

Tierra Vista

Medical & Professional Office Suites

In the Business Park at Morgan Hill Ranch

18525 Sutter Blvd, Morgan Hill, California 95037



- Prime location 10 minutes from San Jose, off Highway 101 and Cochrane Rd. exit and adjacent to Cochrane Plaza, a busy retail center and Evergreen Village
- Exquisite Spanish architecture built in 2002
- Zoned for general office, medical, personal service, and retail use
- Monument signage, directory signage, and door signage options available
- Elevator served from lobby
- Fiber Optic and cable internet available
- Upscale men's and women's restrooms on each floor with granite and stonework
- High end finishes
- Light janitorial services inside suite and common areas
- Attractive tenant mix including Chicago Title Company, chiropractor, acupuncture, mammography, vascular surgeon, orthopedics, dentistry, mortgage brokerage, insurance, law offices, and Stitched Up Needleworks
- Nearby amenities include a variety of restaurants, shops, and fitness centers
- Plentiful parking

AVAILABILITY

Suite 240

Rentable Sq. Ft.

• 2,697 sq. ft.

Monthly Base Rent

• \$5,124 (\$1.90/sqft) • NNN Lease

Suite 280

• 2,804 sq. ft.

• \$5,608 (\$2.00/sqft) • NNN Lease

Suite 290

• 2,101 sq. ft.

• \$4,832 (\$2.30/sqft) • NNN Lease

Suites 280 & 290

• 4,905 sq. ft.

• \$9,075 (\$1.85/sqft) • NNN Lease

(408) 465-9771

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Homes®**

Suite 240 Available

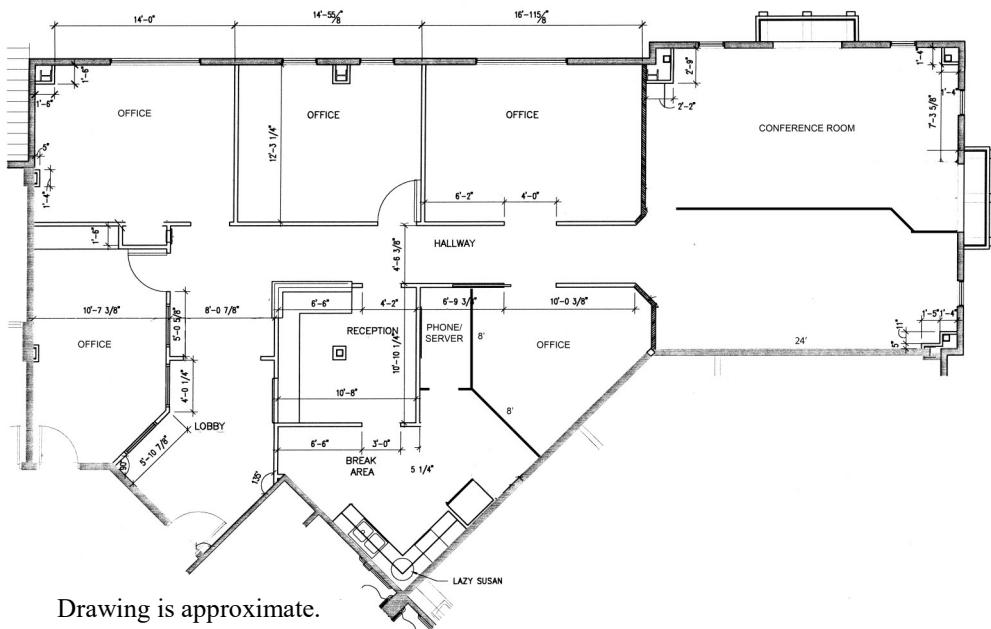
Tierra Vista



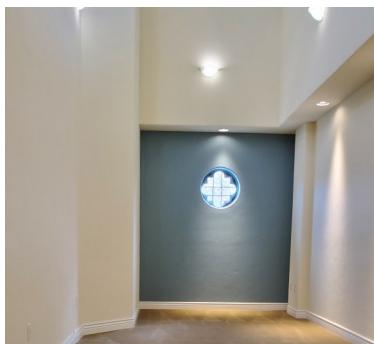
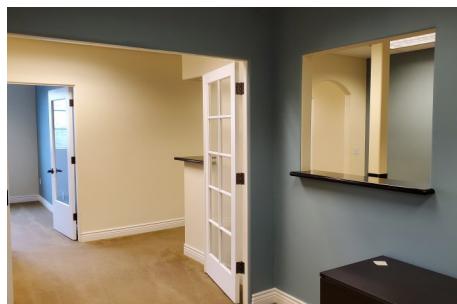
2,697 sq ft • \$5,124 (\$1.90/sq ft base rent) - NNN Lease

This impressive, second floor executive suite has an upscale lobby/reception and waiting area with granite counters, 5 offices, conference room, a large open area, and break room. The two larger rooms in the back offer creative space for multiple work stations, conference rooms, private offices, or training.

