

# OFFICE / R&D FOR LEASE

±4,000 - ±9,328 Square Feet



## THE RANCH

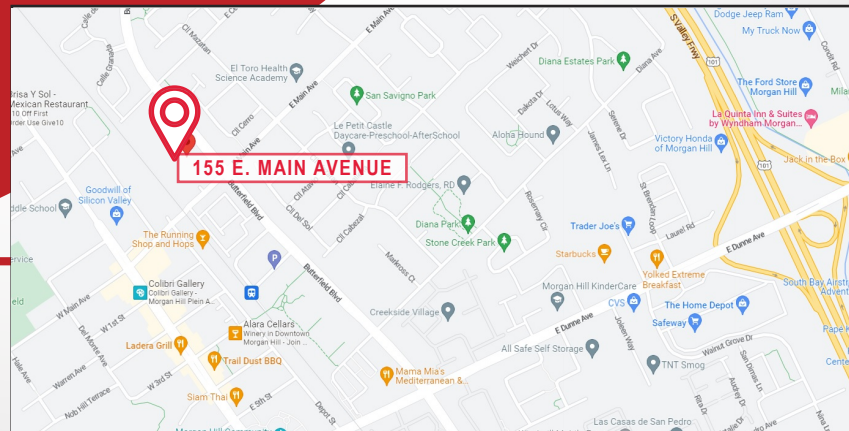
155 E. MAIN AVENUE, SUITE 170 | MORGAN HILL, CA.

### BUILDING HIGHLIGHTS:

- 100% 12' Drop Ceiling / HVAC
- Recently Improved Space
- 15 Private Offices, 3 Conference Rooms, 1 Large Meeting/Training Room, Open Office Spaces
- New Breakroom/Kitchen
- 3/1,000 Parking Ratio (Includes Parking In Rear)
- Extensive Window Line
- 12'x12' Grade Level Truck Door Possible
- 200 AMPS | 480 Volt | 3 Phase Power
- High Image & Identity
- Excellent Signage
- Lease Rate: \$1.95 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

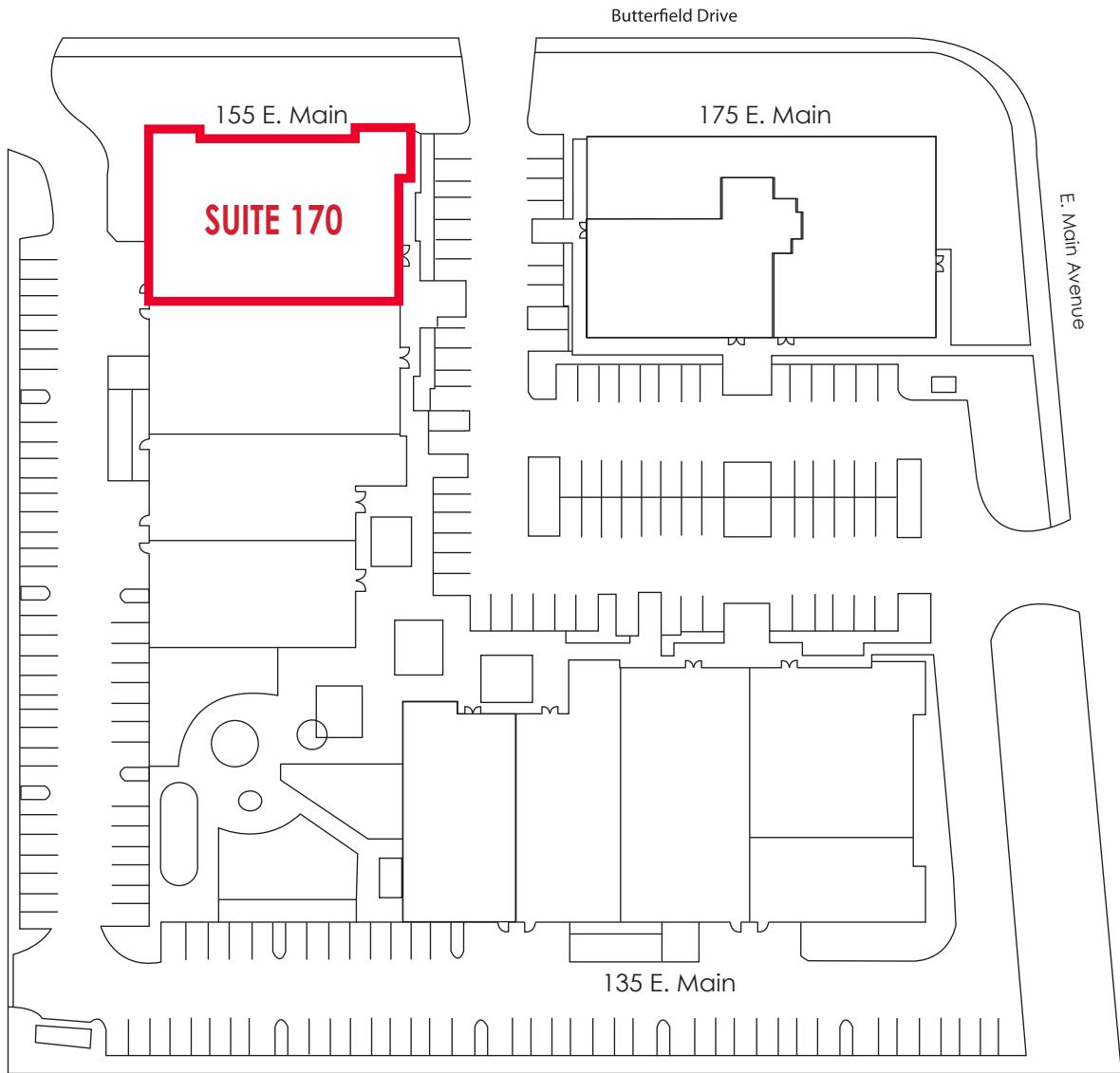
34 W. SANTA CLARA STREET, SAN JOSE, CA 95113  
DRE # 01209214 | [www.ritchiecommercial.com](http://www.ritchiecommercial.com)  
1 408.971.2700 f 1 408.971.1600

