

J.R. Parrish Inc.
COMMERCIAL REAL ESTATE

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FOR SALE OFFICE / R&D BUILDING



10 VICTOR SQUARE • SCOTTS VALLEY, CA

PROPERTY FEATURES

- 2 story building
- ± 39,808 SF
- Prime Scotts Valley location
- Highly visible building
- Good mix of office/R&D
- Generous on-site parking
- Easy freeway access
- Second floor views
- \$5.8 million



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This brochure has been prepared to provide a summary of information to prospective Buyers and to establish a preliminary level of interest in the property presented. It does not purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. J.R. Parrish Inc. has not made any investigation, and makes no warranty or representation with respect to the physical condition of the building, improvements, or financial information. The information contained in this brochure has been obtained from sources we believe to be reliable; however, J.R. Parrish Inc. has not conducted any investigation regarding these matters and makes no warranty or representation regarding the accuracy or completeness of the information provided.

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PROPERTY INFORMATION

APN	022-042-29
BUILDING SIZE	± 39,808 SF
PARCEL SIZE	± 112,039 SF (2.57 Acres)
PRICE PER SQUARE FOOT BUILDING	\$146 PSF
YEAR BUILT	1982
CONSTRUCTION TYPE	Concrete/Wood/Glass
ZONING	Commercial Service (CS)
SERVICES AND JURISDICTION	City of Scotts Valley



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HIGHLIGHTS

10 Victor Square consists of approximately 39,808 square feet of R & D/Office space on approximately 2.57 acres of land. This 2 story building is conveniently located near Scotts Valley Market, restaurants and shopping. Highway 17 is 2 right turns away; Silicon Valley is a 35 minute drive, and the sandy beaches of Santa Cruz even closer.

The Building was constructed in 1982 with a substantial addition/remodel in the mid 80's. It is built of concrete, wood and glass. The ground floor is approximately 19,904 SF and is currently occupied by AMR Ambulance and Expertech Semiconductors. The second floor is essentially the same size and is partly occupied by Expertech as basic storage of components. The 1st floor is about 1/2 lab space and 1/2 office, which features perimeter offices, open space and lab type space. Windows on all sides provide for generous natural light throughout. Ample parking, mature landscaping and convenient location make for a superior work environment. 10 Victor Square makes for an ideal Owner/User Purchaser.

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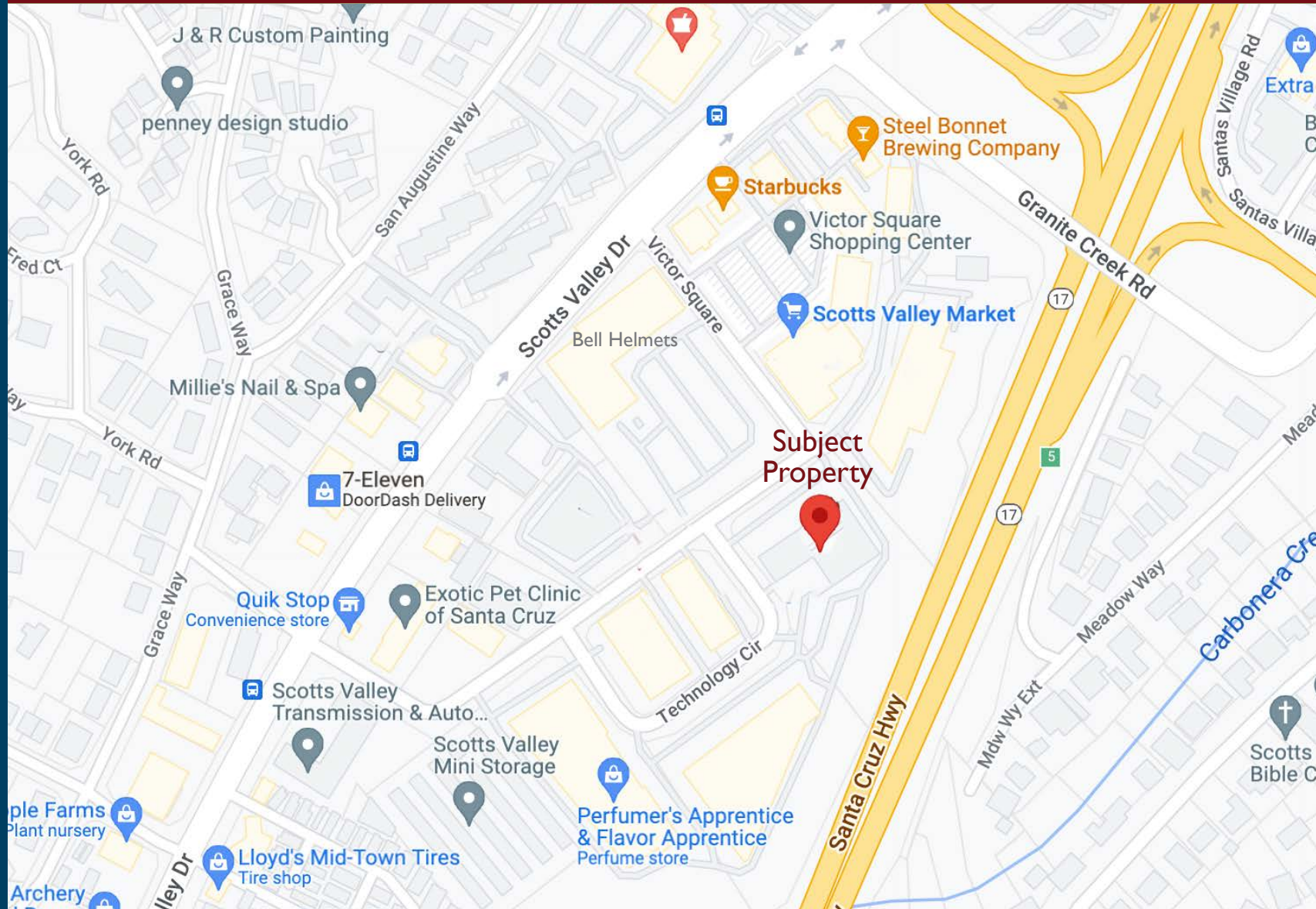
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AREA MAP



