

FLEXIBLE LAYOUT

±2,009 TO ±4,371 RSF | FULL SERVICE | ON-SITE PARKING

ASKING RENT: \$1.65/SF/MO FULL SERVICE



DOWNTOWN SANTA CRUZ OFFICE SPACE FOR LEASE

1543 PACIFIC AVENUE

SANTA CRUZ, CA 95060



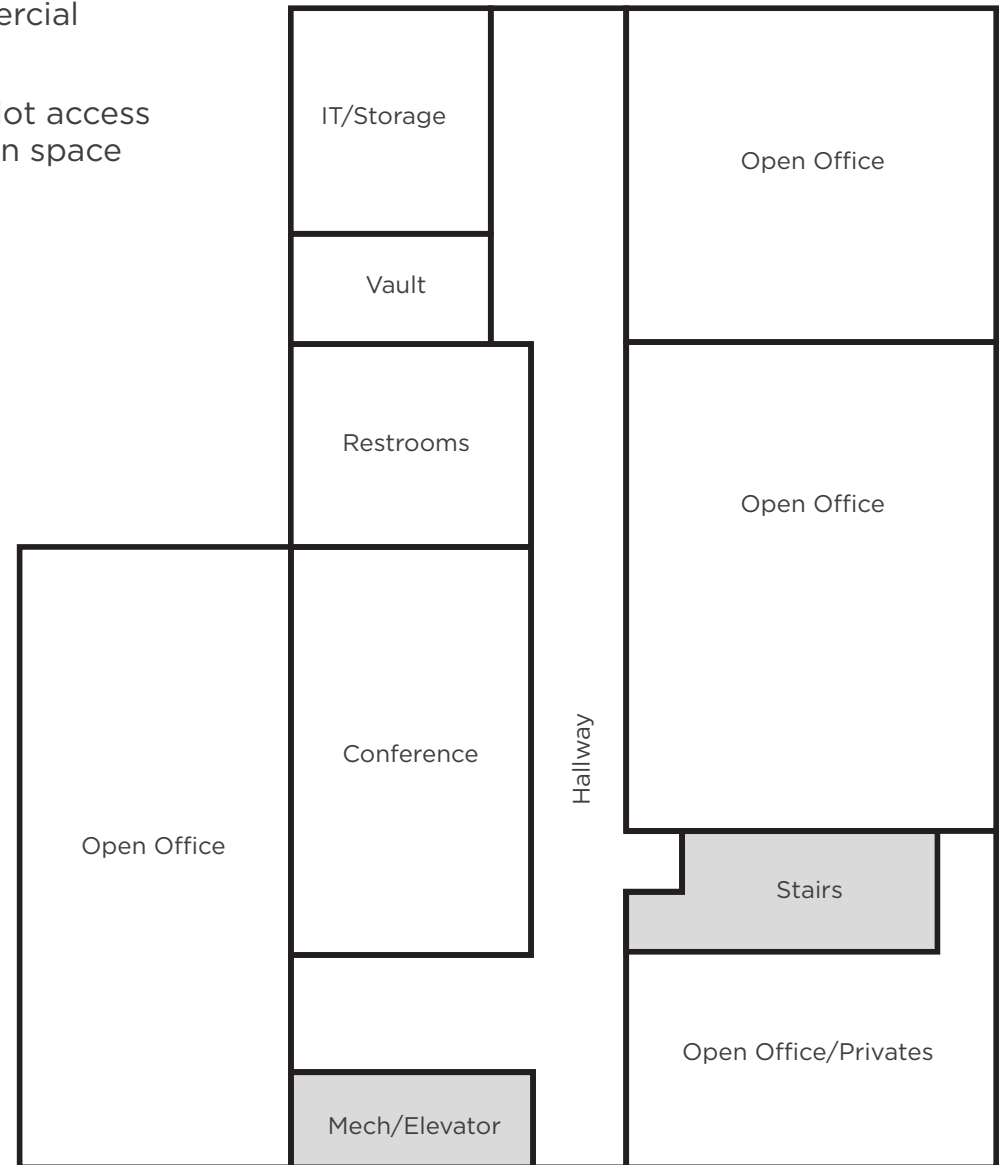
Located in the heart of Downtown Santa Cruz, 1543 Pacific Avenue offers flexible, move-in-ready professional office space within a highly visible mixed-use building on the city's main commercial corridor.

The property combines Pacific Avenue visibility with rear-lot access and parking, ideal for tenants seeking functional downtown space at a competitive full-service rate.

PROPERTY HIGHLIGHTS

- 34,371 RSF available on the ground floor (demisable down to 32,009 RSF)
- Full-service lease (utilities included)
- Flexible layout with private offices, open offices, conference room, two (2) restrooms, storage, and IT room
- Rear-lot entry and on-site parking accessible from Cedar Street
- Central downtown location with walkable access to restaurants, coffee shops, and Pacific Garden Mall amenities
- Zoned CBD - Central Business District
- Immediate occupancy with existing improvements in good conditions
- Landlord open to tenant improvement allowances for qualified tenants

FLOOR PLAN



■ Not a part of suite

PROPERTY INTERIOR



NEARBY AMENITIES





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