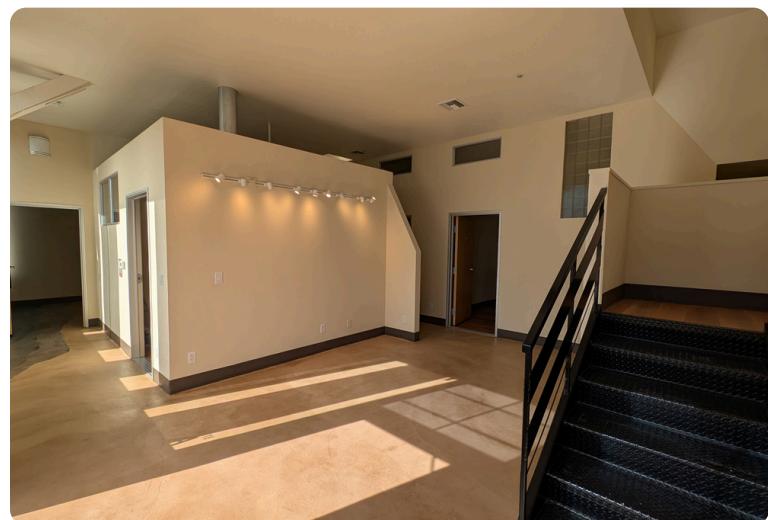


Modern Office Space in Active Commercial Area Santa Cruz

SUITE #A 1010 FAIR AVE, SANTA CRUZ CA



Located at 1010 Fair in the heart of the West End's revitalization, this former manufacturing building now anchors a vibrant mix of modern offices, art, and photography studios. Suite A is the building's marquee office space, showcasing clean architectural lines, soaring ceilings, and a private kitchen and restroom, along with access to stylish shared lobby and common areas. Surrounded by dynamic neighboring businesses in a contemporary creative environment, this turn-key suite offers a rare opportunity to be part of the area's continued wave of growth. Come be part of the wave!

OFFERED FOR \$1.9 SF/MO

SUITE #A 1010 FAIR AVE, SANTA CRUZ CA

LOCATION & SITE

- Address: 1010 Fair in revitalized West End
- Surrounded by creative & professional businesses.
- Adaptive-reuse industrial property with modern upgrades
- Mix of office, studio, and retail tenants
- Contemporary shared lobby & common areas
- Separately metered utilities
- Dedicated on-demand water heater
- On-site parking with 5 dedicated spaces
- Access to both front entrance and back lobby areas

PHYSICAL STATS

- 2,150 SF Leasable | 1,847 SF Usable
- High ceilings, clean modern design
- Designer finishes & specialty flooring
- Fully built out, move-in ready
- Two-zone HVAC with A/C

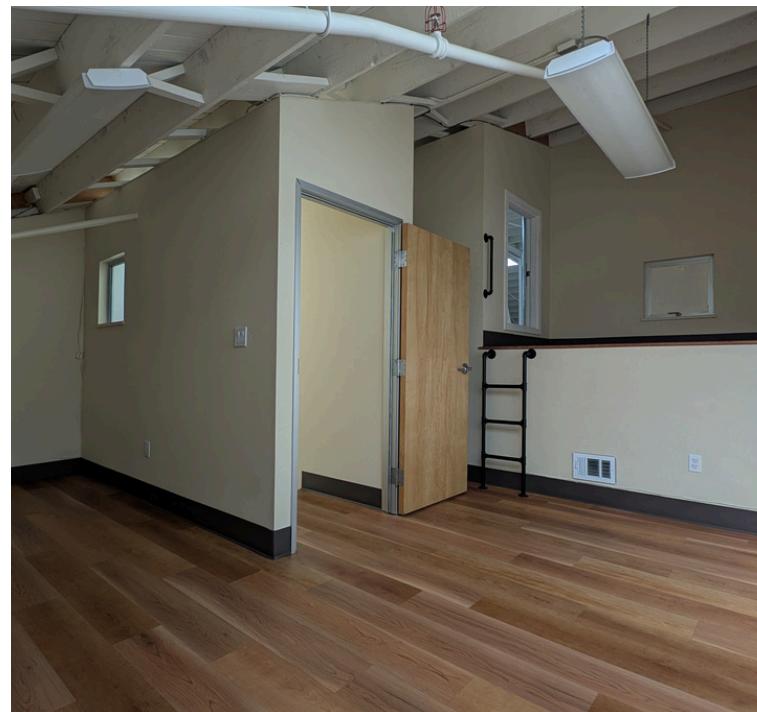
INTERIOR FEATURES

- 6 private locking offices / treatment rooms
- Upstairs admin or storage area
- Reception / waiting / lounge space
- Private kitchenette
- Private restroom with shower
- Access to shared amenities

NEIGHBORHOOD: Creative West End business district + offices, studios, boutiques nearby, and walkable, growing commercial area.

IDEAL USE

- Wellness or healing arts
- Professional offices
- Creative or hybrid studio space



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