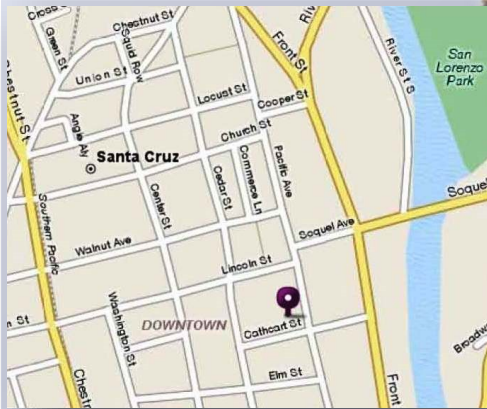


AVAILABLE FOR LEASE

1101 Pacific Avenue, Santa Cruz

**FOUR PRIME
OFFICE
SPACES
FOR LEASE**



University Town Center Pacific Avenue, Santa Cruz

Suite 200: +/- 6,177 SF

Suite 300: +/- 3,323 SF

Suite 320: +/- 5,178 SF

Suite G +/- 2,602SF

- High-end Build-outs
- Beautiful Architecture
- Low, Competitive Rates
- Great Downtown Location

\$1.35 SF/Month/NNN — NNN \$0.56 SF/Month

Utilities Included

Call us:

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DRE #01104278

jwiseman@sheldonwiseman.com

STEVEN SHELDON

DRE #01028650

ssheldon@sheldonwiseman.com



While the information contained herein is deemed reliable, we cannot guarantee its accuracy. All information should be verified.

1200 Pacific Avenue, Suite 390 ■ Santa Cruz, CA 95060

Tel: 831 ■ 454 ■ 9400 ■ Fax: 831 ■ 459 ■ 7988 ■ www.sheldonwiseman.com

INTEGRITY ■ SERVICE ■ RESULTS

Building Information

- **University Town Center** is centrally positioned in a high visibility location on Pacific Avenue in popular downtown Santa Cruz. This beautiful building is surrounded by dozens of restaurants and local, as well as, national retailers.
- This Prominent Building has 86,000 square feet of residential, office, and retail spaces.
- Excellent first floor Mixed Retail includes restaurants, crafts, bedding and upscale eye ware. Second and third floors offer prime office space with high ceilings and excellent views.
- The perfect location for your business; a walk to the coast and Santa Cruz Beach Boardwalk, just 75 miles from San Francisco, and a short commute to both the San Jose and Monterey airports.
- Convenient parking located nearby (*see attached Parking Map*).



