

# OFFICE / R&D WITH WAREHOUSE FOR LEASE

## ±4,655 Square Feet



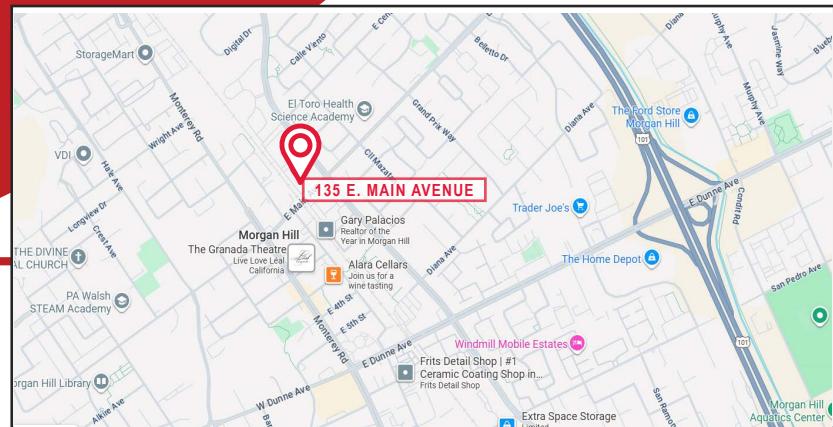
**THE RANCH**  
**135 E. MAIN AVENUE, SUITE 170 | MORGAN HILL, CA.**

### BUILDING HIGHLIGHTS:

- 100% 12' Drop Ceiling / HVAC
- 70% Office, 30% Warehouse
- 12'x12' Grade Level Truck Door
- 200 AMPS | 480 Volt | 3-Phase Power
- 3/1,000 Parking Ratio (Includes Parking In Rear)
- High Image & Identity
- Excellent Signage
- Lease Rate: \$1.89 PSF, NNN

### LOCATION HIGHLIGHTS:

- 2 Blocks from Downtown
- Corner Location
- Near Numerous Retail Amenities
- 1 Block from Caltrain
- Highway 101 Proximity & Access



**RITCHIE** *Commercial*  
RESPONSIBLE REAL ESTATE

Please Contact Exclusive Agent:

**BRIAN COSTELLO** [bcostello@ritchiecommercial.com](mailto:bcostello@ritchiecommercial.com)  
cell: 1.408.316.7447 DRE Lic. #01914680

The information contained herein has been obtained from sources we deemed reliable.  
We cannot, however assume responsibility for its accuracy.