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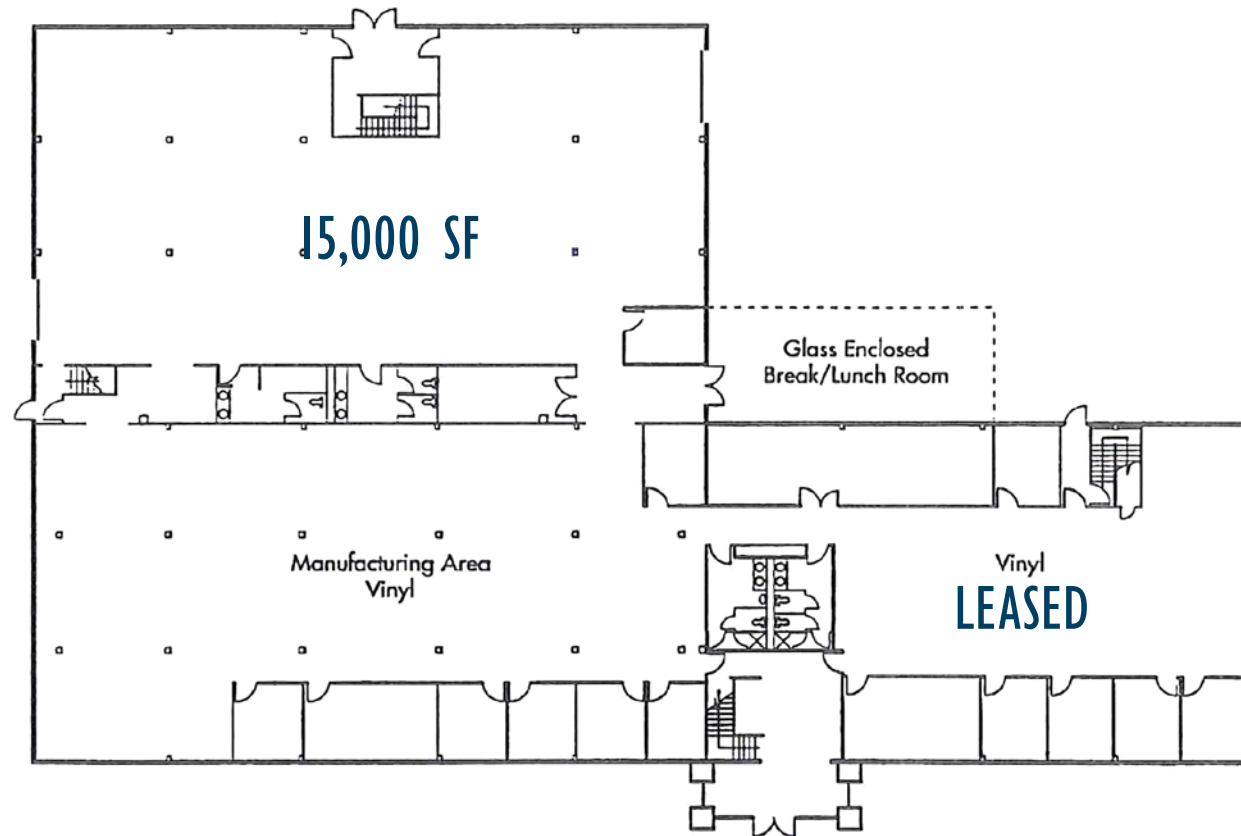
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ADDITIONAL NOTES