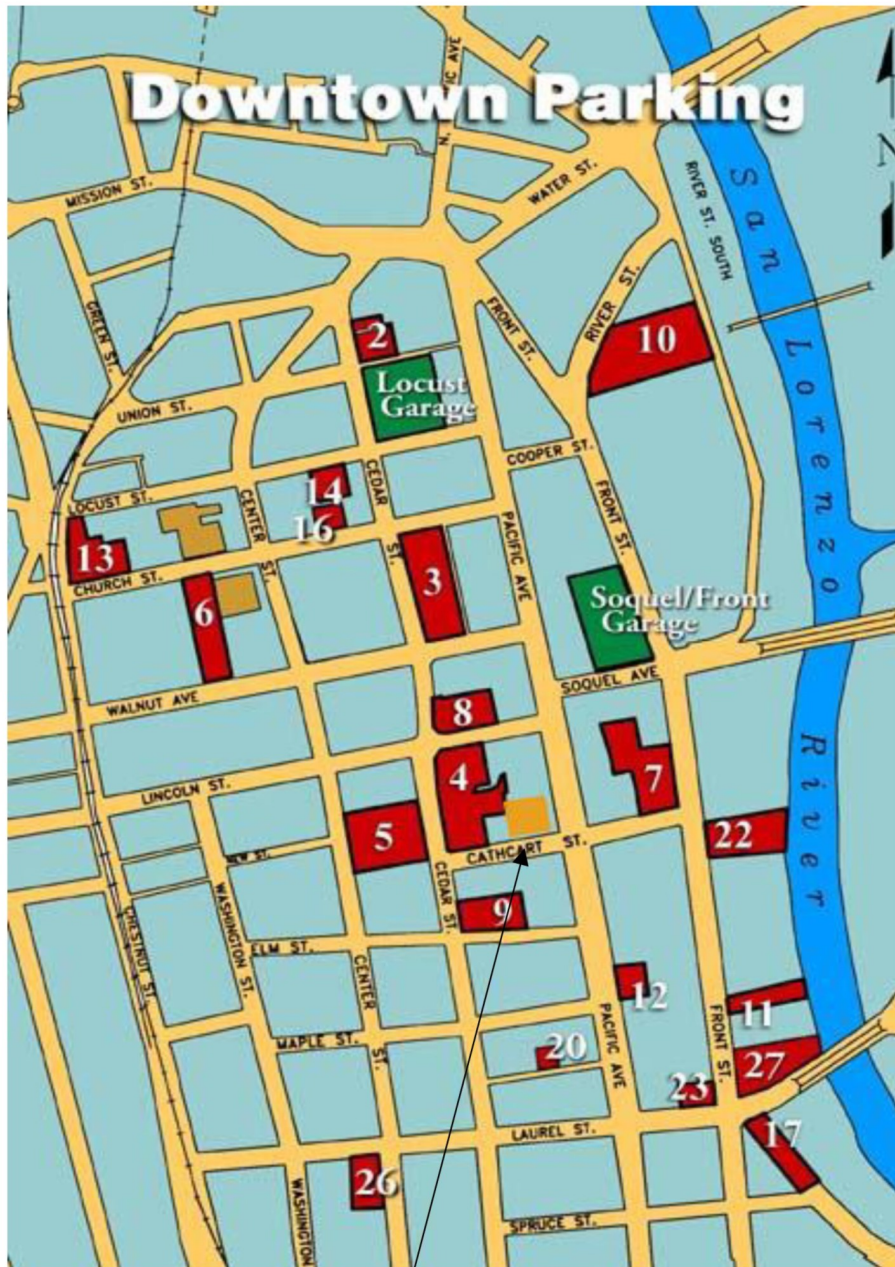
Developer — Laurel & Pacific
Architect — Barry Swenson Builder
Architectural — Thatcher & Thompson
General Contractor — Barry Swenson Builder

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INTEGRITY ■ SERVICE ■ RESULTS



