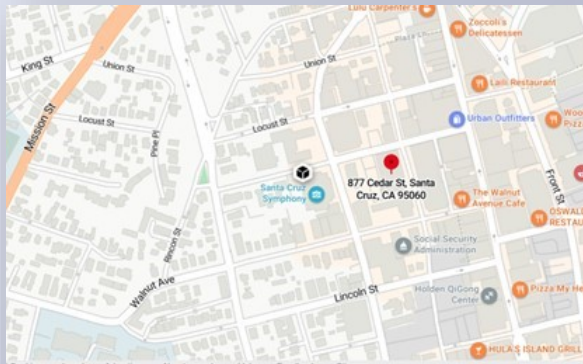


AVAILABLE FOR SALE

877 CEDAR STREET, #100-101, SANTA CRUZ

AVAILABLE FOR SALE

CLASS A—OFFICE GREEN BUILDING



- Suites 100-101, +/-4,301 SF
- Combination Private Offices and Open Space, Conference Room
- Kitchen/Breakroom with appliances
- Convenient Downtown Location
- Mobile-based Door Entry System
- Fiber Optic Internet Available
- Onsite Vehicle and Bike Parking
- LEED Certified Silver
- \$1,935,000



JIM WISEMAN

831-818-5454

DRE #01104278

jwiseman@sheldonwiseman.com

STEVEN SHELDON

831-818-0700

DRE #10208650

ssheldon@sheldonwiseman.com



While the information contained herein is deemed reliable, we cannot guarantee its accuracy. All information should be verified.

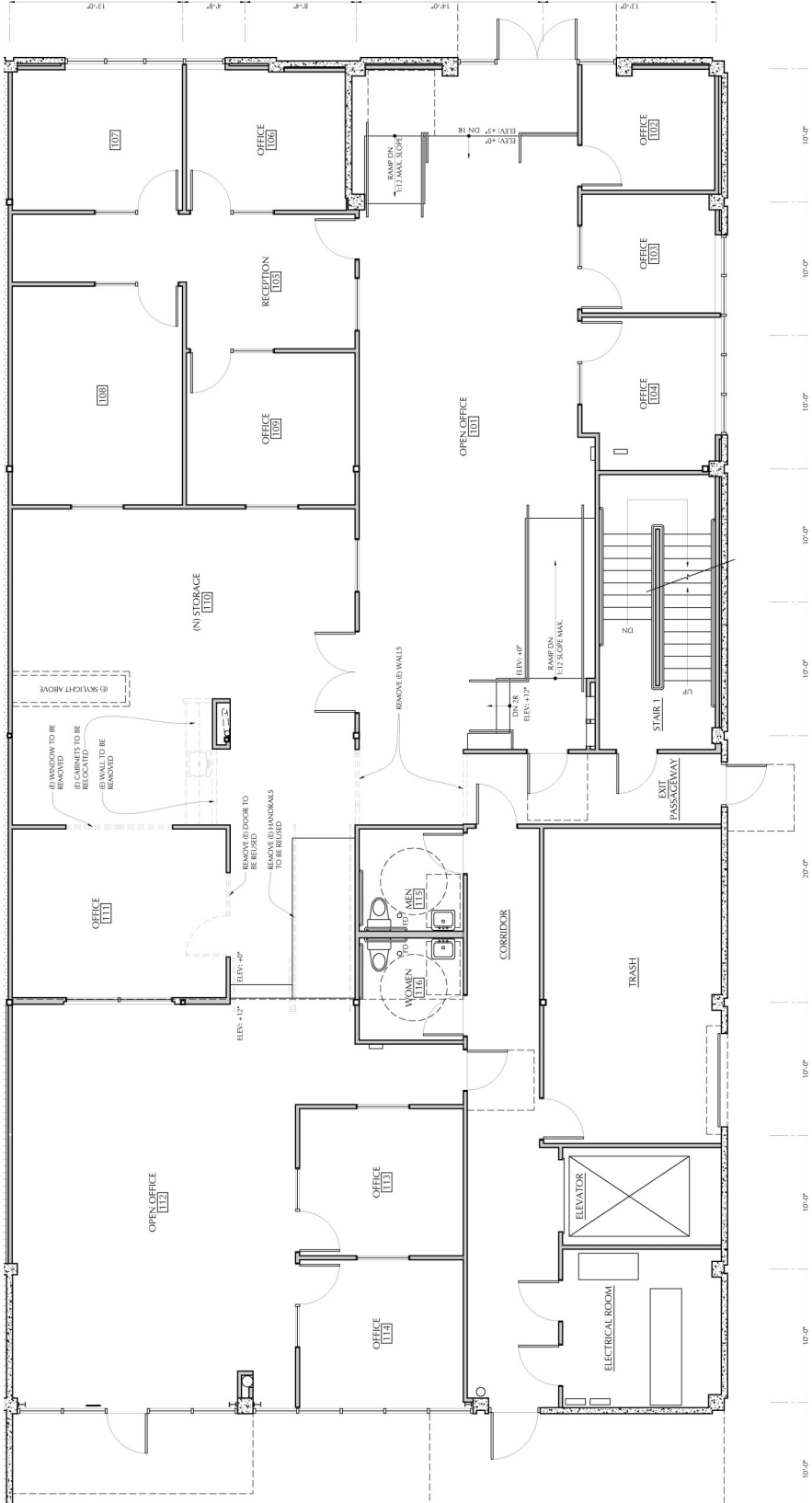
1200 Pacific Avenue, Suite 390 ■ Santa Cruz, CA 95060