1. The owner of the Property is GC2 Assoc., LLC.
2. Expertech Semiconductors occupies about 15,000 SF on the 1st floor and about 15,000 SF on the 2nd floor.
3. Expertech has flexibility and can move from 10 Victor Square, or may sign a Lease with the Buyer/New Owner. This is a negotiable item.
4. AMR Response occupies 4,500 SF on the 1st floor. Term is month to month. Rent is \$7,542 per month.
5. The Rentable Square Feet of the office building may or may not account for all of the common areas.
6. Current Ownership has not completed a "CASP" study for ADA.

FLOOR PLANS

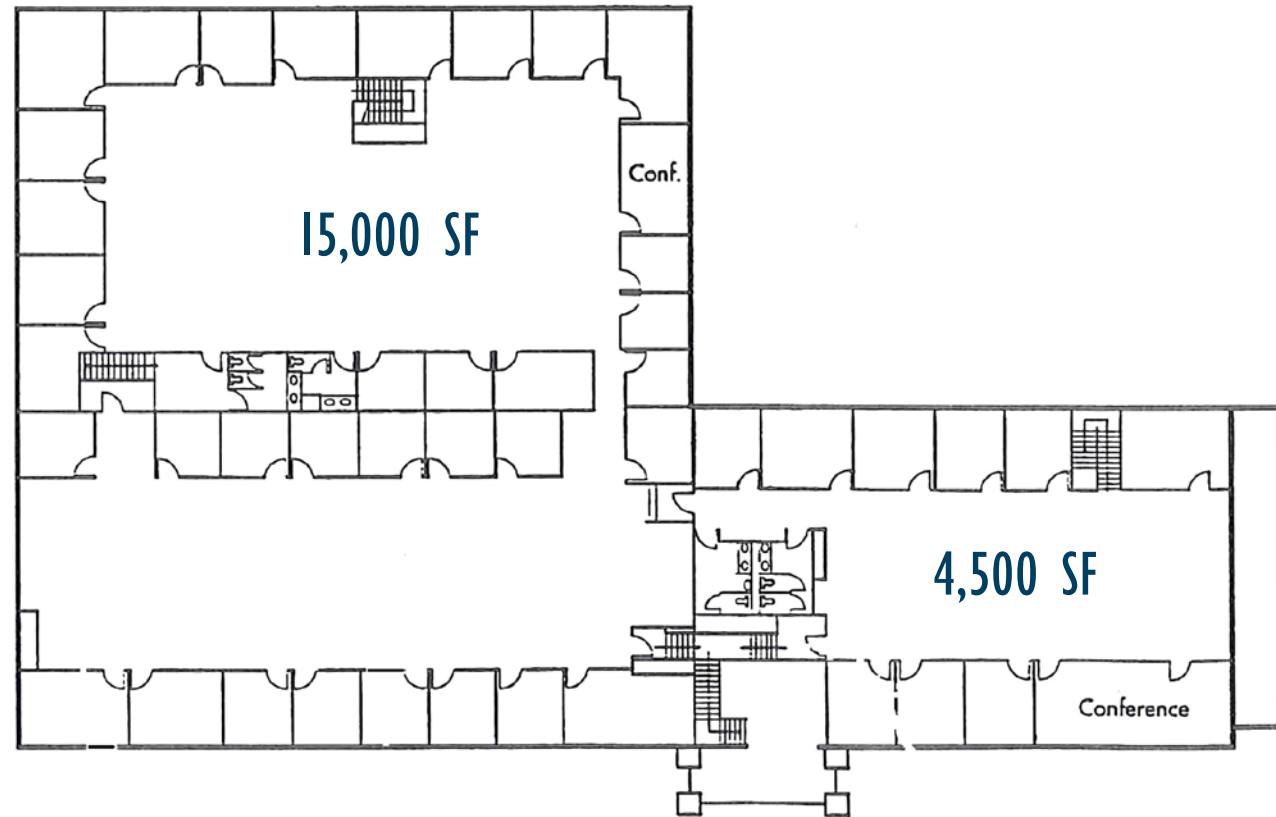
First Floor Plan



Actual improvement plan may vary

FLOOR PLANS

Second Floor Plan



Actual improvement plan may vary



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AERIAL



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