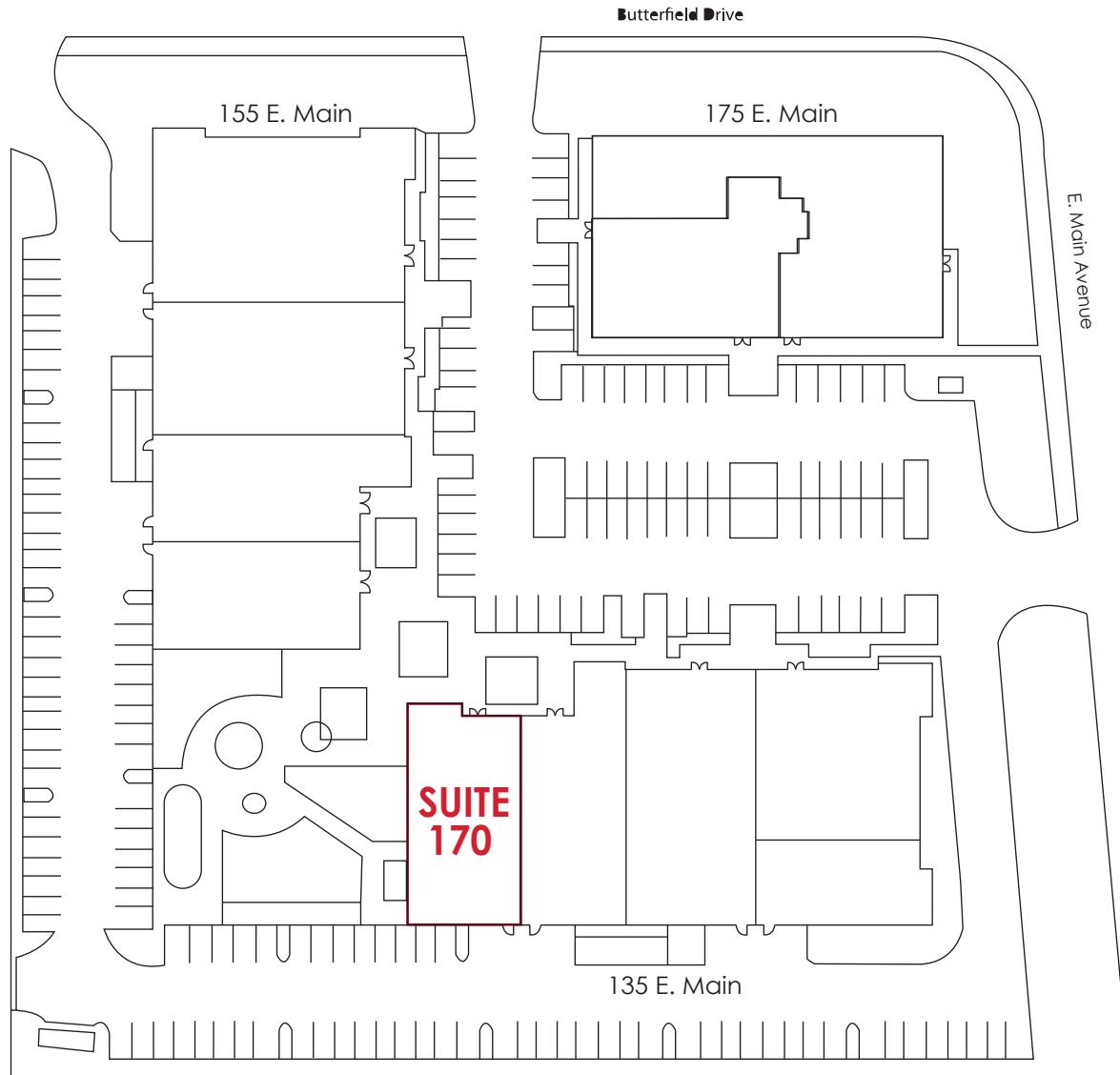
34 W. SANTA CLARA STREET, SAN JOSE, CA 95113

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*San Francisco | San Jose | Santa Cruz*

# OFFICE / R&D WITH WAREHOUSE FOR LEASE ±4,655 Square Feet



## THE RANCH 135 E. MAIN AVENUE, SUITE 170 | MORGAN HILL, CA. SITE PLAN

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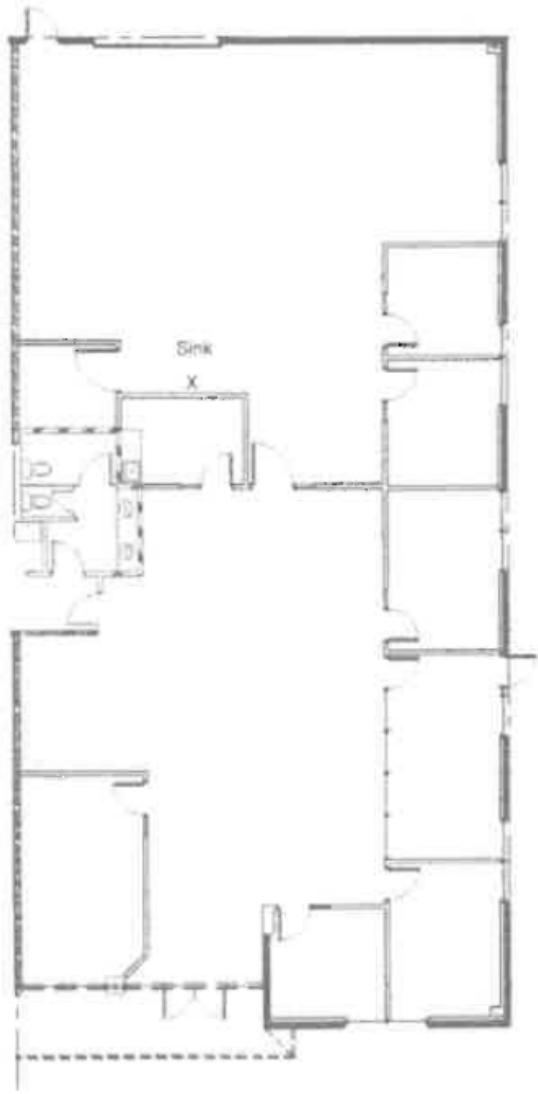
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# THE RANCH 135 E. MAIN AVENUE, SUITE 170 | MORGAN HILL, CA. FLOORPLAN

# RITCHIE

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