

# 5550

SCOTTS VALLEY DRIVE

SCOTTS VALLEY, CA

For Lease  
±55,320 SF

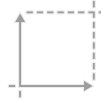




# Property — HIGHLIGHTS



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



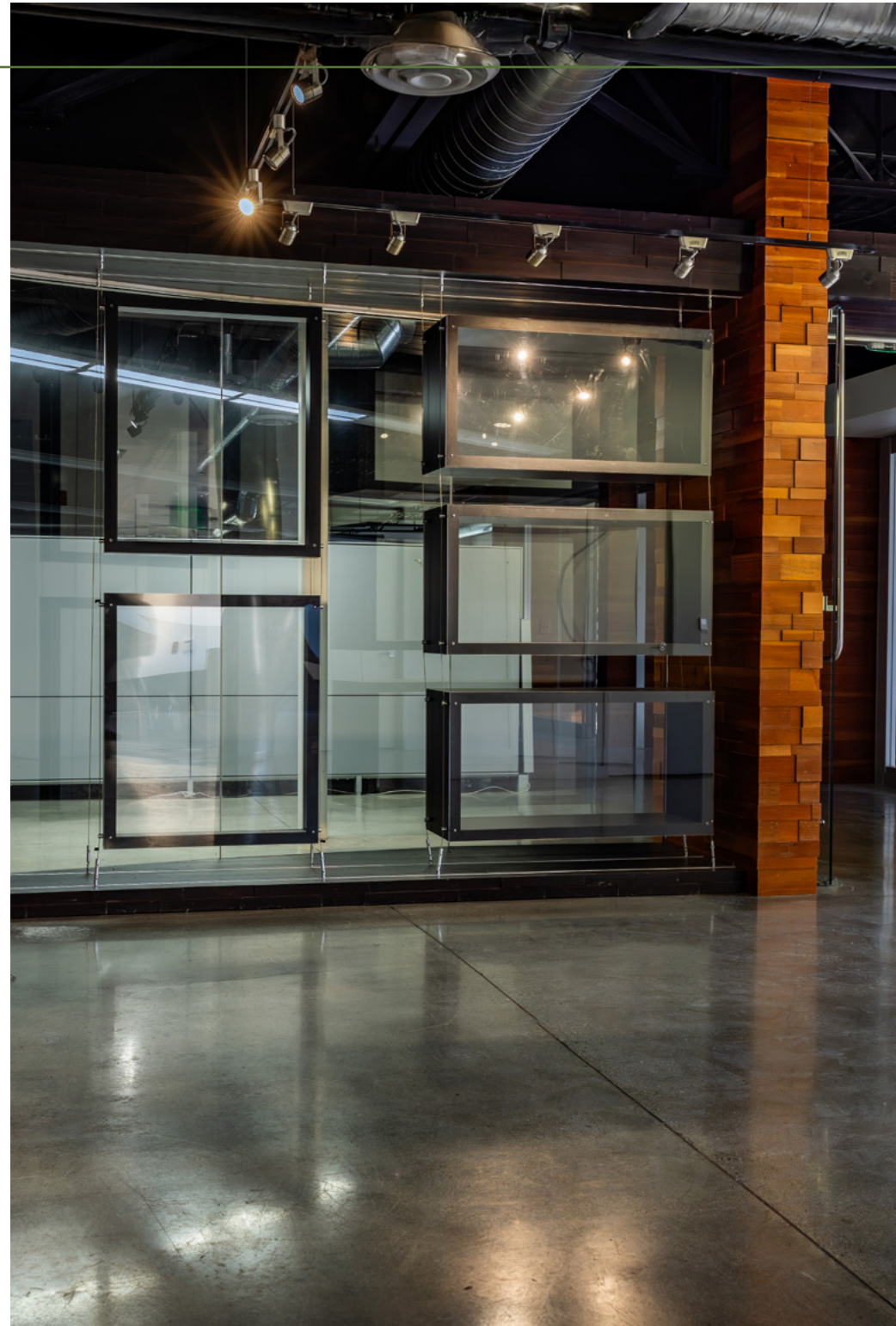
Immediately Adjacent  
to Numerous Amenities



