



**25,000 SF
FOR LEASE**

**FREESTANDING SINGLE STORY BUILDING
CLASS "A" OFFICE/R&D CONSTRUCTION**

18635 SUTTER BLVD

MORGAN HILL, CA

CBRE

PROPERTY HIGHLIGHTS



Freestanding Office/R&D building



25,000 SF single story building



Class A office/R&D construction



North Morgan Hill location in Morgan Hill's premier business park



60% Office - 40% lab/manufacturing open office layout, perimeter private offices, open office, conference rooms, large kitchen/meeting room, open manufacturing area with sealed concrete flooring



800 Amps @ 277/480v



IL Zoning - many uses allowed



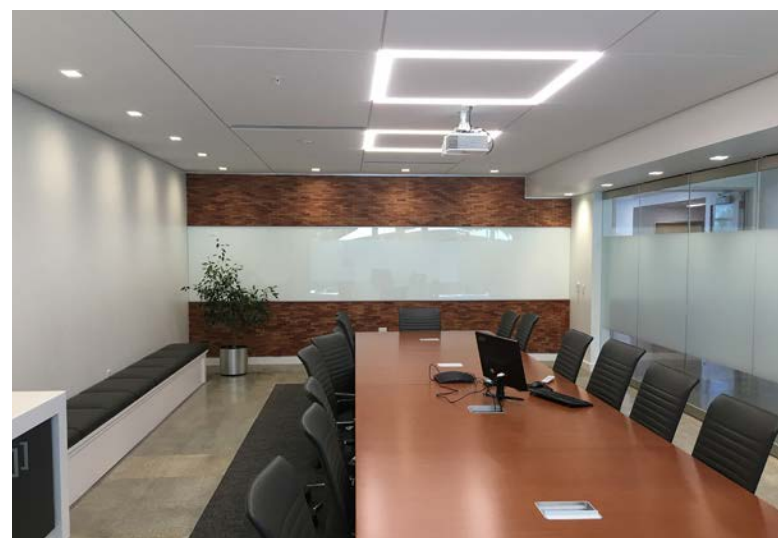
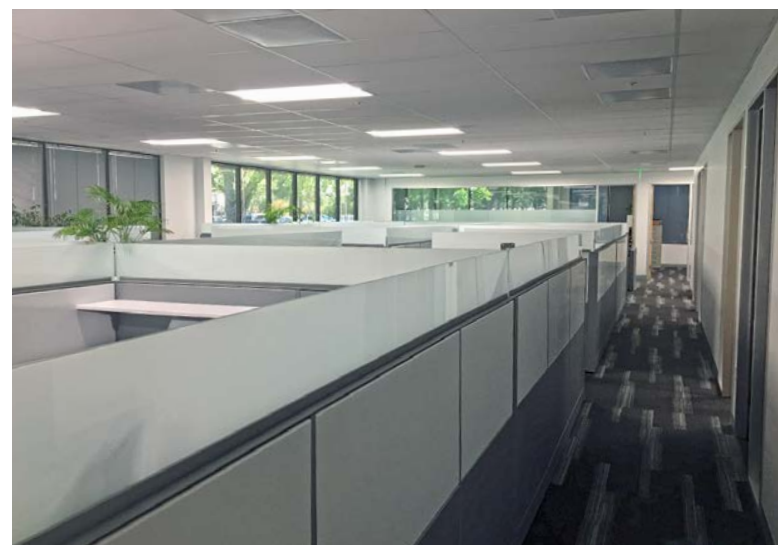
Easy Highway 101 access



