

FOR LEASE

620 WATER STREET

SANTA CRUZ, CA 95060



±5,120 SF TO ±15,480 SF @ \$2.50 PSF/MO + NNN



CUSHMAN &
WAKEFIELD

620 WATER STREET

Santa Cruz, CA 95060

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This is a stand-alone single story building with excellent on-site parking. The building boasts substantial electrical power @ 1200A 3ph 208V. This is rare for buildings of this size, especially buildings in CC zoning. The building is currently vacant.

Landlord's preference is to lease the entire building to a single tenant.

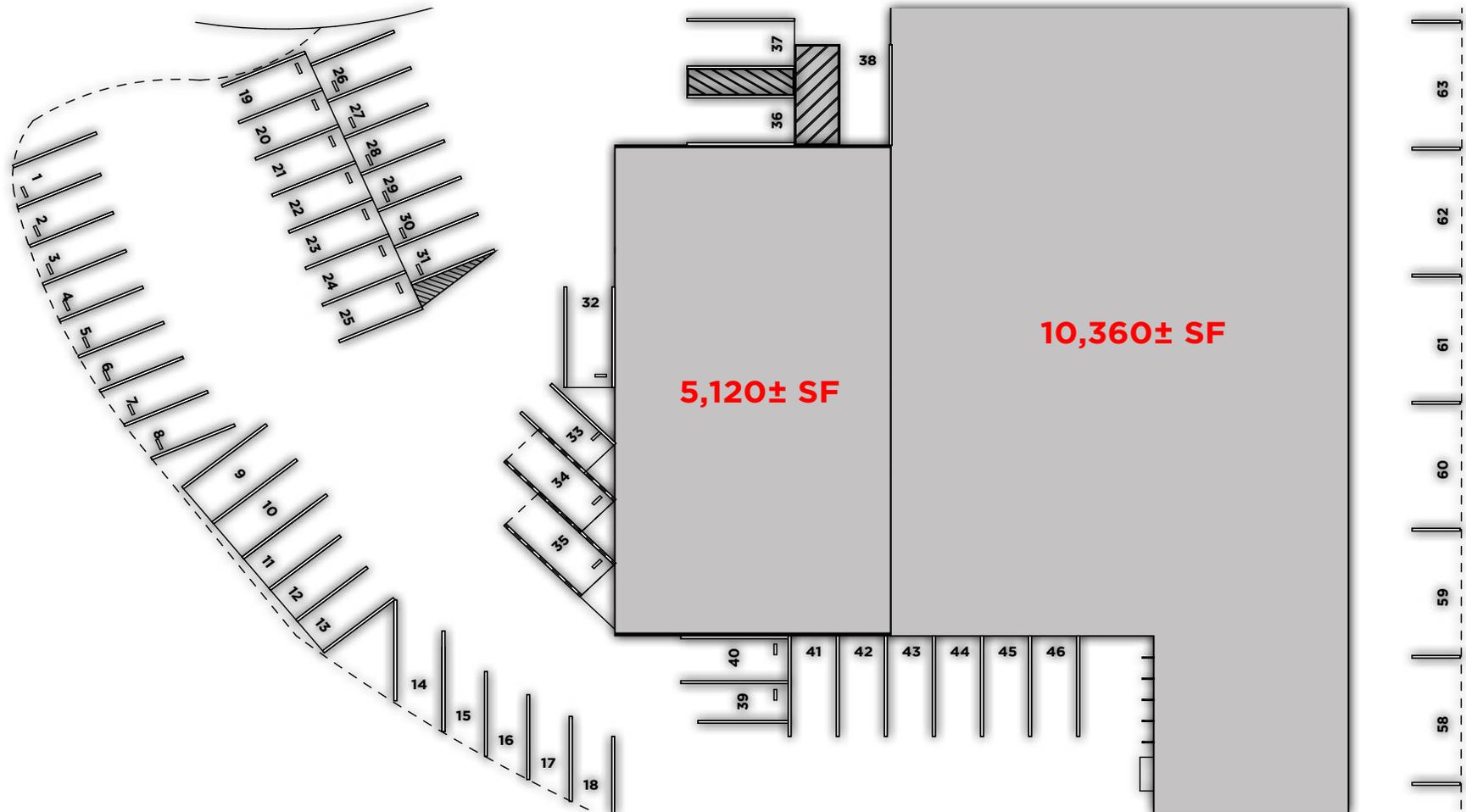
Call Listing Agent for further questions and to arrange tour of the property.

PROPERTY FEATURES

Address:	620 Water Street, Santa Cruz, CA 95062
Size:	±5,120 SF to ±15,480 SF
Entire Building:	\$38,700 (\$2.50 psf) per month base rent + \$1,703 NNN (\$0.11± psf) = \$40,403/mo. Base + NNN
Parking:	Up to 64 parking spaces - (±1/242 SF)
Zoning:	CC (Community Commercial)
APN:	010-031-64
Parcel Size:	±43,778 SF
Fire Sprinklers:	Yes
Power:	1200 Amps 3ph 208V
Signage:	Both Building and Pylon Sign
Lease Rate:	±5,120 SF available @ \$12,800/mo (\$2.50/psf) base rent + \$563 (\$0.11/psf) = \$13,360 per mo. ±10,360 SF available @ \$25,900/mo. + \$1,140/mo NNN) = \$27,040/mo. Entire building @ \$38,700/mo.base rent + \$1,703/mo NNN = \$40,403/mo.



TOTAL SF: 15,480±



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ASSESSOR'S MAP



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AERIAL MAP





FOR MORE INFORMATION, CONTACT:

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