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

San Francisco | San Jose | Santa Cruz | Walnut Creek

# OFFICE / R&D FOR LEASE

±4,000 - ±9,328 Square Feet



## THE RANCH

155 E. MAIN AVENUE, SUITE 170 | MORGAN HILL, CA.

### SITE PLAN

**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

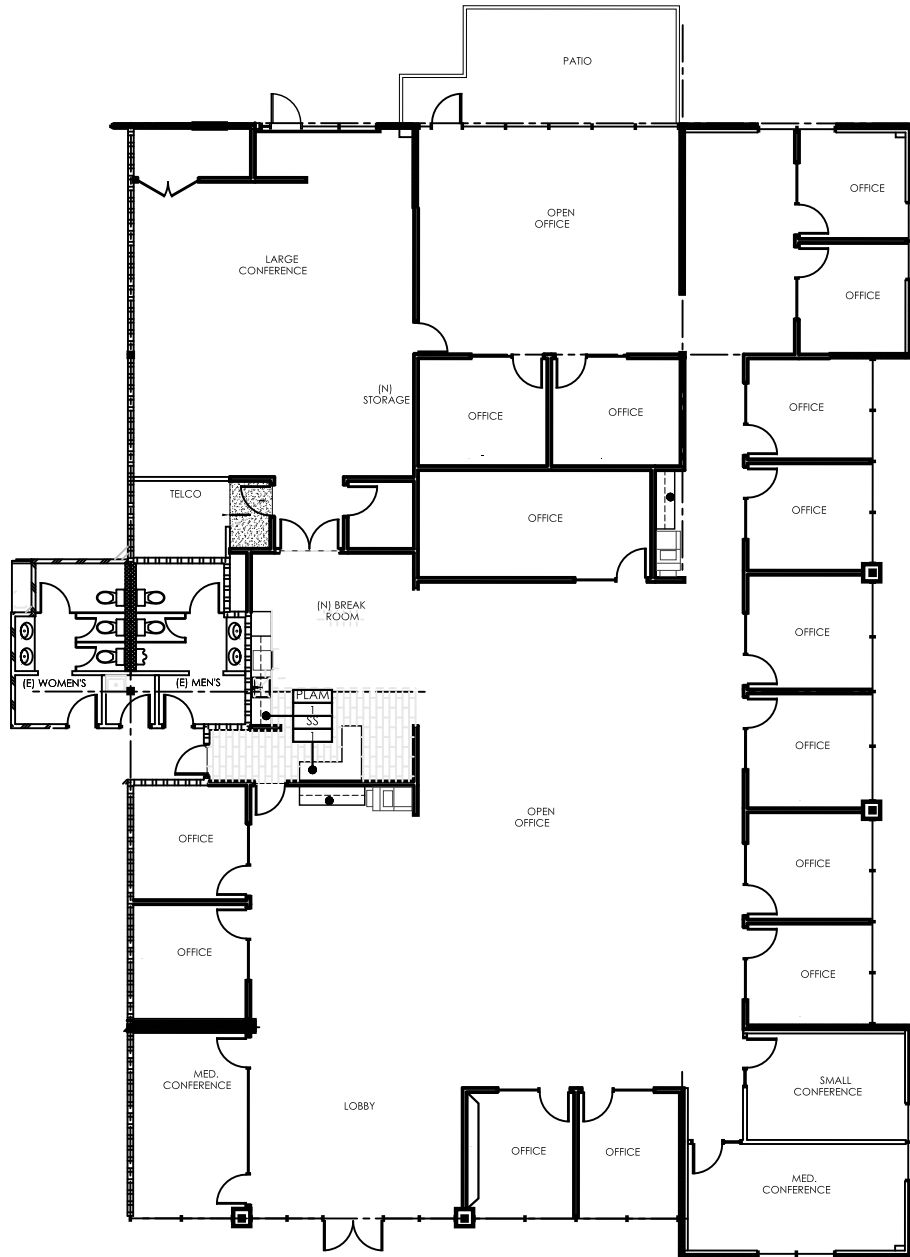
34 W. SANTA CLARA STREET, SAN JOSE, CA 95113  
DRE # 01209214 | [www.ritchiecommercial.com](http://www.ritchiecommercial.com)  
1 408.971.2700 f 1 408.971.1600

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

San Francisco | San Jose | Santa Cruz | Walnut Creek

# OFFICE / R&D FOR LEASE

±4,000 - ±9,328 Square Feet



## THE RANCH

155 E. MAIN AVENUE, SUITE 170 | MORGAN HILL, CA.



Please Contact Exclusive Agent:

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

34 W. SANTA CLARA STREET, SAN JOSE, CA 95113  
DRE # 01209214 | [www.ritchiecommercial.com](http://www.ritchiecommercial.com)  
1 408.971.2700 f 1 408.971.1600

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

*San Francisco | San Jose | Santa Cruz | Walnut Creek*