

± 36,995 SF FOR SALE  
CLASS A OFFICE/R&D BUILDING

610  
JARVIS  
DRIVE

MORGAN HILL  
610 JARVIS DRIVE



**CUSHMAN &  
WAKEFIELD**  
Private Capital Group



# 610 JARVIS DRIVE

MORGAN HILL

## SITUATION OVERVIEW

- Unique opportunity for an owner/user or investor to acquire a high quality commercial real estate building well below replacement cost
- Building occupied by subtenant until June 2021
- Ideal scenario for buyer to acquire building with short term income of approximately \$500,000 annual NNN rent while planning future occupancy and/or renovation
- Suburban office environment walking distance to numerous amenities
- Great South Silicon Valley location with convenient access and proximity to Monterey County

## PROPERTY SUMMARY

ADDRESS	610 Jarvis Drive Morgan Hill, CA 95037
PARCEL # (APN)	726-31-020
USE	Office Building
ZONING	PUD
BUILDING AREA	±36,995 SF
LOT AREA	±94,960 SF (±2.18 Acres)
BUILDING/LOT RATIO	0.40
YEAR BUILT	2000
POWER	1,000 Amps @ 480V
STORIES	2
PARKING	135 Spaces





# 610 JARVIS DRIVE

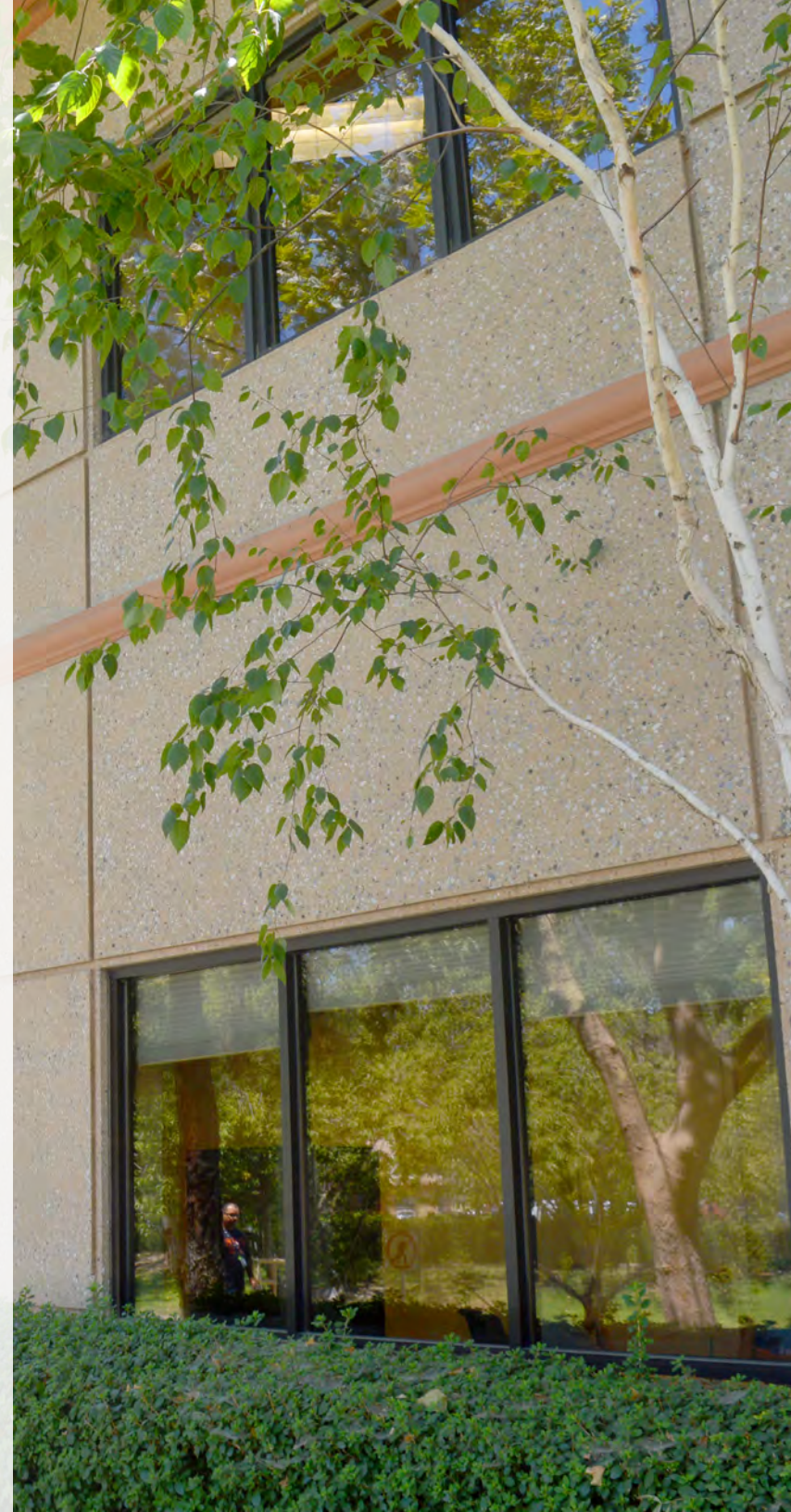
MORGAN HILL

