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

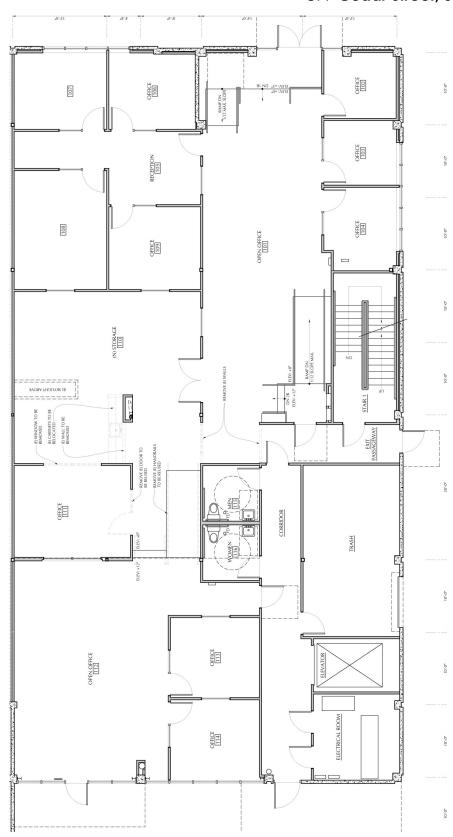


1200 Pacific Avenue, Suite 390 ■ Santa Cruz, CA 95060

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

FLOOR PLAN

877 Cedar Street, Suites 100-101



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

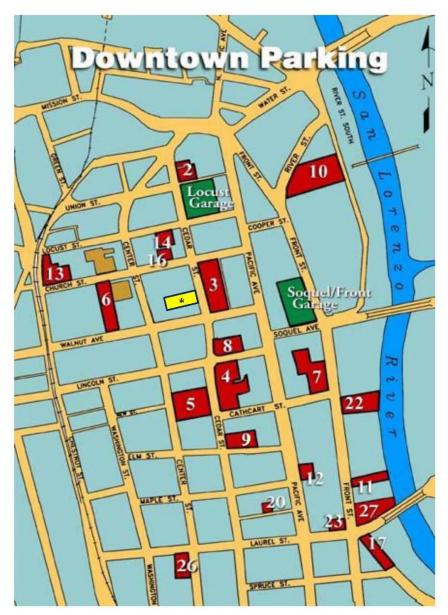
Existing Materials Preserved for Reuse

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 395 Walnut Tree 45 Locust Garage 407 Cedar/Walnut 250 Lincoln/Cedar 139 Calvary Church 108 Civic Auditorium 44 Front/Cathcart 66 Pearl Alley 52 Elm/Cedar 46 River/Front 465 S. Front 24 S. Pacific 15 City Hall 62 Library 22 Center/Walnut 8 Front/Laurel St 25 Birch Lane 4 Laurel/Front 32			_
Soquel/Front Garage 395 Walnut Tree 45 Locust Garage 407 Cedar/Walnut 250 Lincoln/Cedar 139 Calvary Church 108 Civic Auditorium 44 Front/Cathcart 66 Pearl Alley 52 Elm/Cedar 46 River/Front 465 S. Front 24 S. Pacific 15 City Hall 62 Library 22 Center/Walnut 8 Center/Walnut 8 Football 4 Front/Laurel 24	#	STREET NAME	# OF
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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		Garage	
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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		Locust Garage	407
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	3	Cedar/Walnut	250
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	4	Lincoln/Cedar	139
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	5	Calvary Church	108
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	6	Civic Auditorium	44
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	7	Front/Cathcart	66
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	8	Pearl Alley	52
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	9	Elm/Cedar	46
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	10	River/Front	465
13 City Hall 62 14 Library 22 16 Center/Walnut 8 17 Laurel St 25 20 Birch Lane 4 23 Front/Laurel 24	11	S. Front	24
14 Library 22 16 Center/Walnut 8 17 Laurel St 25 20 Birch Lane 4 23 Front/Laurel 24	12	S. Pacific	15
16 Center/Walnut 8 17 Laurel St 25 20 Birch Lane 4 23 Front/Laurel 24	13	City Hall	62
17 Laurel St 25 20 Birch Lane 4 23 Front/Laurel 24	14	Library	22
20 Birch Lane 4 23 Front/Laurel 24	16	Center/Walnut	8
23 Front/Laurel 24	17	Laurel St	25
		Here (20) - 10/2/2005-10/424-2018	
27 Laurel/Front 32	23	Front/Laurel	24
	27	Laurel/Front	32

