

*J.R. Parrish Inc.*

**2155 DELWARE AVE, SANTA CRUZ, CA**



**44,168 SF OFFICE R & D BUILDING**

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### EXCLUSIVELY LISTED BY

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**JR Parrish, Inc.**  
**Commercial Real Estate**

*J.R. Parrish, Inc.*



## EXECUTIVE SUMMARY

2155 Delaware Ave  
Santa Cruz, CA 95060

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## LISTING PRICE

9,000,000.

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BUIDLING



PARCEL  
SIZE



GENERAL  
INDUSTRIAL

## PROPERTY DESCRIPTION

2155 Delaware Avenue is a 2 story 44,168 SF building that sits in a very unique corner of the world. The Westside of Santa Cruz is teeming with energy and creativity and surrounded by a talented employment base offering world class ideas and dedication to purpose. Walking distance to Natural Bridges Beach and a minute to the newly installed Rail Trail Corridor (RTC).

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Your employees will know ... and fully appreciate this working environment. The Second floor at 2155 Delaware Avenue offers immaculately improved space and ocean views, turn key, available and ready for occupancy. The Ground floor consists of 22,000 SF of Flex space ready for office, lab, bio tech, light assembly and a multitude of uses allowed under the City of Santa Cruz's generous IG zoning.

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2155 Delaware Avenues is a solid building, well maintained, great location, ample parking and easily accessible to other modes of transportantion. This is a generational opportunity to purchase a permanent HQ for a thriving entity. Join the flow .... Let your people create and let your organization thrive at 2155 Delaware Ave on the Westside of Santa Cruz.

## PROPERTY DETAILS

APN	003-161-57
Address	2155 Delaware Ave
County	Santa Cruz
Market	Bay Area
SubMarket	Santa Cruz County
Building Size	44,168 SF
Land Acres	2.7 Acres
Ownership Type	Fee Simple

## PROPERTY FEATURES

Number of Units	2 Multiple Spaces
Number of Parcels	1
Zoning Type	IG- General Industrial
Number of Stories	2
Number of Buildings	1
Parking Ratio	4:1000
Ceiling Height	9 ft