## PROPERTY HIGHLIGHTS

610 Jarvis Drive, a High Image Class A Office/R&D Building

610 Jarvis Drive represents the highest quality working environment for a owner/user that is seeking a headquarters presence in south Silicon Valley's Morgan Hill. The flexible two story floor plan offers an attractive blend of open area and private offices with high level of finishes, abundant natural light, and the ability to demise for multiple tenants.

- Freestanding, Class A ±36,995 SF Office/R&D Property
- Leased Until June 2021 - Short Term Income of \$500,000/Year NNN
- Best of Class Interiors
- Ideal Scenario for Buyer to Acquire Building with Short Term Income While Planning Future Occupancy or Renovation
- Flexible Floor Plates Allowing Easy Demising for Multiple Tenants
- Main Two-Story Atrium Lobby in Middle of Floor Plate Provides Maximum Flexibility
- Rare Morgan Hill Two-Story Office Building
- Three Sides of an Octagon Patterned After Stanford University's Main Quad





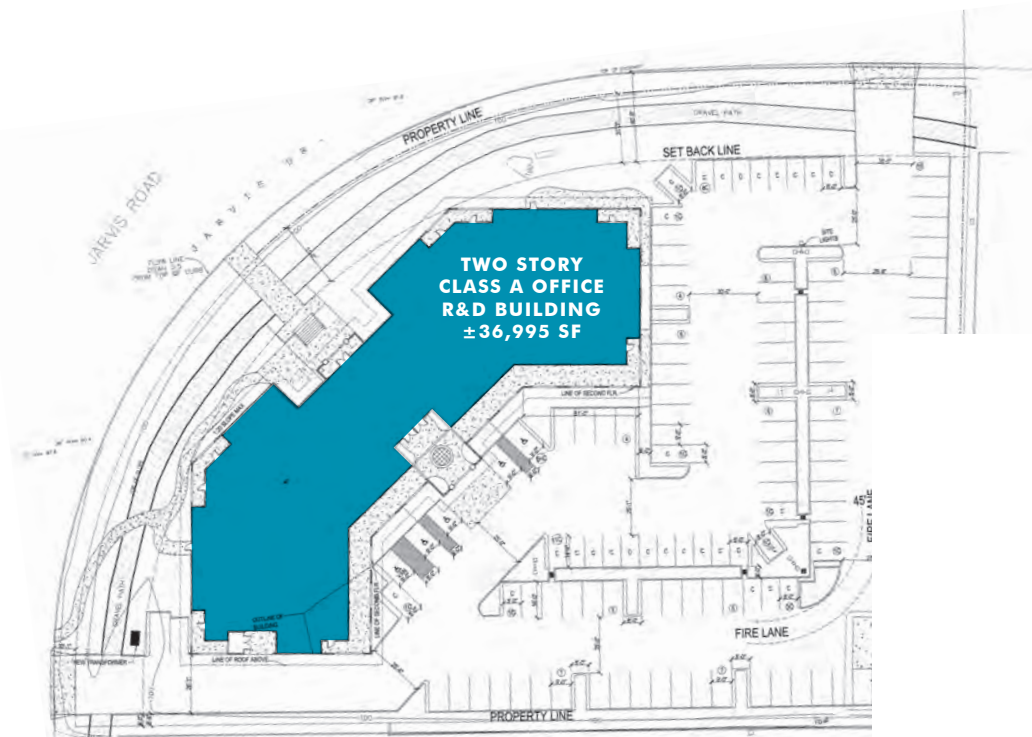
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# 610 JARVIS DRIVE MORGAN HILL