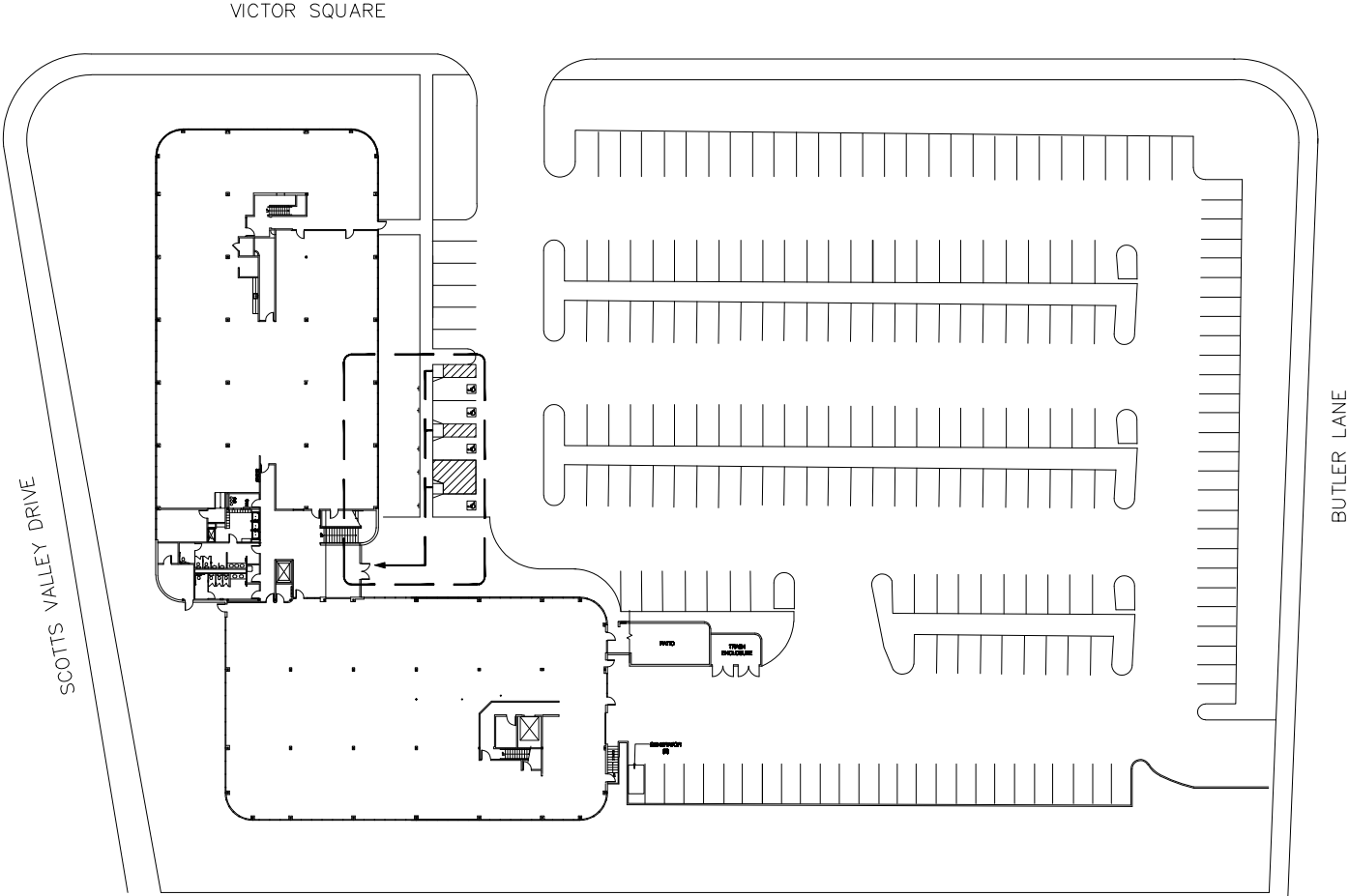
Furniture May be Available



Quality Institutional Asset



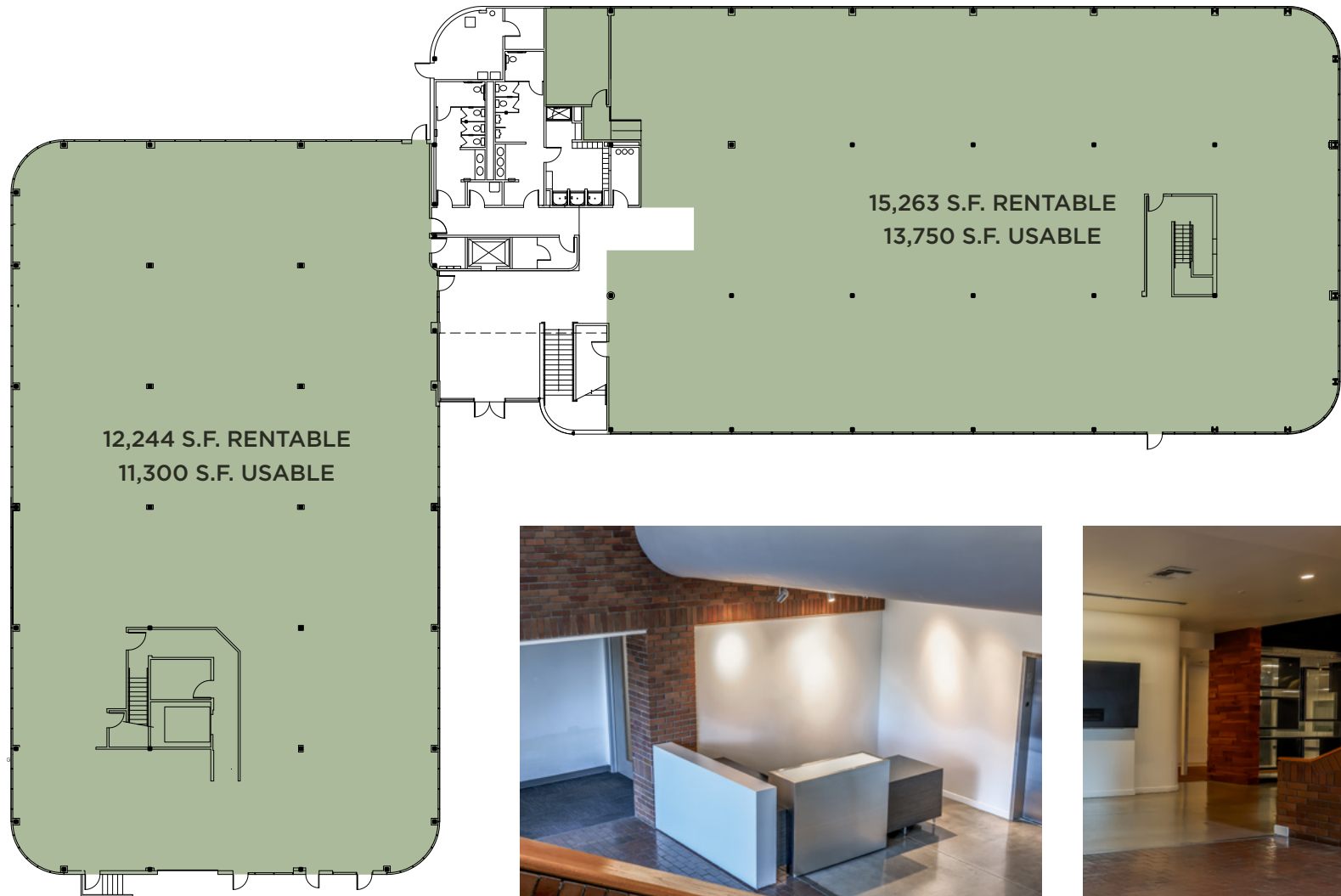
# Site PLAN



First

# FLOOR PLAN

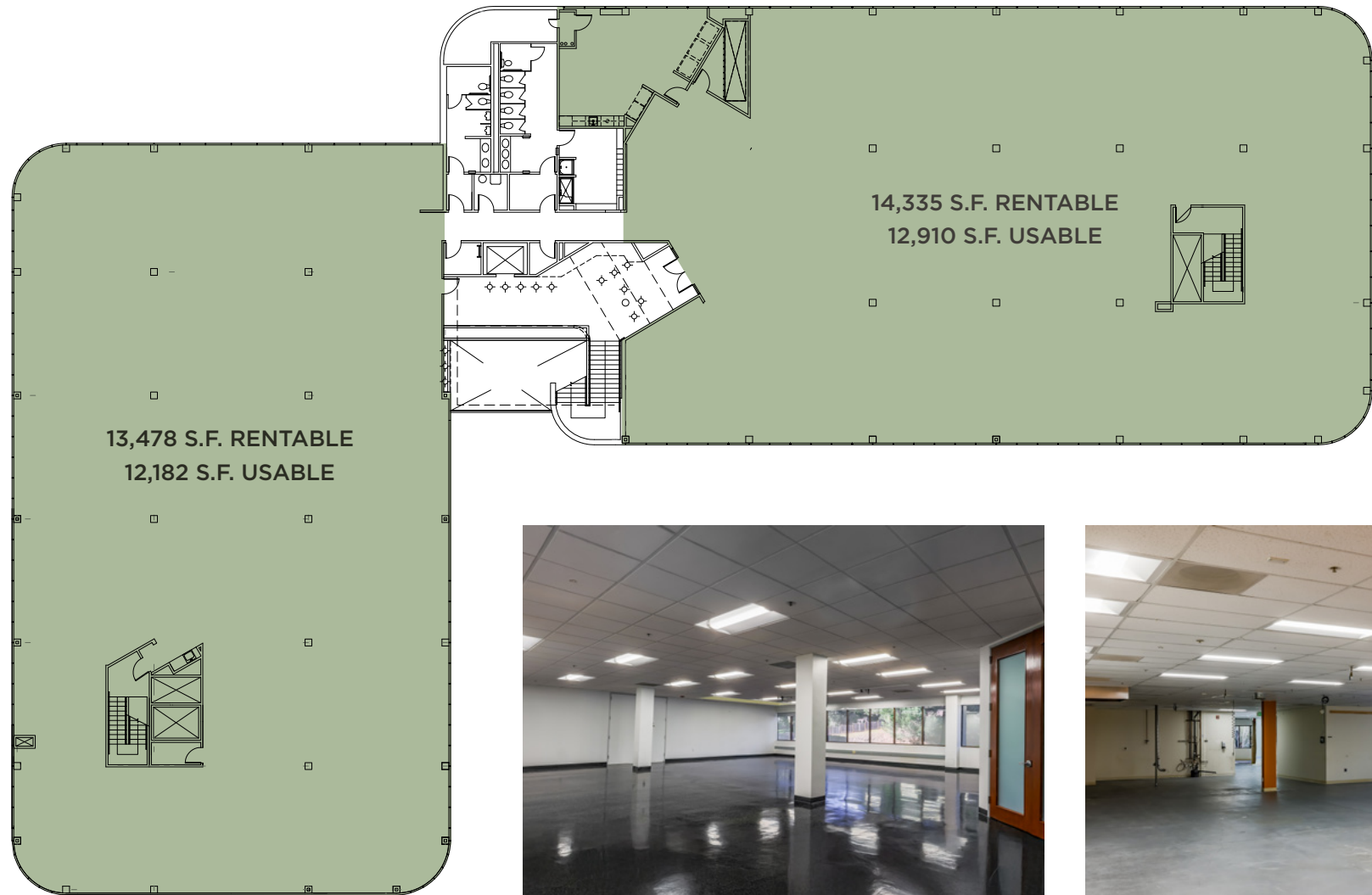