NNN includes: HVAC (heating and cooling) in the suite and common areas, light janitorial services for each suite and common area, trash, water, property taxes, common area costs & repairs, landscaping, electricity for suite lighting, fire sprinkler alarm and inspection, fire extinguisher inspection, elevator safety, etc. NNN is currently \$.82/sqft.



Drawing is approximate.



18525 Sutter Blvd. Suite 240, Morgan Hill

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Suite 280 Available

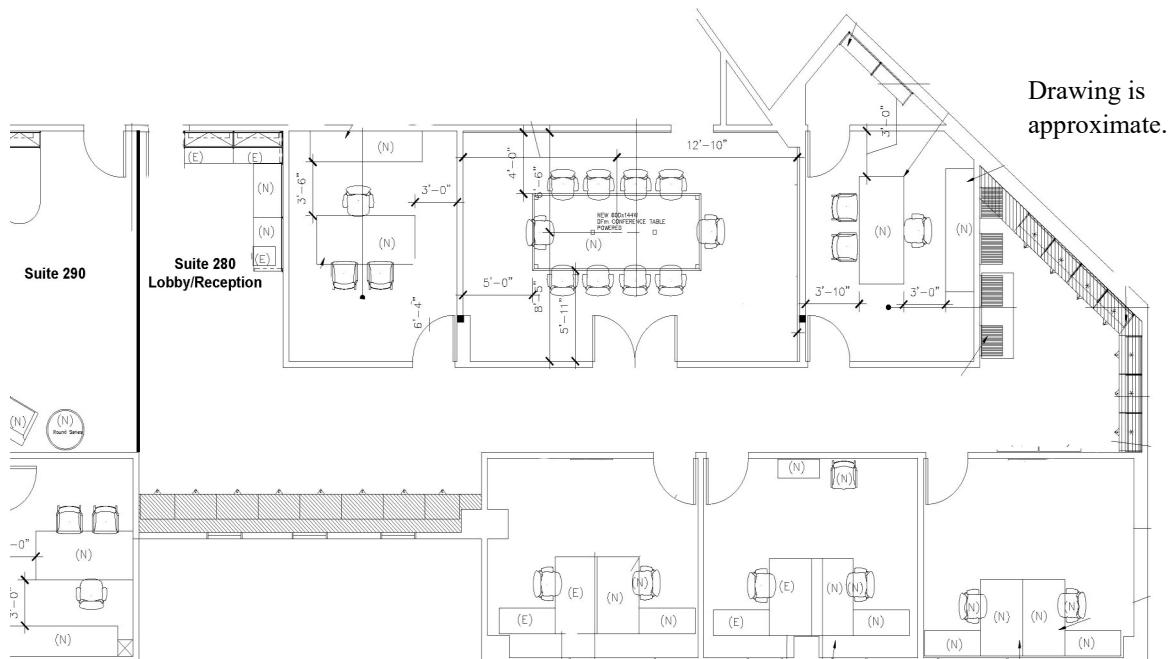
Tierra Vista



2,804 sq ft • \$5,608 (\$2.00/sq ft base rent) - NNN Lease

This spacious, professional suite has 5 large private offices, 1 conference room, spaces for several workstations and reception, and an additional space that could be converted to a break area. The thoughtful office design supports collaboration in many ways by utilizing interior windows, light, large open spaces, and private offices that are large enough for one to three people. (May be combined with adjacent suite 290.)

NNN includes: HVAC (heating and cooling) in the suite and common areas, light janitorial services for each suite and common area, trash, water, property taxes, common area costs & repairs, landscaping, electricity for suite lighting, fire sprinkler alarm and inspection, fire extinguisher inspection, elevator safety, etc. NNN is currently \$.82/sqft.