## SITE PLAN (Not to Scale)



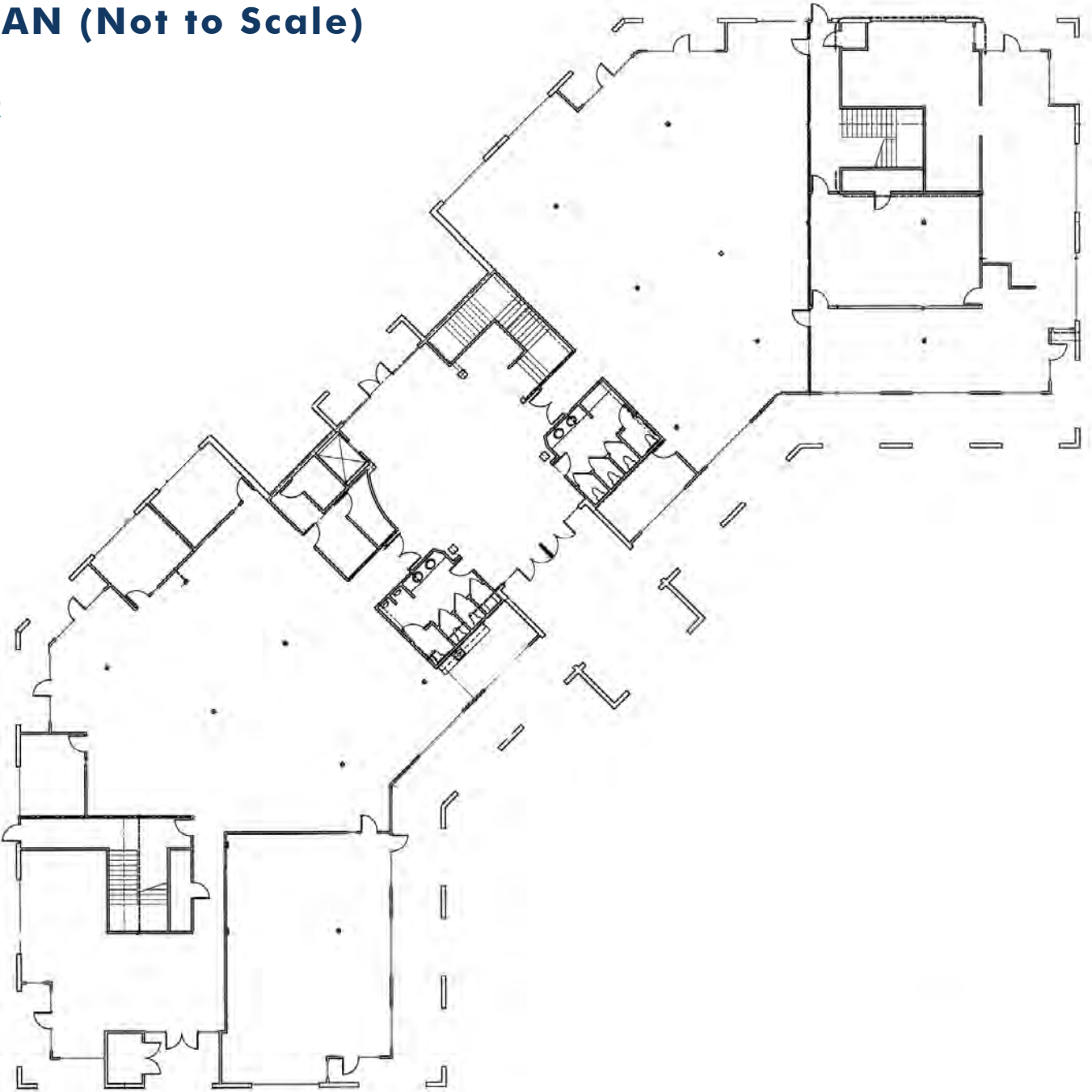
## BUILDING HIGHLIGHTS

- 3.5/1,000 Parking Ratio
- 1,000 Amps @ 480V, 3 Phase Power
- Two Story, Elevator Served High Image Office Building
- Two Driveways Providing Access to Employee and Visitor Parking
- Walking Distance to Numerous Amenities