27,507 SQ. FT. RENTABLE



# Second

# FLOOR PLAN

27,813 SQ. FT. RENTABLE





# Exterior

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## PHOTOS

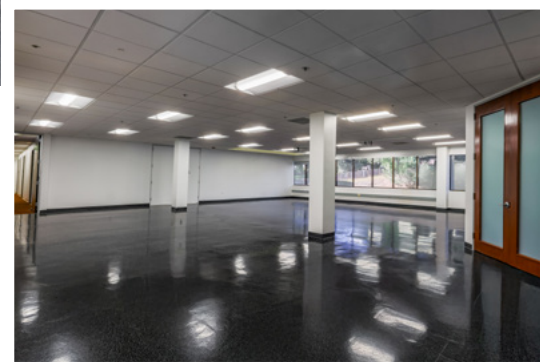
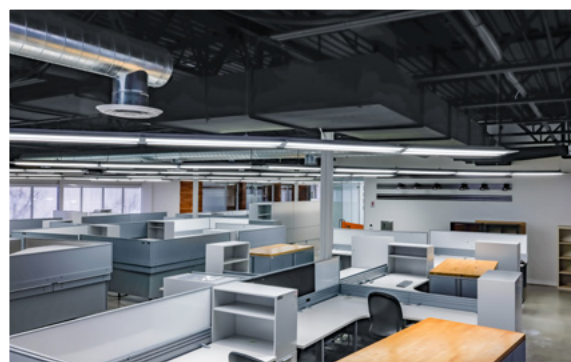




# Interior

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## PHOTOS





# Neighboring AMENITIES

SCOTTS VALLEY, CA









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