## FINANCIAL SUMMARY

Offering Price	9,000,000.
Prise PSF	\$203.77

*J.B.Parrish, Inc.*

2155 Delaware Ave

# 2155 Delaware Avenue

1<sup>st</sup> Floor

100 UNIVERSAL AUDIO

150 CCOF

175

2<sup>nd</sup> Floor

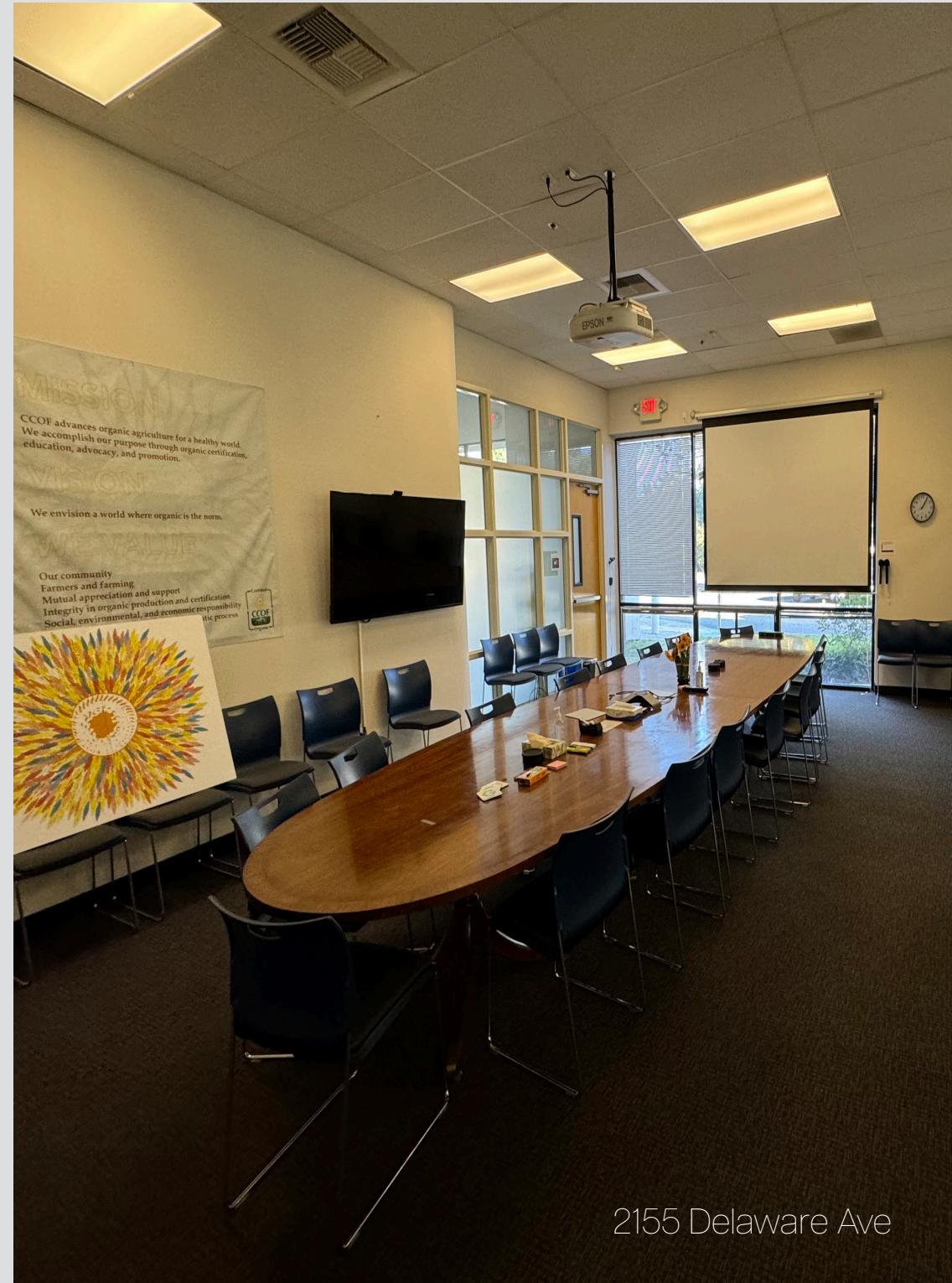
200

225

250

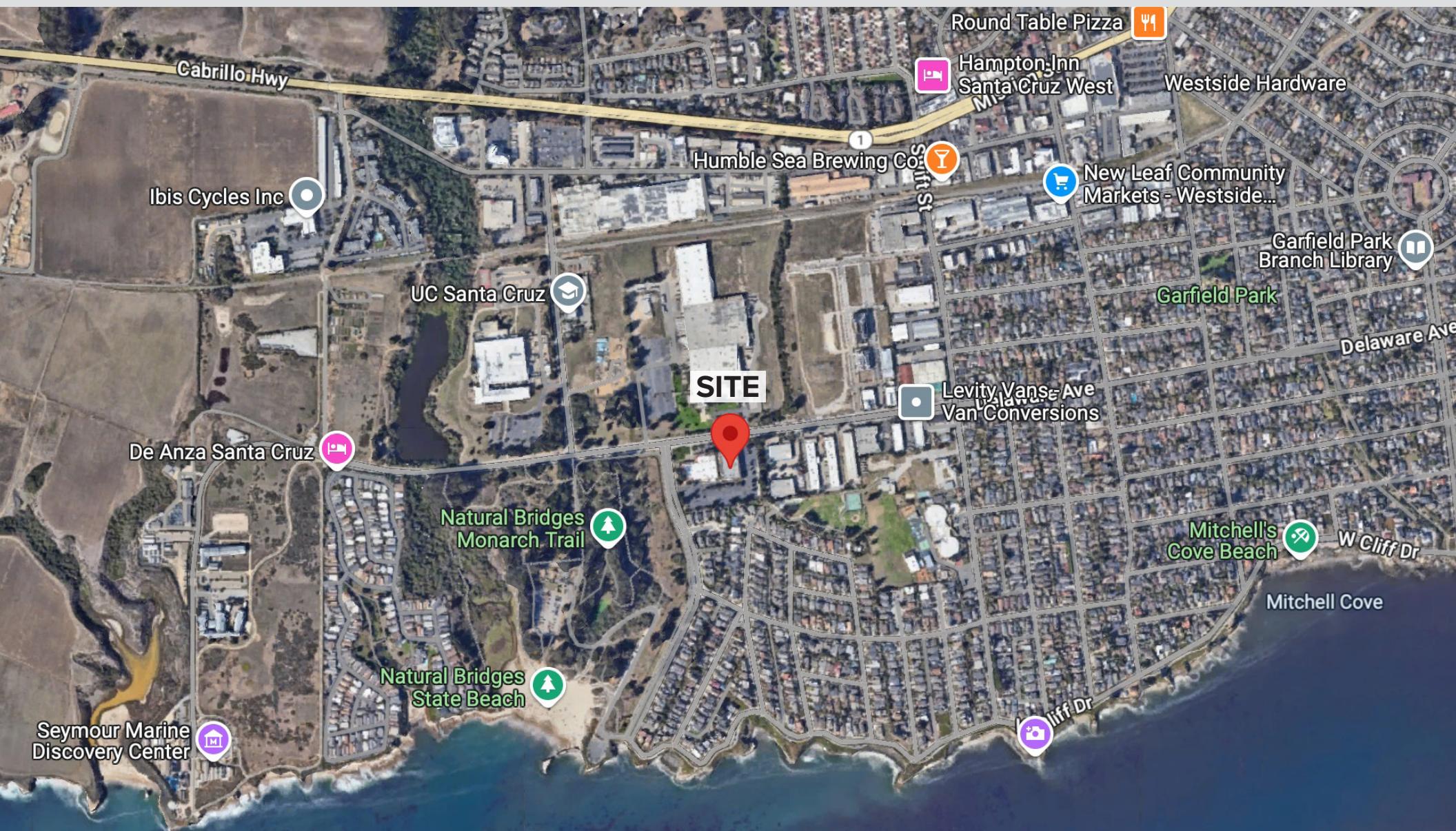
← ELEVATOR