**FLOOR PLAN (Not to Scale)**

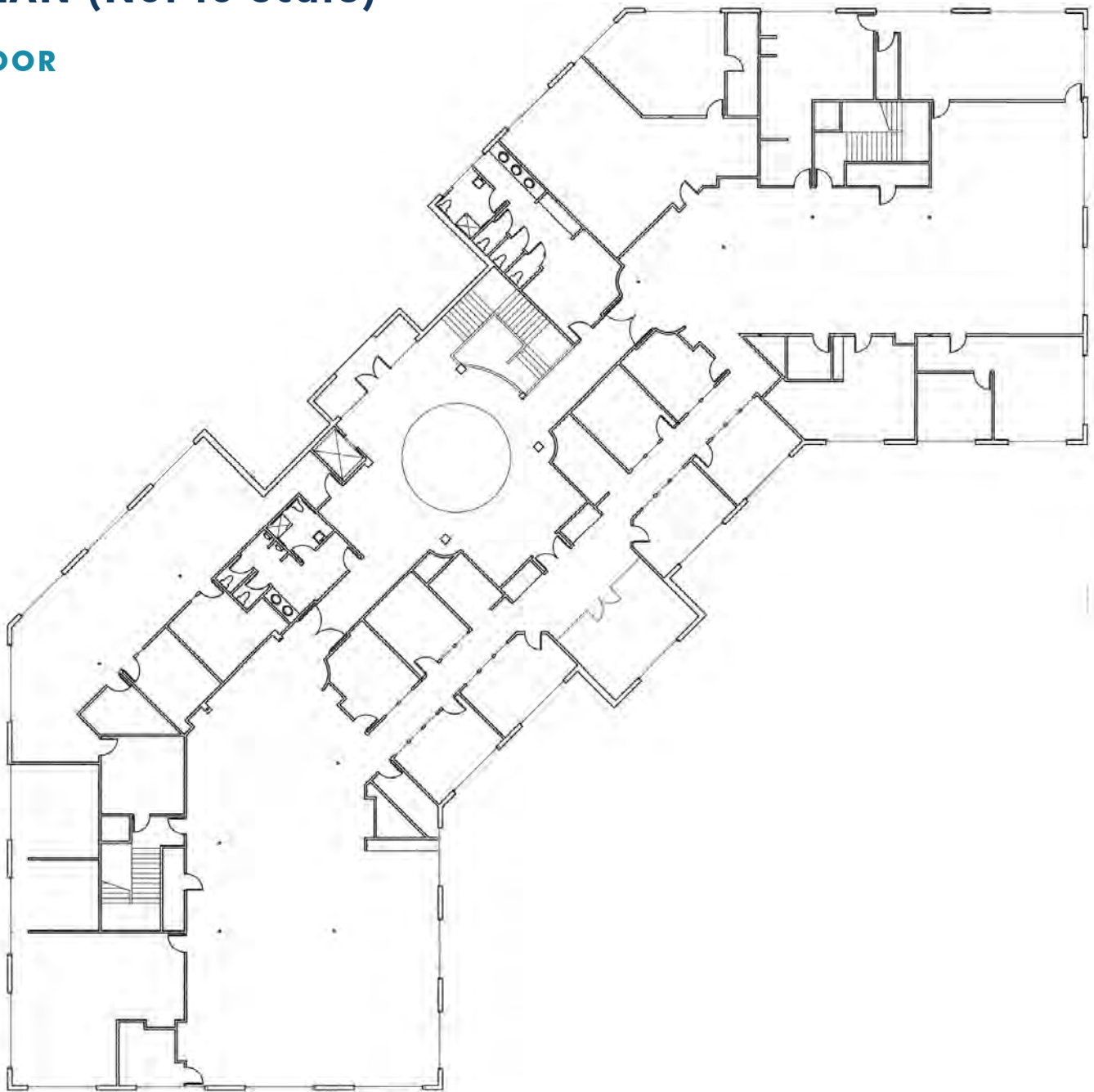
**FIRST FLOOR**



**610 JARVIS DRIVE**  
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**FLOOR PLAN (Not to Scale)**

**SECOND FLOOR**



**610 JARVIS DRIVE**  
**MORGAN HILL**



# 610 JARVIS DRIVE

MORGAN HILL



610 JARVIS DRIVE

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**LOCATION OVERVIEW**  
610 Jarvis Drive located just off of Highway 101 and is roughly 2 miles north of the Central Business District. The location is accessible via Cochrane Road, which is a main east-west arterial providing direct access with Highway 101 and Monterey Road



# 610 JARVIS DRIVE

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Anytime Fitness  
Peet's Coffee  
Chipotle  
FedEx

Target  
Sprint  
Vitality Bowls  
MOD Pizza  
Party City  
Mr. Pickles  
Red Robin  
Dickey's BBQ  
DICK'S  
DSW  
Starbucks  
T-Mobile  
Chili's  
Petco  
Staples

Hobby Lobby  
Panda Express  
McDonald's  
Walmart  
Bank of America

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Betto's Bistro  
Rosy's at the Beach  
Main Street Bagels  
Opa!  
Huntington Station  
Tac-Oh!  
Willard Hicks  
Trail Dust BBQ  
M&H Tavern  
Ladera Grill  
Craft Roots



Starbucks  
Walgreens  
Trader Joe's  
Yolked Extreme Breakfast

The Ford Store  
Holiday Inn Express  
McDonald's  
Jack in the Box

Subway  
Taco Bell  
Hanami Sushi  
88 Key's Café

CVS  
Safeway  
The Home Depot  
Burger King



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