

For Lease

19,377 SF Divisible First Floor Office/Flex

610 Jarvis Drive
Morgan Hill, CA



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Property Overview

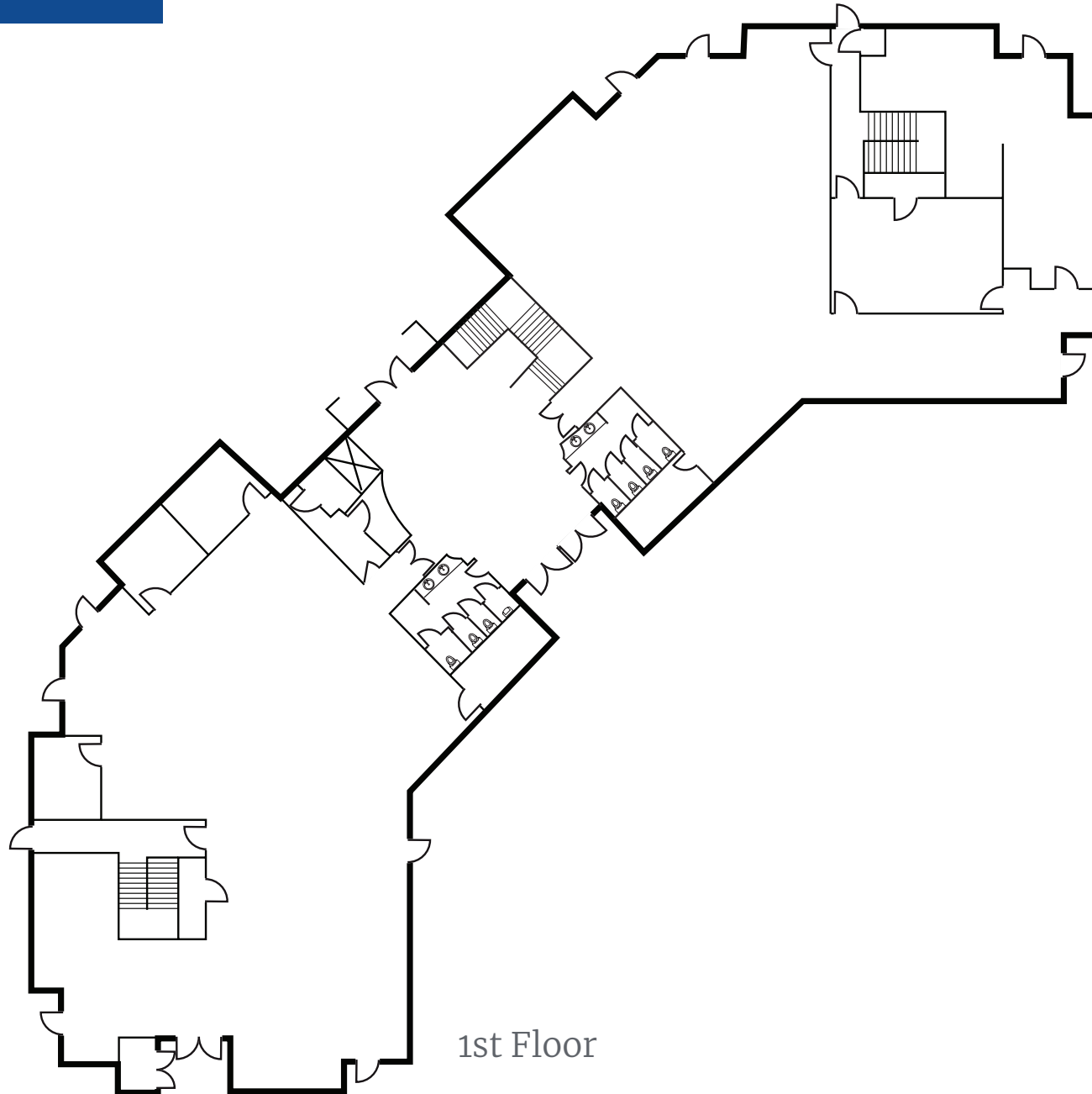
Highlights

- 19,377 Sf Divisible
- 2.18 Acres
- 130 Parking Stalls
- Excellent Identity And Image
- Complete Interior Renovation 10-22
- Large Double Door For Flex/R&D
- Open Floor Plan
- \$2.50 Full Service