DOWNTOWN SANTA CRUZ PARKING MAP



1101 Pacific Ave.

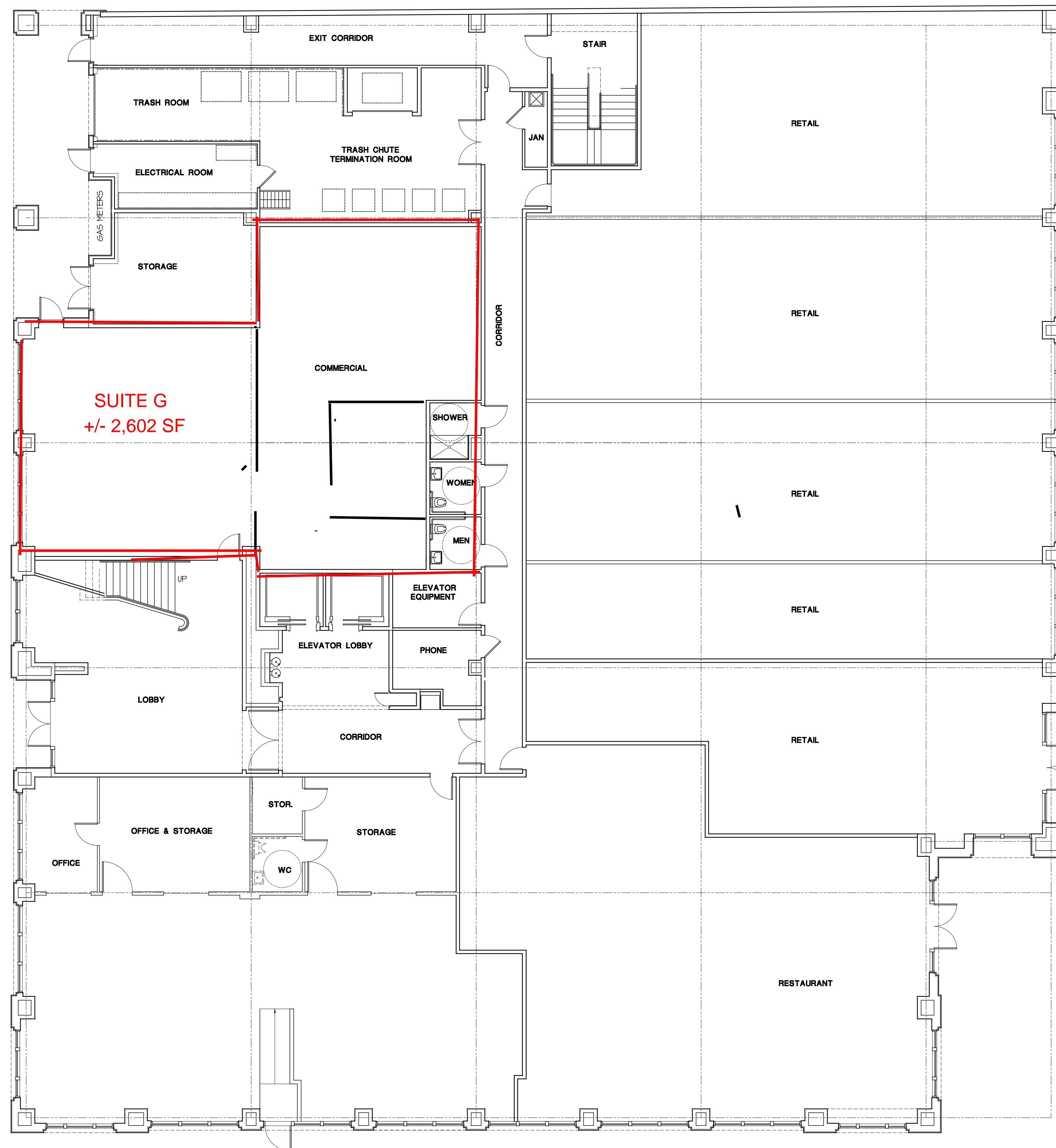
#	STREET NAME	# OF STALLS
	Soquel/Front Garage	395
2	Walnut Tree	45
	Locust Garage	407
3	Cedar/Walnut	250
4	Lincoln/Cedar	139
5	Calvary Church	108
6	Civic Auditorium	44
7	Front/Cathcart	66
8	Pearl Alley	52
9	Elm/Cedar	46
10	River/Front	465
11	S. Front	24
12	S. Pacific	15
13	City Hall	62
14	Library	22
16	Center/Walnut	8
17	Laurel St	25
20	Birch Lane	4
23	Front/Laurel	24
27	Laurel/Front	32

