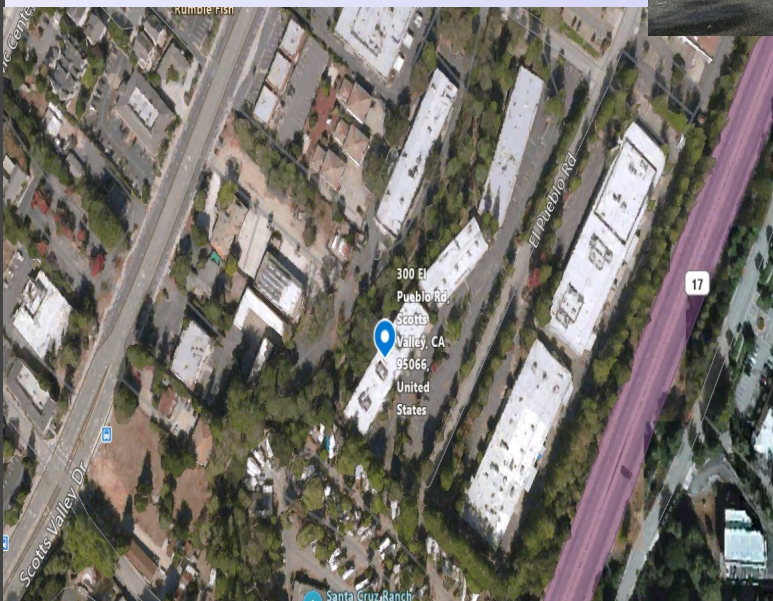


# AVAILABLE FOR LEASE

## 300 EL PUEBLO, SCOTTS VALLEY

**BEAUTIFUL  
R&D SPACE**

**FULLY BUILT-OUT  
FOR SUB-LEASE  
SCOTTS VALLEY**



**300 EL PUEBLO RD  
SUITE 100**

- ONE OF THE HIGHEST QUALITY R&D COMPLEXES IN SCOTTS VALLEY
- EASY ACCESS TO FREEWAY
- DROP CEILING W/ABILITY TO REMOVE FOR 16 FOOT CLEAR HEIGHT

• SUITE 100: ± 4,221 SF

**\$1.75 SF/MO MODIFIED GROSS**

**JIM WISEMAN**

**831-818-5454**

DRE #01104278

[jwiseman@sheldonwiseman.com](mailto:jwiseman@sheldonwiseman.com)

**KOLTON PICO**

**831-454-6622**

DRE #02006875

[kpico@sheldonwiseman.com](mailto:kpico@sheldonwiseman.com)



*While the information contained herein is deemed reliable, we cannot guarantee its accuracy. All information should be verified.*

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**INTEGRITY ■ SERVICE ■ RESULTS**

# INTERIOR — SUITE 100

- KITCHENETTE
- CONFERENCE ROOMS
- EXCELLENT WINDOW LINE

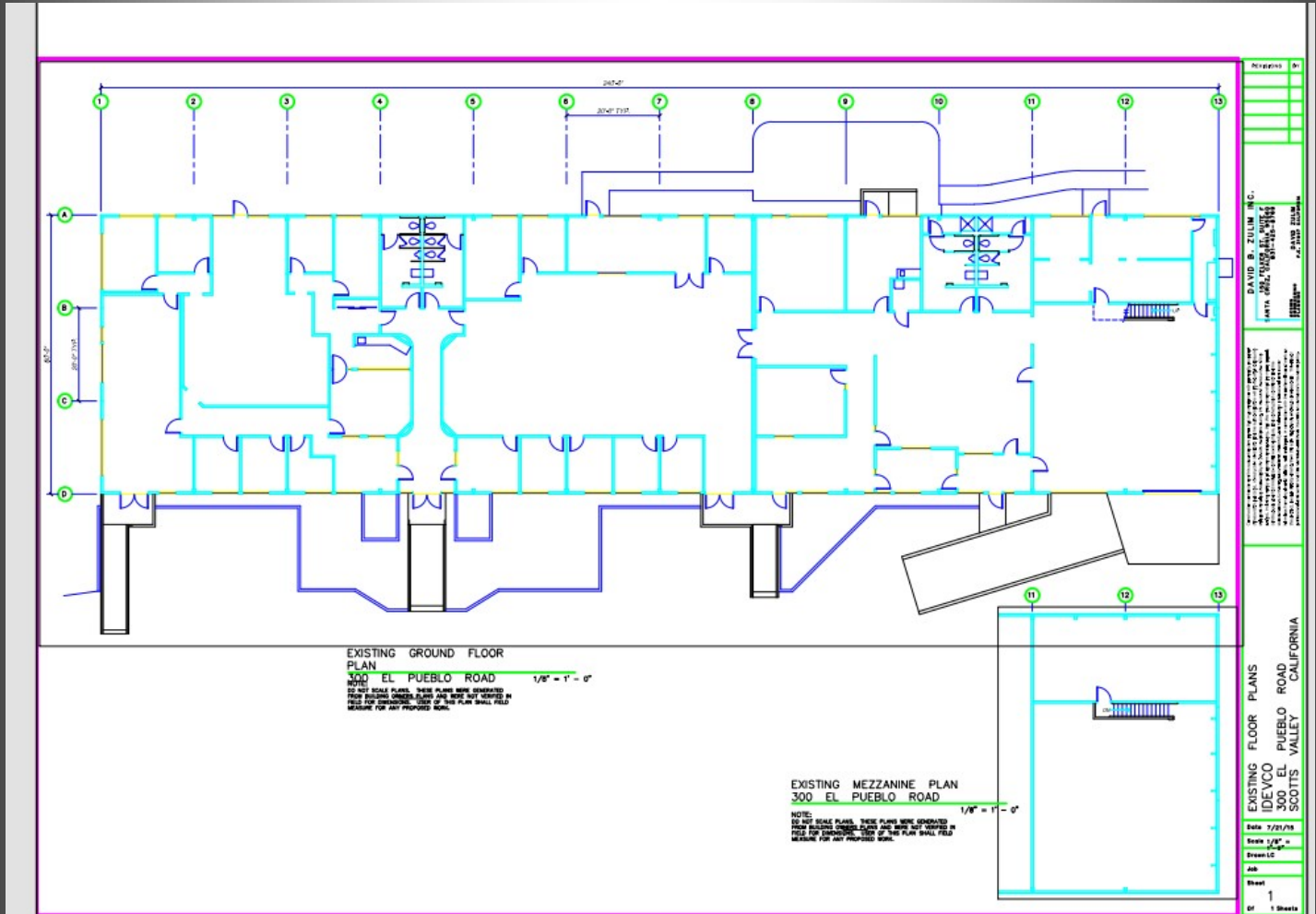


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**INTEGRITY ■ SERVICE ■ RESULTS**



# FLOOR PLAN — SUITE 100



**THE CURRENT LEASE EXPIRES SEPTEMBER 30, 2025. THIS IS A MODIFIED GROSS SUB-LEASE, HOWEVER A DIRECT DEAL CAN BE DONE WITH THE OWNERSHIP AND THAT WILL BE A NNN LEASE THAT CORRESPONDS WITH CURRENT ASKING MODIFIED GROSS RENT.**

*While the information contained herein is deemed reliable, we cannot guarantee its accuracy. All information should be verified.*

**INTEGRITY ■ SERVICE ■ RESULTS**