Walking distance from various restaurants/shops



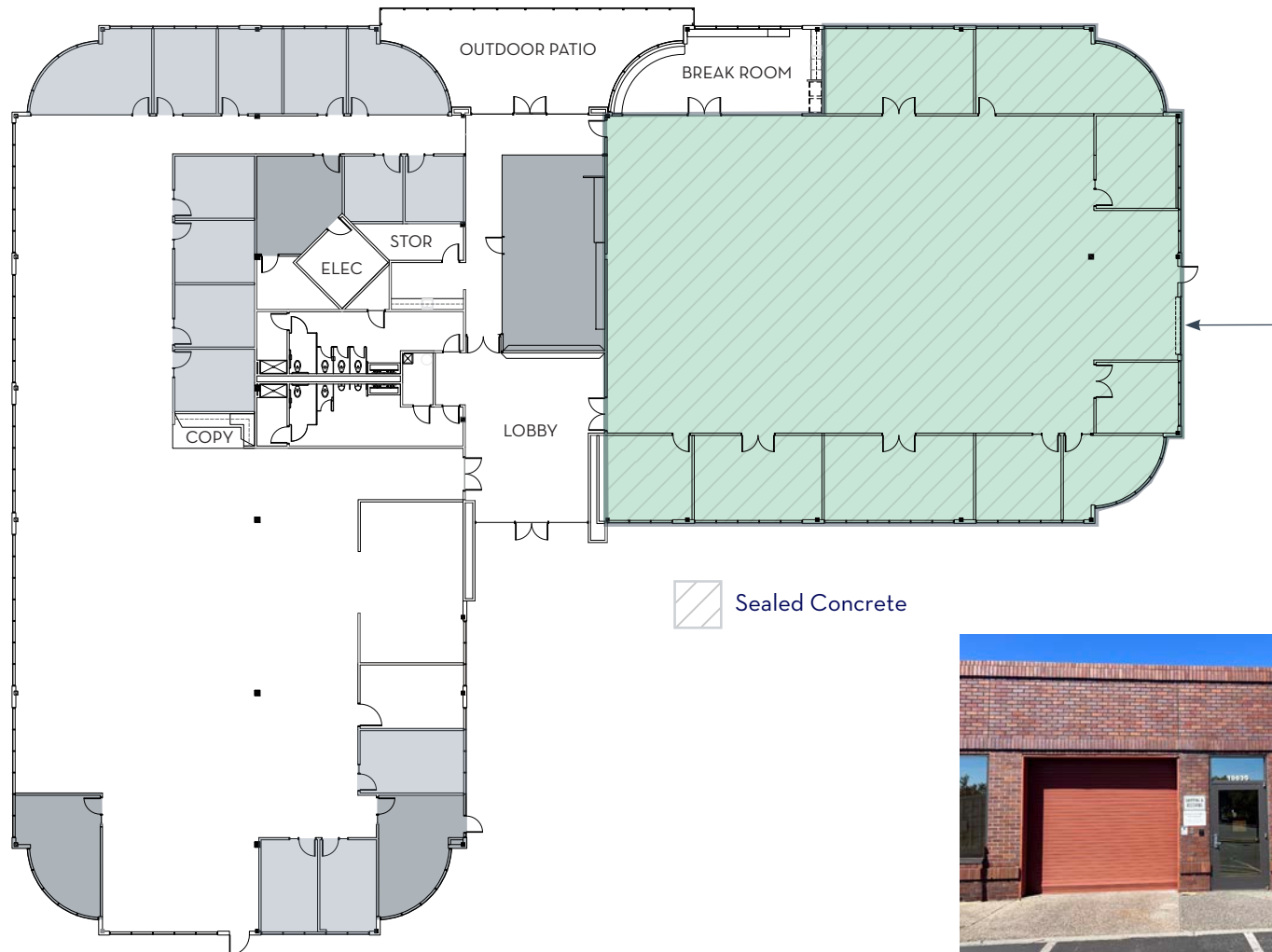
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