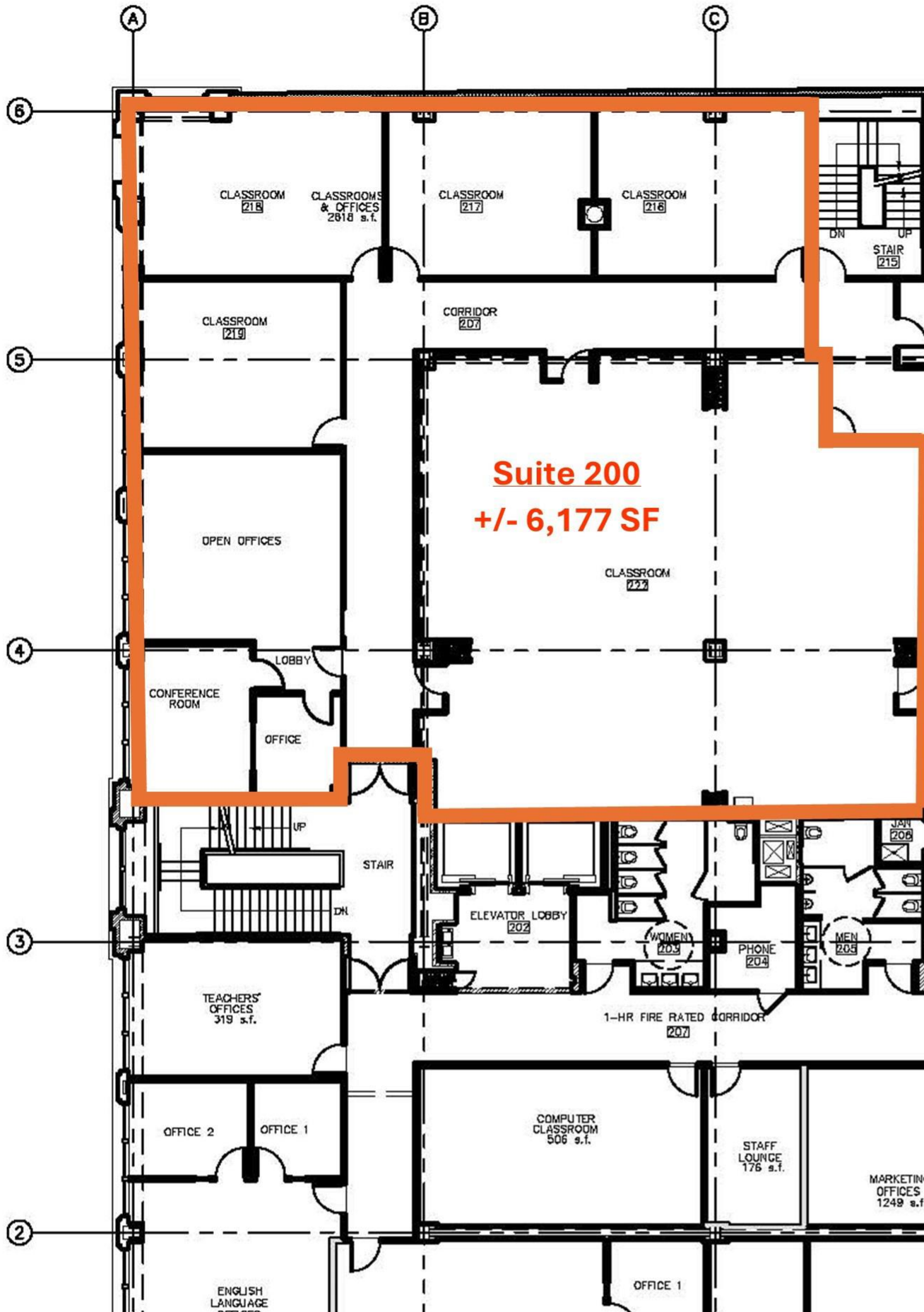
While the information contained herein is deemed reliable, we cannot guarantee its accuracy. All information should be verified.