The Location

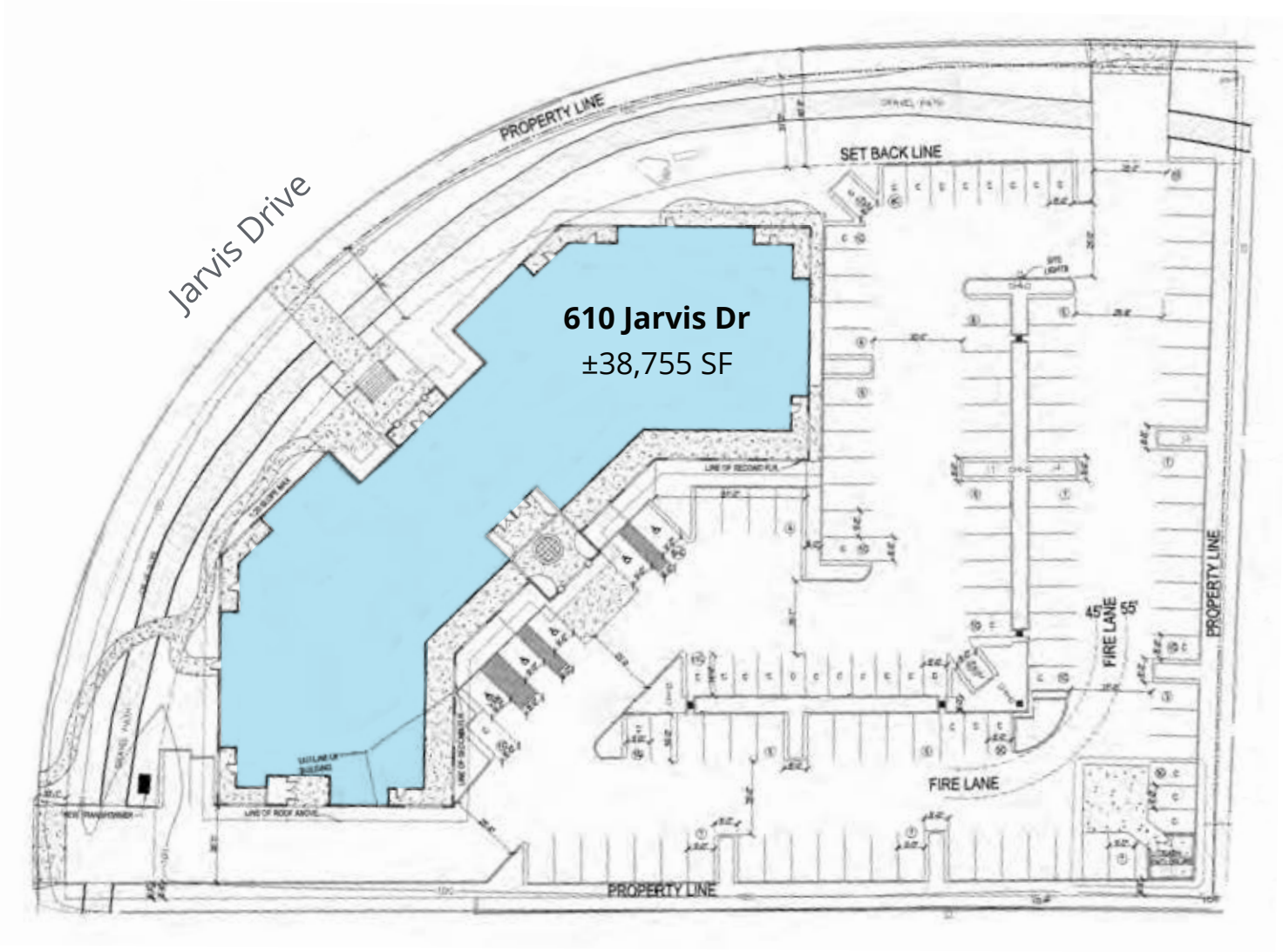
610 Jarvis Drive is located in close proximity to Highway 101 and the Cochrane Road exit. Many retail amenities and established corporations exist within close proximity to 610 Jarvis Drive, making the location attractive for businesses and their employees. Morgan Hill has a limited building base for Class A office, especially in the square footage range that can be delivered at this property. 610 Jarvis Drive offers immediate accessibility to the heart of Silicon Valley and a reverse commute for Silicon Valley based employees.

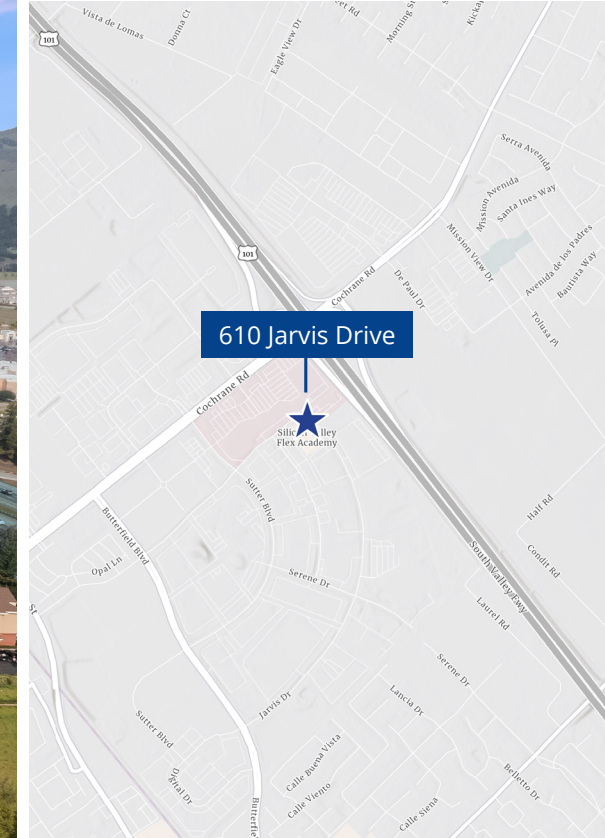
Floor Plan



1st Floor

Site Plan





About Morgan Hill

Morgan Hill is an affluent residential community and the seat of several high tech companies at the southern tip of Silicon Valley in the San Francisco Bay Area. It is known throughout the Valley for its prominent dining, entertainment, events, and recreational activities, with Michelin-star chefs, luxury hospitality, wineries, and community parks all contributing to its excellent reputation.

Notable high tech companies headquartered (or having US headquarters) in Morgan Hill include Anritsu, Toray Advanced Composites, and the Paramit Corporation. In addition, high tech companies that have research & development or manufacturing facilities in Morgan Hill include NxEdge Inc. and Micro-Mechanics Inc.

According to Forbes, Morgan Hill is one of the most expensive places to live in the United States. Business Insider ranked Morgan Hill as the 17th most expensive housing market in the United States, owed to its concentration of high net worth individuals.

Location Overview

610 Jarvis Drive is located just off of Highway 101 and is roughly two miles north of the Central Business District. The location is accessible via Cochrane Road, a main east-west arterial providing direct access to Highway 101 and Monterey Road.

