

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 available
- Elevator served from lobby
- Fiber Optic and cable internet available from Spectrum
- Upscale men's and women's restrooms on each floor with granite and stonework
- High end finishes
- 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

	<u>Rentable Sq. Ft.</u>	<u>Monthly Base Rent</u>
Suite 150	• 1,233 sq. ft.	• \$2,466 (\$2.00/sqft) • NNN Lease
Suite 240	• 2,697 sq. ft.	• \$5,124 (\$1.90/sqft) • NNN Lease
Suite 290	• 4,905 sq. ft.	• \$9,075 (\$1.85/sqft) • NNN Lease

(408) 465-9771



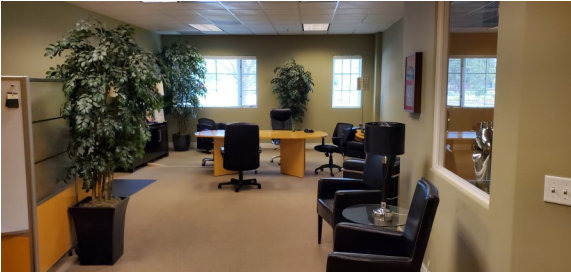
David & Joanne Conca

David@beyondhomes.com • Joanne@beyondhomes.com

License #01276831 & #01276832

Suite 150 Available

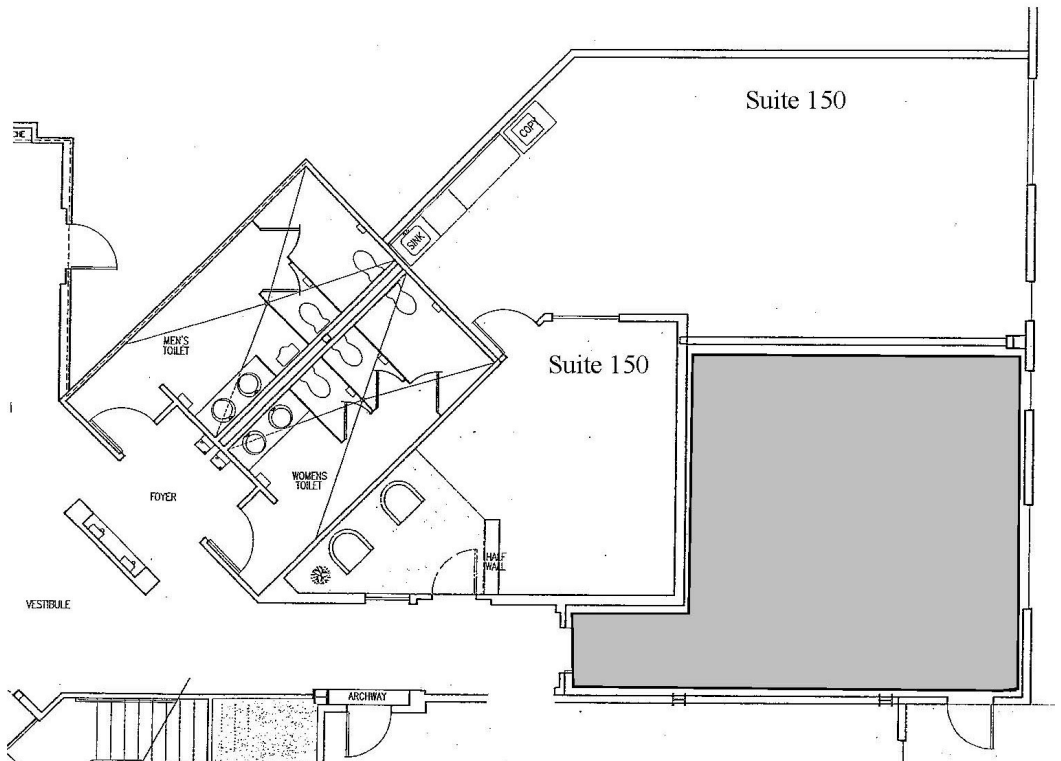
Tierra Vista



1,233 sq ft • \$2,466 (\$2.00/sq ft base rent) - NNN

This first floor office space offers an excellent environment for your small business or satellite office in a professional office building. This office suite is ideal for someone looking for an impressive office in a convenient and sophisticated location. Turnkey ready for a quick start up of your business with a reception area, flexible work space or private office, and a coffee/break area. Enjoy plenty of easy parking in a location close to restaurants, stores, and other conveniences.

NNN includes: HVAC (heating and cooling) in the suite and common areas, 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 \$.79/sqft.



