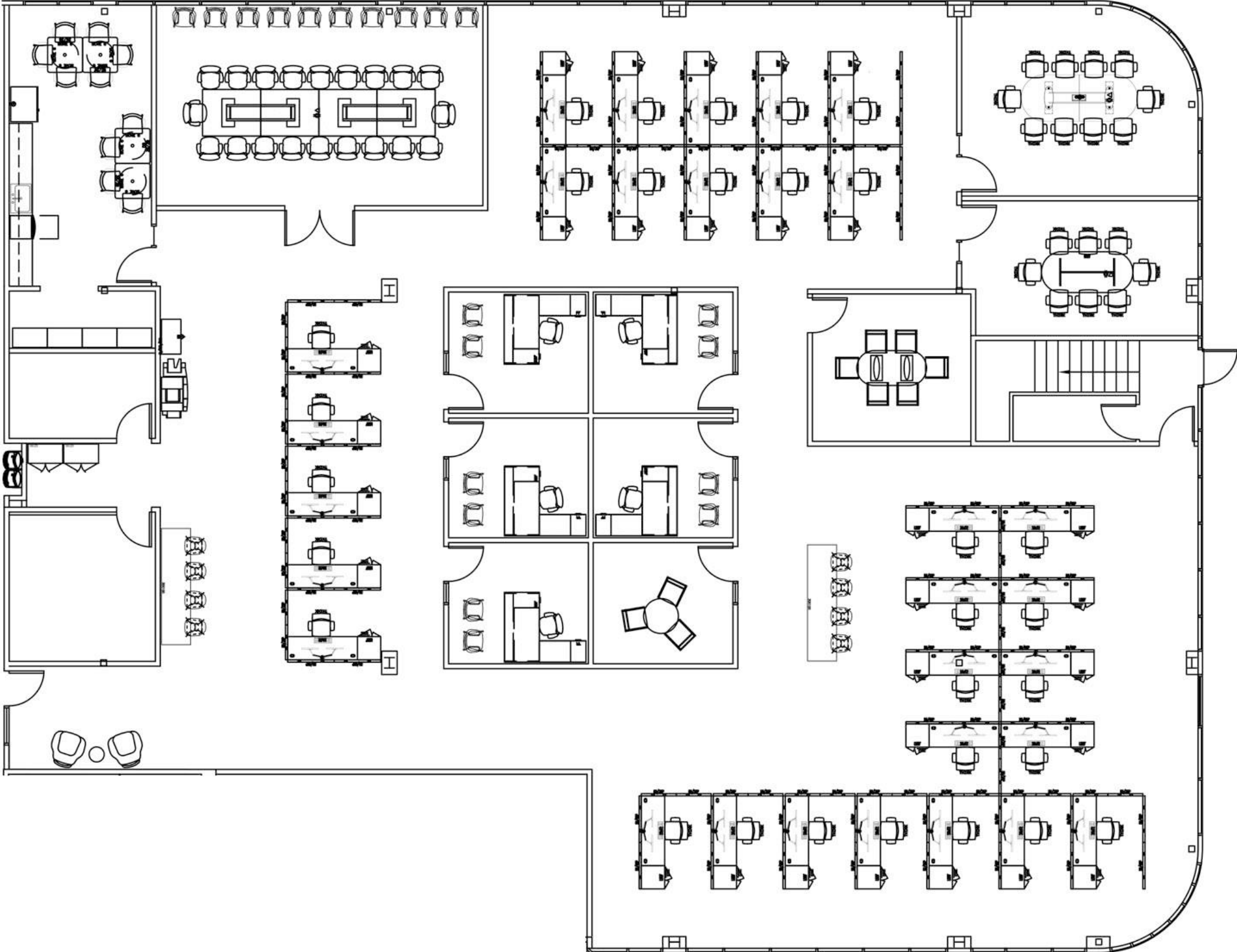
SUITE 150

±8,210 SF



SUITE 150

Hypothetical
Furniture



AERIAL

5617 SCOTTS VALLEY DR.

BEST WESTERN HOTEL

CHEVRON

HIGHWAY 17

STARBUCKS

BRG SPORTS

SCOTTS VALLEY DR.





GRANITE CREEK BUSINESS CENTER

FOR MORE INFORMATION, PLEASE CONTACT:

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