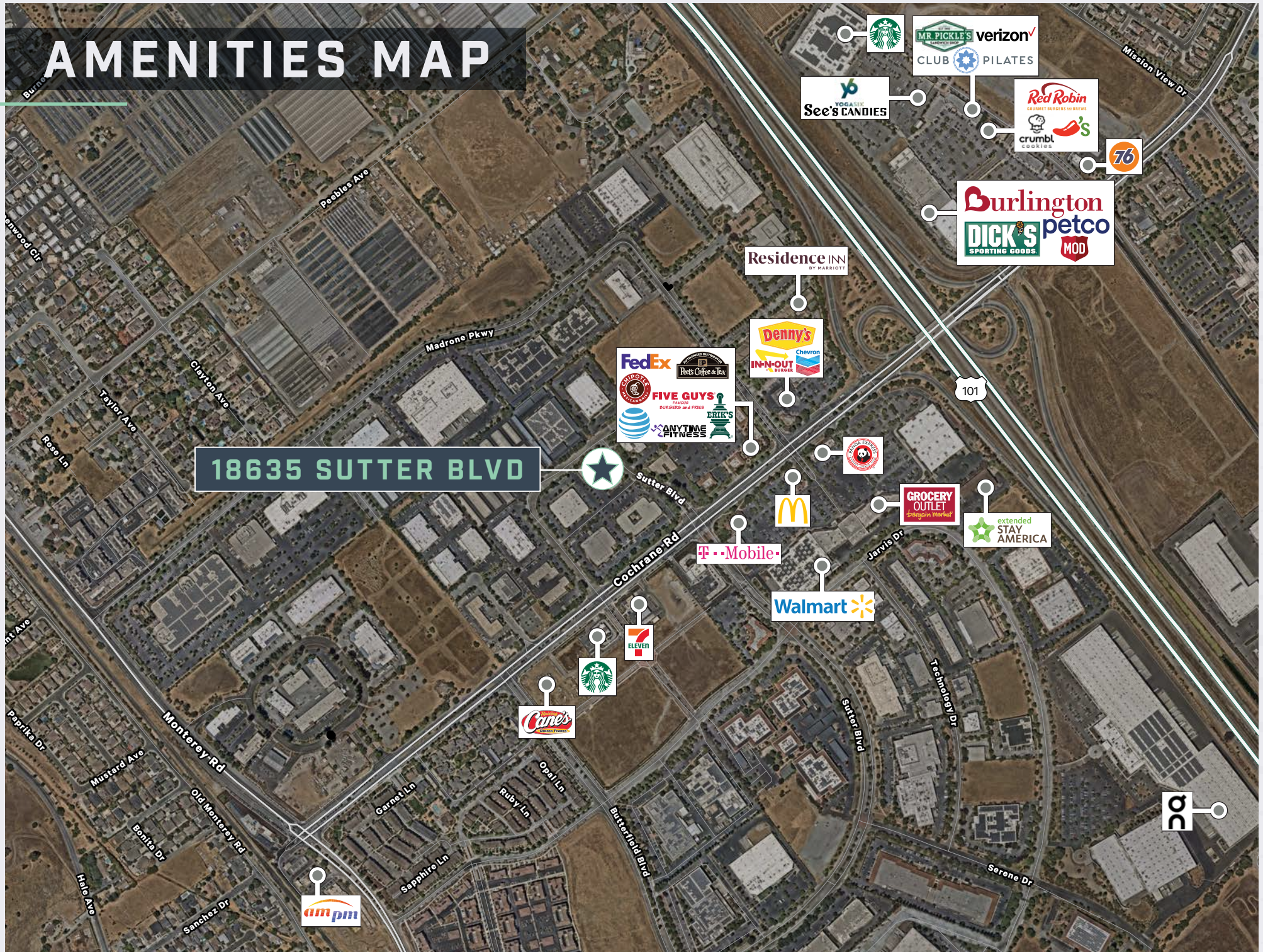
FLOOR PLAN

25,000 SF

- OFFICE
- CONFERENCE
- LAB



AMENITIES MAP



AERIAL MAP

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