18525 Sutter Blvd. Suite 280, Morgan Hill

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Suite 290 Available

Tierra Vista

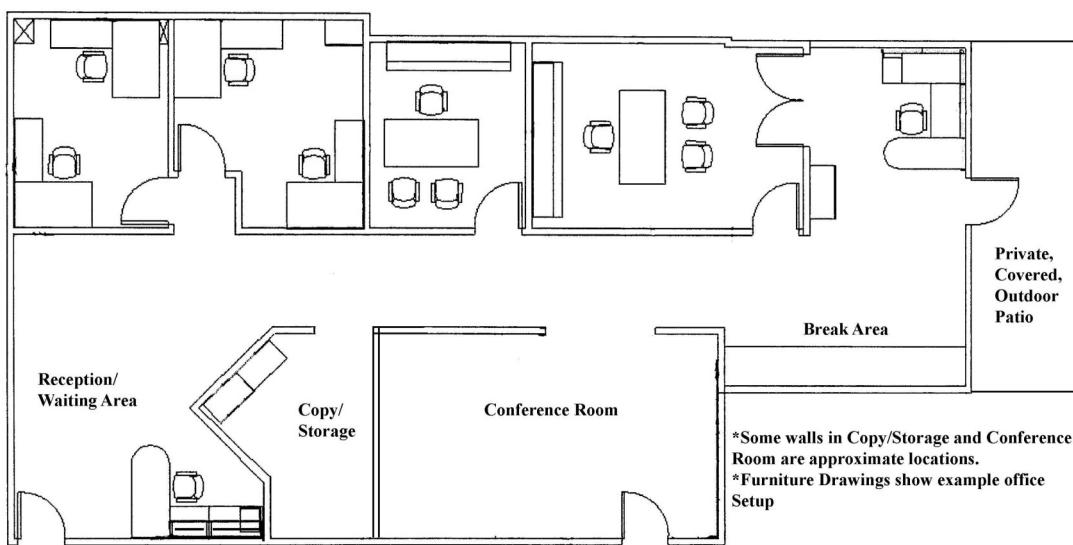


2,101 sq ft • \$4,832 (\$2.30/sq ft base rent) - NNN

This exceptional suite has a private balcony, 4 large private offices, 1 conference room, 2 flex/copy/work areas, an inviting break area with soaring ceilings, and reception. The thoughtful office design supports collaboration in many ways by utilizing interior windows, natural light, and private and semi-private offices. The modern architecture offers the feeling of home balanced with an impressive, professional design. (May be combined with adjacent suite 280.)

NNN includes: HVAC (heating and cooling) in the suite and common areas, light janitorial services for each suite and common area, trash, water, property taxes, common area costs & repairs, landscaping, electricity for suite lighting, fire sprinkler alarm and inspection, fire extinguisher inspection, elevator safety, etc. NNN is currently \$.82/sqft.

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18525 Sutter Blvd. Suite 290, Morgan Hill

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Suites 280 & 290 Available

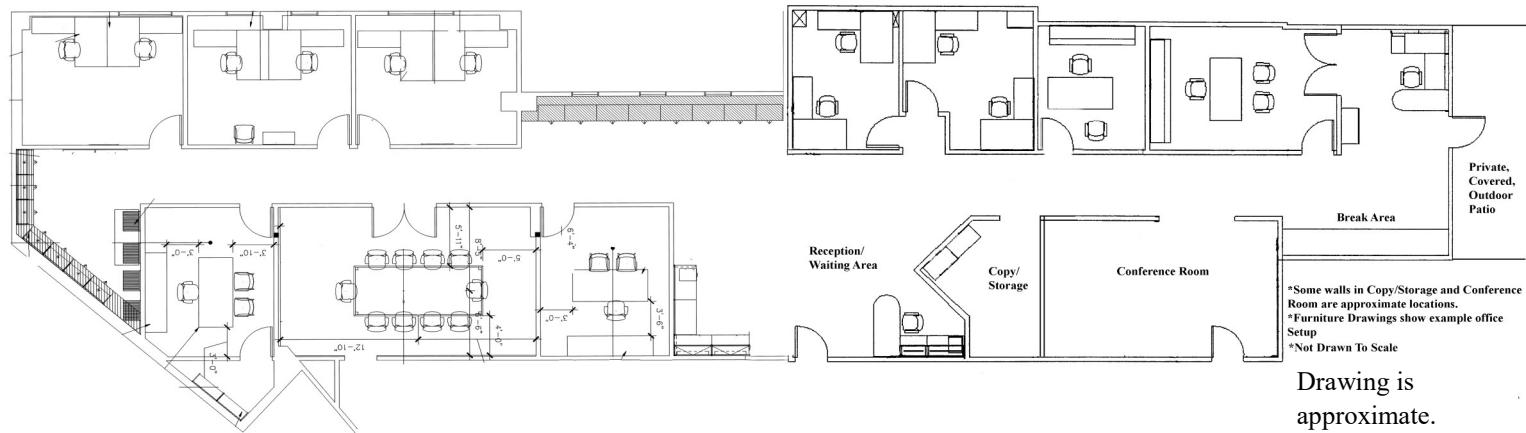
Tierra Vista



4,905 sq ft • \$9,075 (\$1.85/sq ft base rent) - NNN

This spacious and exceptional space includes two contiguous suites with a private balcony, 9 large private offices, 2 conference rooms, 2 flex/copy/leisure areas, an inviting break room with soaring ceilings, and spaces for several workstations and reception. The thoughtful office design supports collaboration in many ways by utilizing interior windows, light, large open spaces, and private offices that are large enough for one to three people. The modern architecture offers the feeling of home balanced with an impressive, professional design.

NNN includes: HVAC (heating and cooling) in the suite and common areas, light janitorial services for each suite and common area, trash, water, property taxes, common area costs & repairs, landscaping, electricity for suite lighting, fire sprinkler alarm and inspection, fire extinguisher inspection, elevator safety, etc. NNN is currently \$.82/sqft.



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