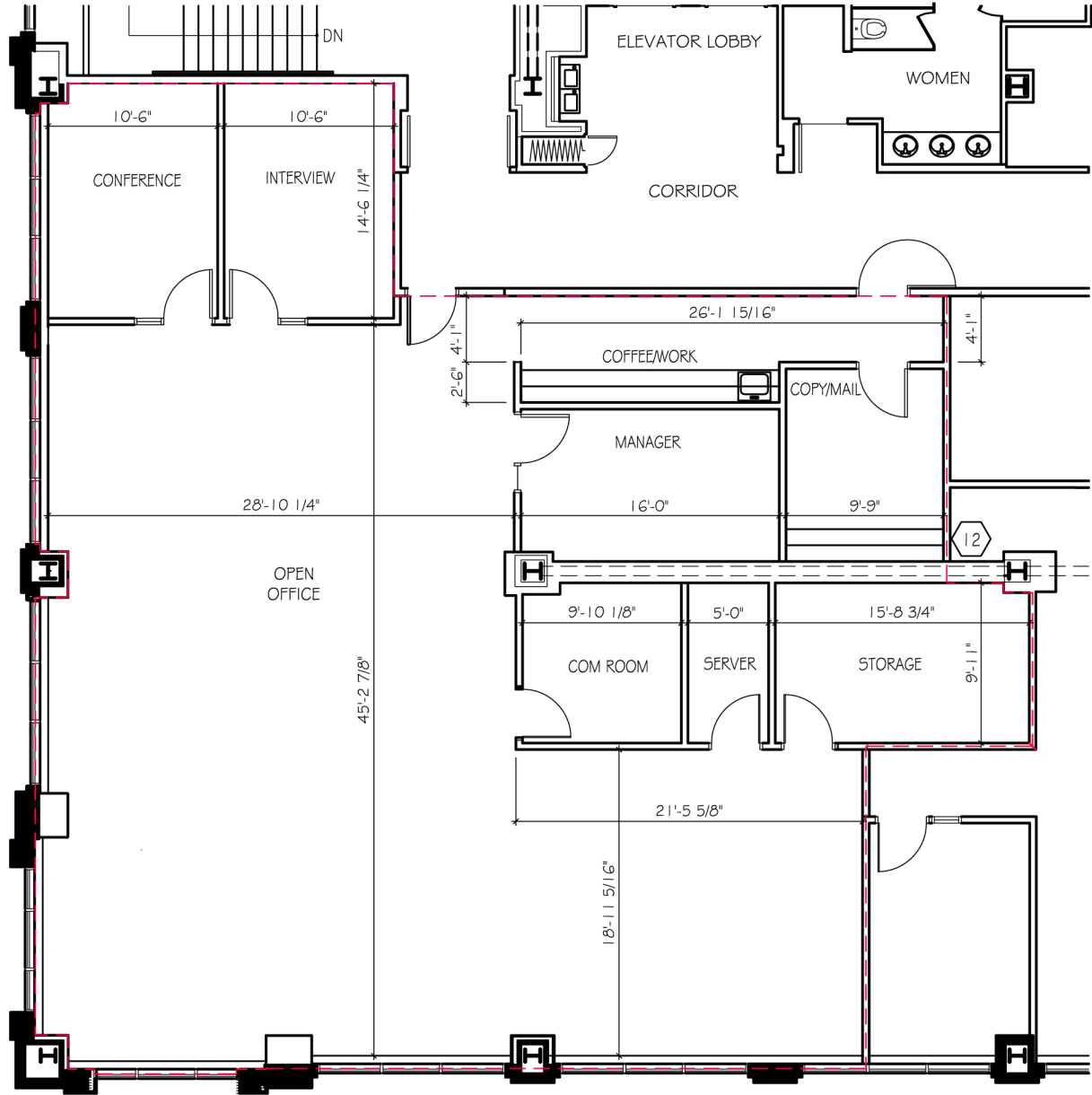
INTEGRITY ■ SERVICE ■ RESULTS



1101 Pacific Avenue Suite G, Santa Cruz CA

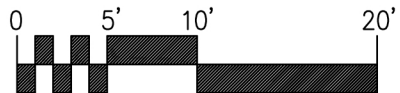






SUITE 300 FLOOR PLAN

University Town Center
 1101 Pacific Avenue, Santa Cruz, CA 95060



SCALE: 3/32" = 1'-0"

JOB: Archive Buildings
 DRAWN BY: RJH
 DATE: 30 July 2013



1101 Pacific Suite 320