18525 Sutter Blvd. Suite 150, Morgan Hill



Suite 240 Available

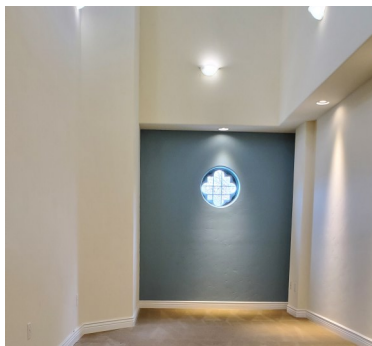
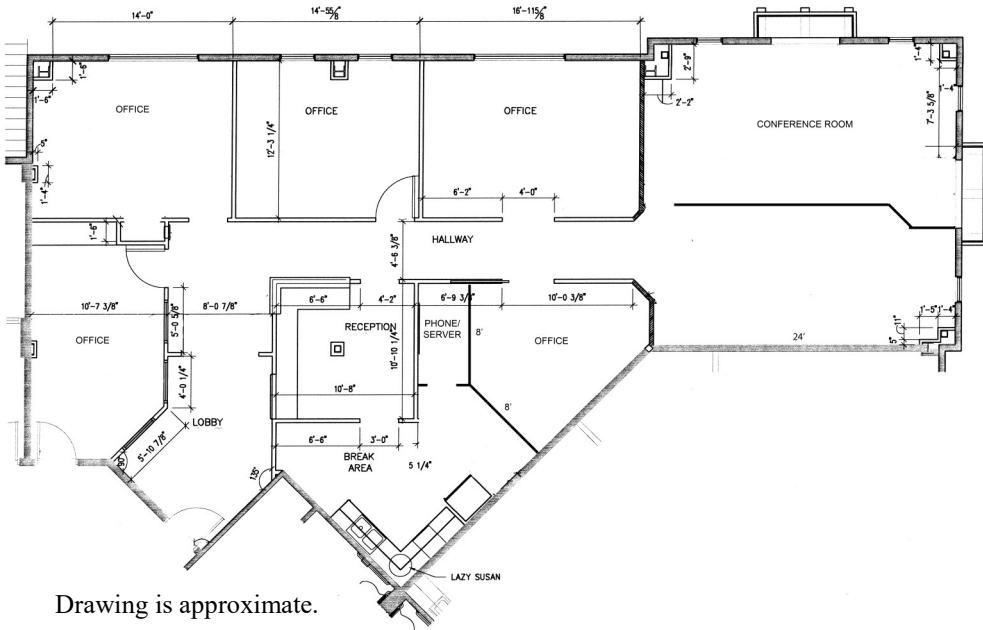
Tierra Vista



2,697 sq ft • \$5,124.30 (\$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, 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 \$.79/sqft.



18525 Sutter Blvd. Suite 240, Morgan Hill



Suite 290 Available

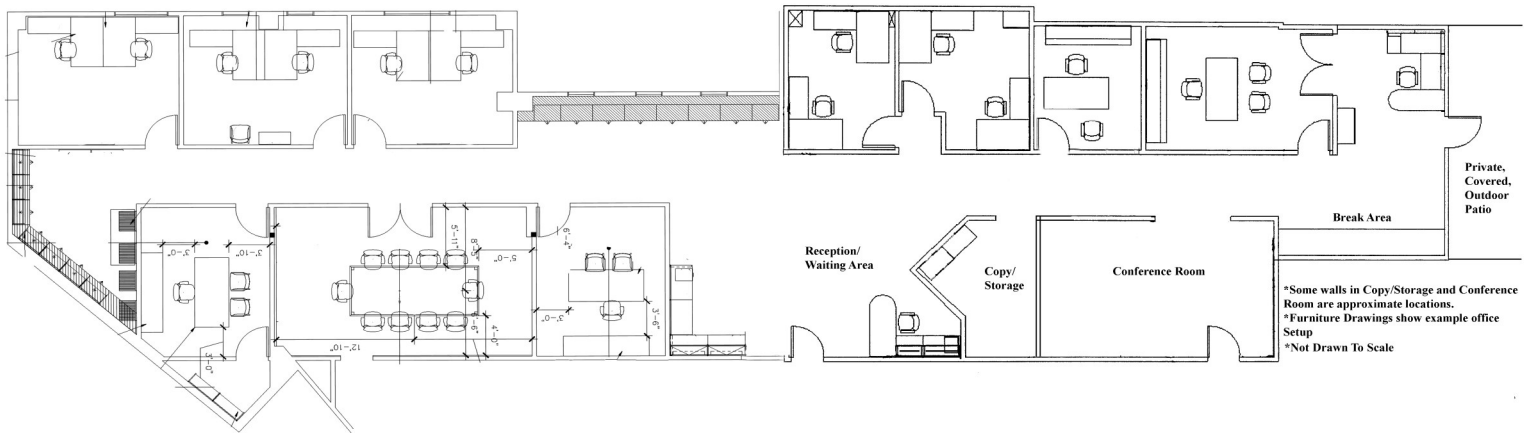
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4,905 sq ft • \$9,075 (\$1.85/sq ft base rent) - NNN

This exceptional suite has a 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, 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 \$.79/sqft.



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