2155 Delaware Ave

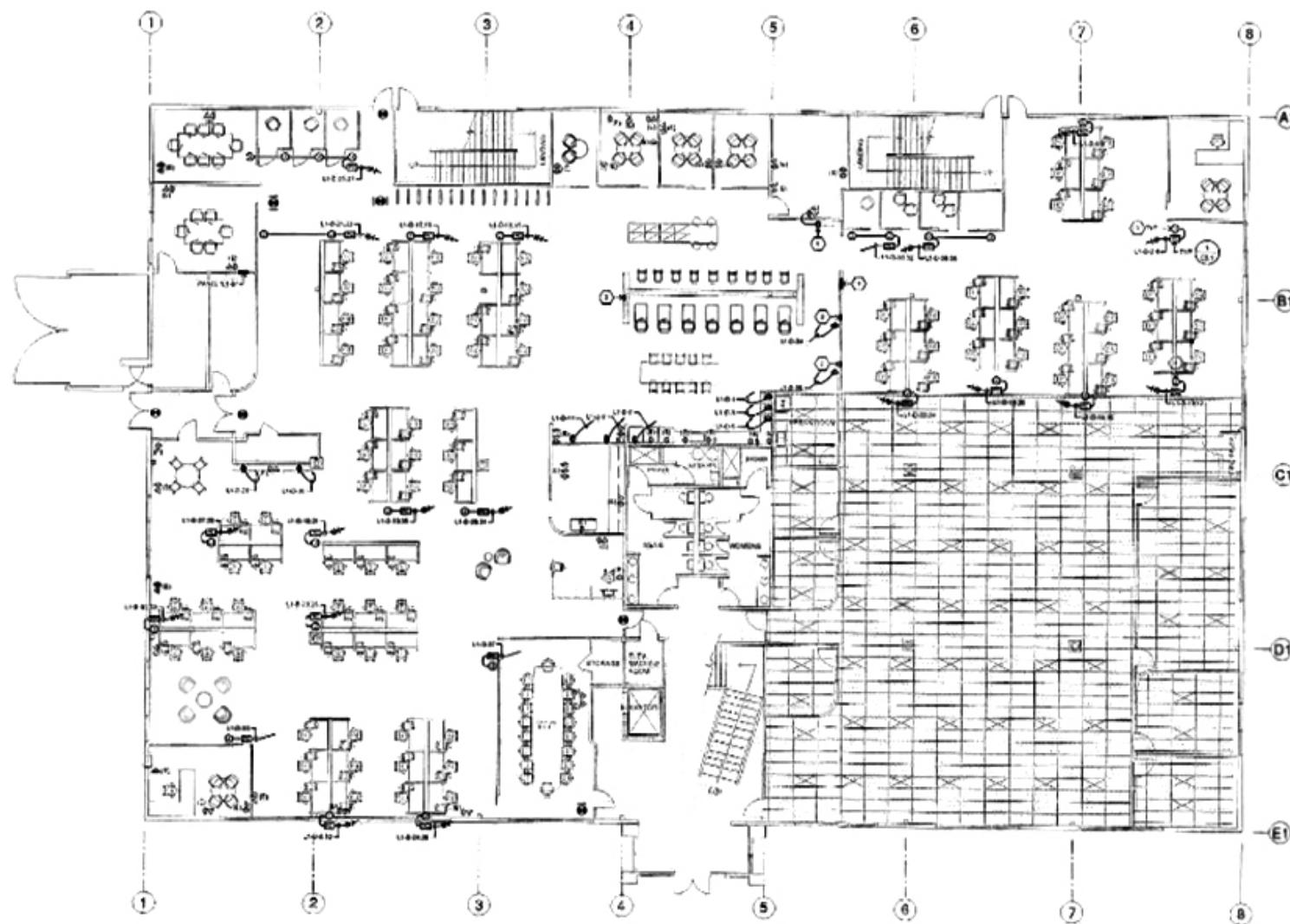
# LOCATION MAP



*J.B. Parrish, Inc.*

2155 Delaware Ave

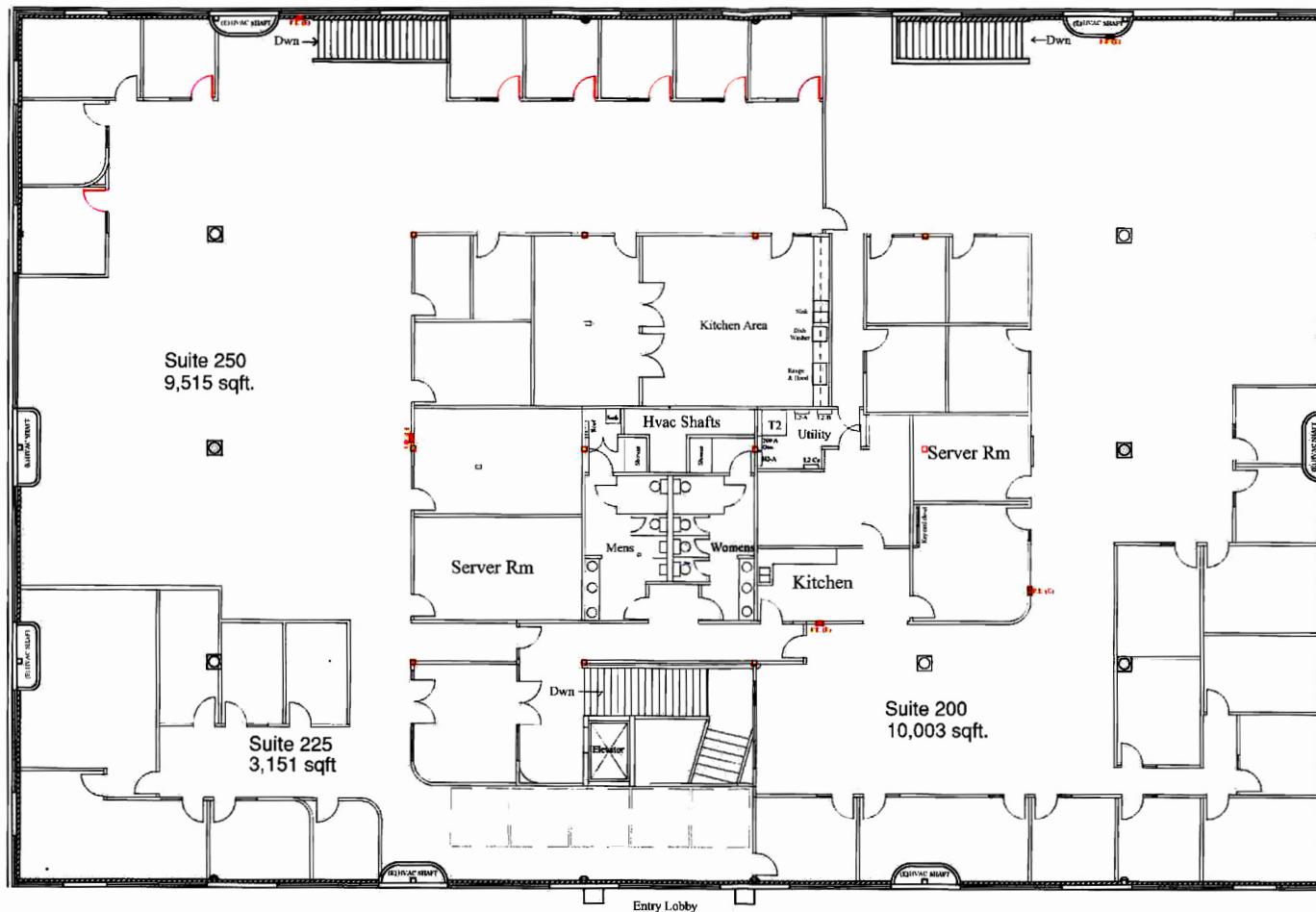
# FLOOR PLAN - 1st FLOOR



*J.B. Parrish, Inc.*

2155 Delaware Ave

## FLOOR PLAN - 2nd FLOOR



Wave Crest Development  
530 Chestnut Street  
Santa Cruz, CA 95060  
(831) 423-2100