Tel: 831 ■ 454 ■ 9400 ■ Fax: 831 ■ 459 ■ 7988 ■ www.sheldonwiseman.com

INTEGRITY ■ SERVICE ■ RESULTS

FLOOR PLAN

877 Cedar Street, Suites 100-101



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GREEN FEATURES

NATURAL CONDITIONS

Natural light
Operable windows

ENERGY EFFICIENCY

Insulation: R-19 Walls/R-30 Ceiling
Low Wattage Fixtures
Zone Control HVAC Distribution
Programmable HVAC Control System
On Demand Hot Water Heater
Cool Roof

RENEWABLE ENERGY

Solar Electric Panels
Solar Hot Water

WATER CONSERVATION

Dual Flush Toilets
Rainwater Catchment
Low-Water Landscaping
Weather-Controlled Irrigation

ENVIRONMENTAL PROTECTION

Limited Nighttime Light Pollution
On-site Composting
Pesticide-Free Property Maintenance
Bioswales in Parking Lots

LOW CARBON COMMUTING

Location near Transit and City Center
Outdoor Bike Racks
Electric Vehicle Charging Stations

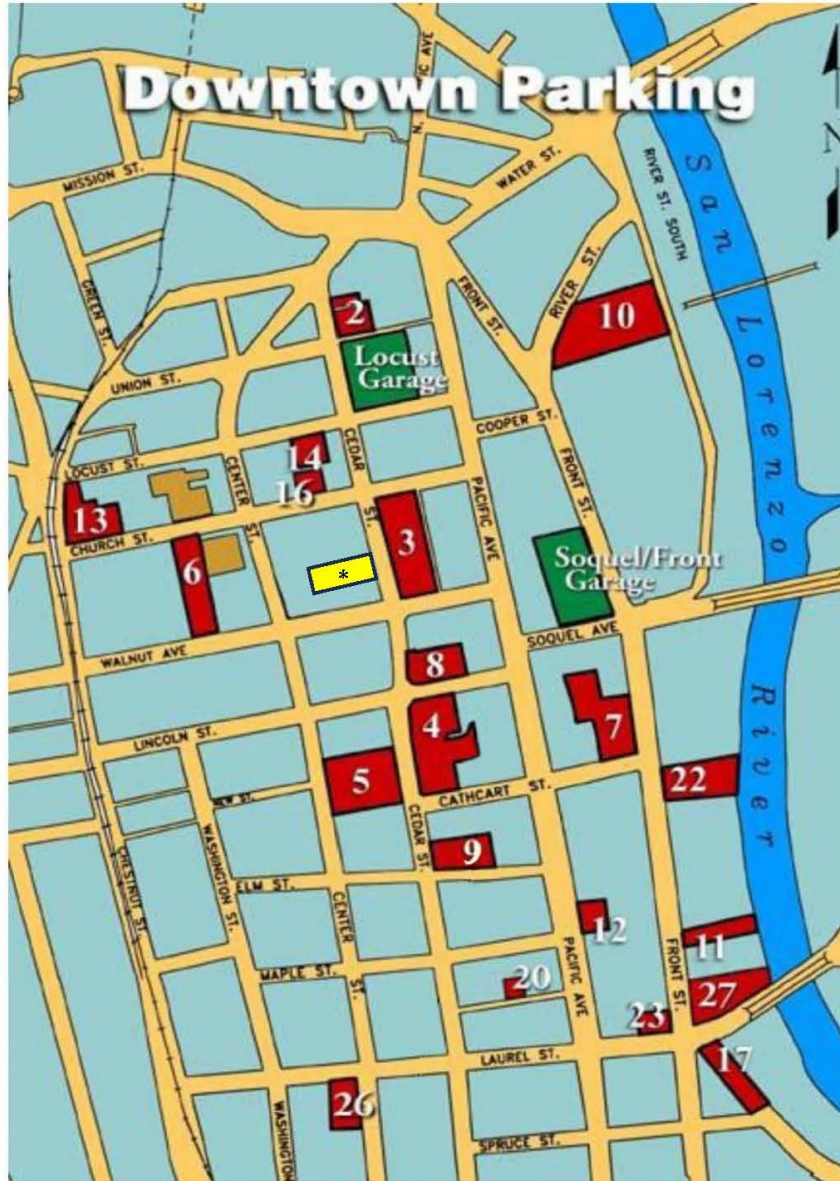
SUSTAINABLE MATERIALS

Recycled, Rapidly Renewable and re-used
Construction Materials
Existing Materials Preserved for Reuse

OCCUPANT HEALTH

Low/No Emissions Paints, Adhesives, etc.
Drinking Water Filtration

DOWNTOWN SANTA CRUZ PARKING MAP



* 877 Cedar Street, Suites 100-101, Santa Cruz

#	STREET NAME	# OF STALLS
	Soquel/Front Garage	395
2	Walnut Tree	45
	Locust Garage	407
3	Cedar/Walnut	250
4	Lincoln/Cedar	139
5	Calvary Church	108
6	Civic Auditorium	44
7	Front/Cathcart	66
8	Pearl Alley	52
9	Elm/Cedar	46
10	River/Front	465
11	S. Front	24
12	S. Pacific	15
13	City Hall	62
14	Library	22
16	Center/Walnut	8
17	Laurel St	25
20	Birch Lane	4
23	Front/Laurel	24
27	Laurel/Front	32

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INTEGRITY ■ SERVICE ■ RESULTS