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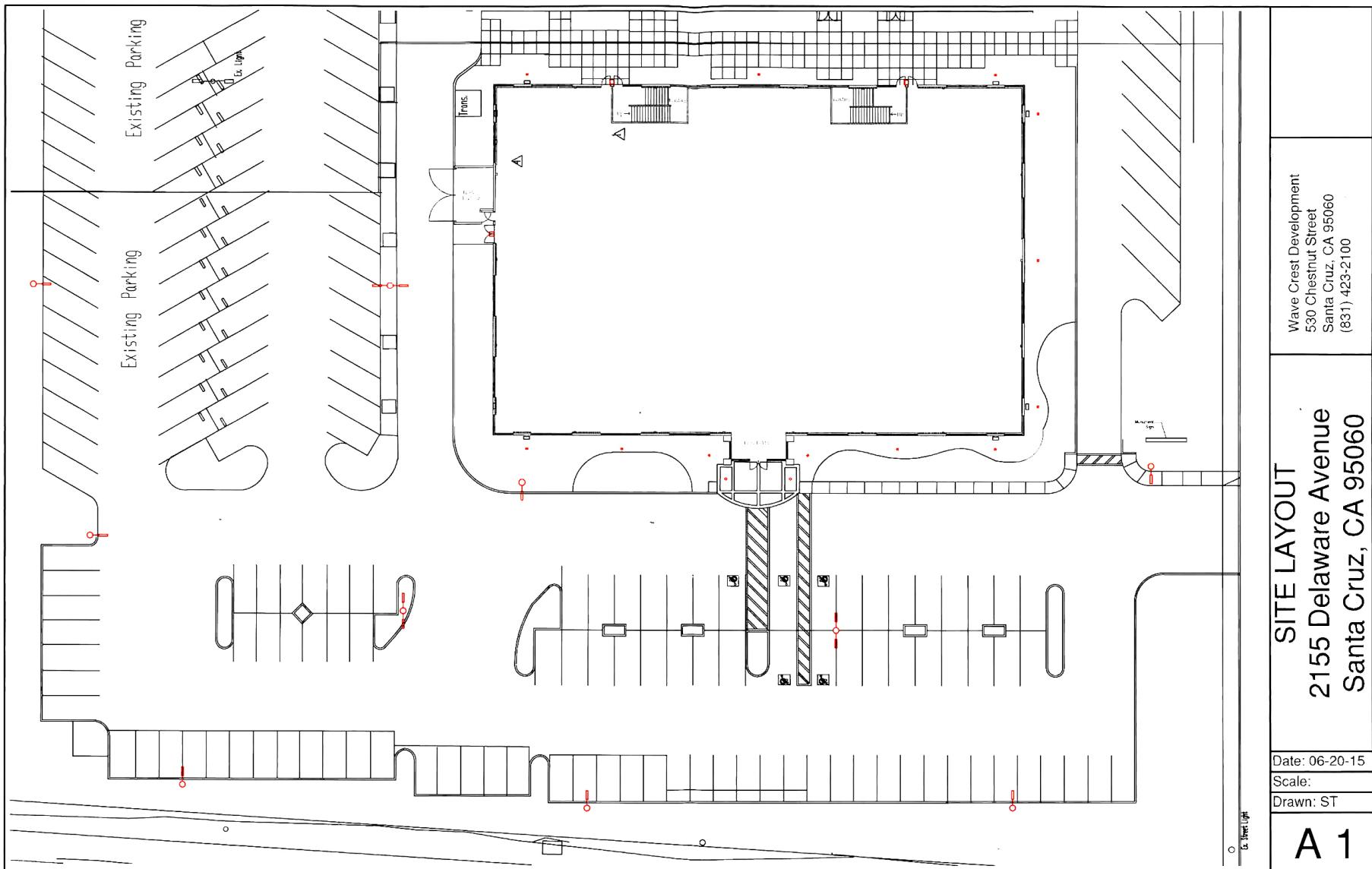
2nd Floor Layout  
2155 Delaware Avenue  
Santa Cruz, CA 95060

Date: 09-22-15  
Scale:  $\frac{1}{16}$ " = 1'  
Drawn: ST

A 1

2155 Delaware Ave

## SITE LAYOUT



2155 Delaware Ave

# DISCLAIMER

JR Parrish, Inc (JRP) hereby advises all prospective purchasers of property as follows:

All materials and information received or derived from JRP and its directors, officers, agents, advisors, affiliates and or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters. Neither JRP and its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. JRP will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE. Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party.

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A handwritten signature in black ink that reads "JR Parrish, Inc." The signature is fluid and cursive, with "JR" and "Parrish" being the most prominent parts.