



THE RESEARCH OFFICE CAMPUS OF MONTEREY

20 RYAN RANCH

20 RYAN RANCH RD. MONTEREY, CA

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LOBBY

RE-ENERGIZED

Handling Tenants needs with:
208,000 RSF of:

- Office
- R&D
- Interior Lab and Storage
- High-end MFG/Data areas and raised floor at Grade
- 4,000a, 3 phase (approx. 30% of capacity used)

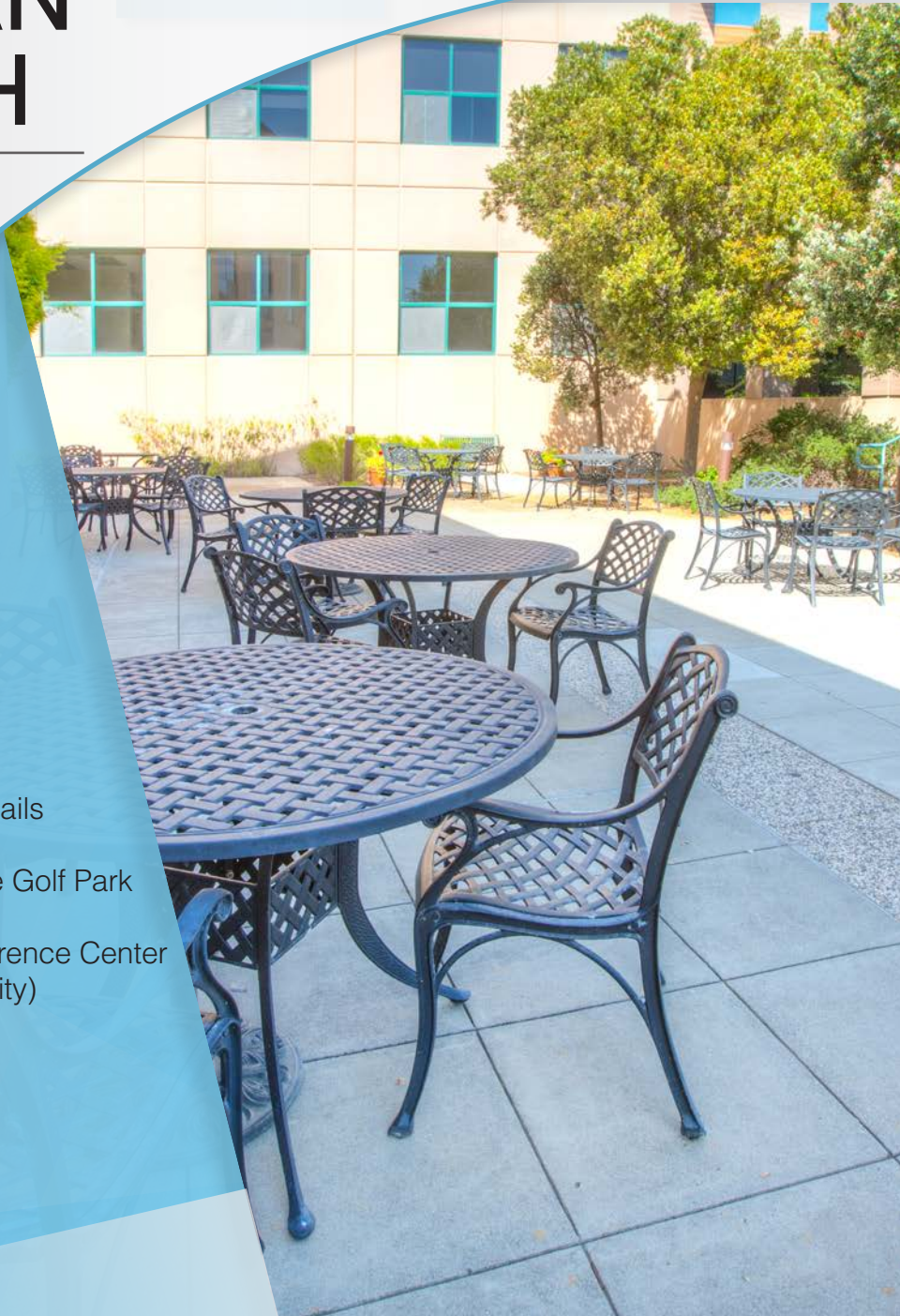
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PHOTO GALLERY

FULL OF AMENITIES

Including:

- Walking/Running Trails
- Security
- Adjacent to Frisbee Golf Park
- Catering Cafeteria
- On-Demand Conference Center (113 person capacity)
- Decks and Patios



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AERIAL MAP

MONTEREY PENINSULA

“It is about Proximity”

- 3 minutes from Monterey Regional Airport
 - Corporate Jet Center
 - American Airlines
 - United Airlines
 - Alaska Airlines
 - www.montereyairport.com



DOWNTOWN MONTEREY

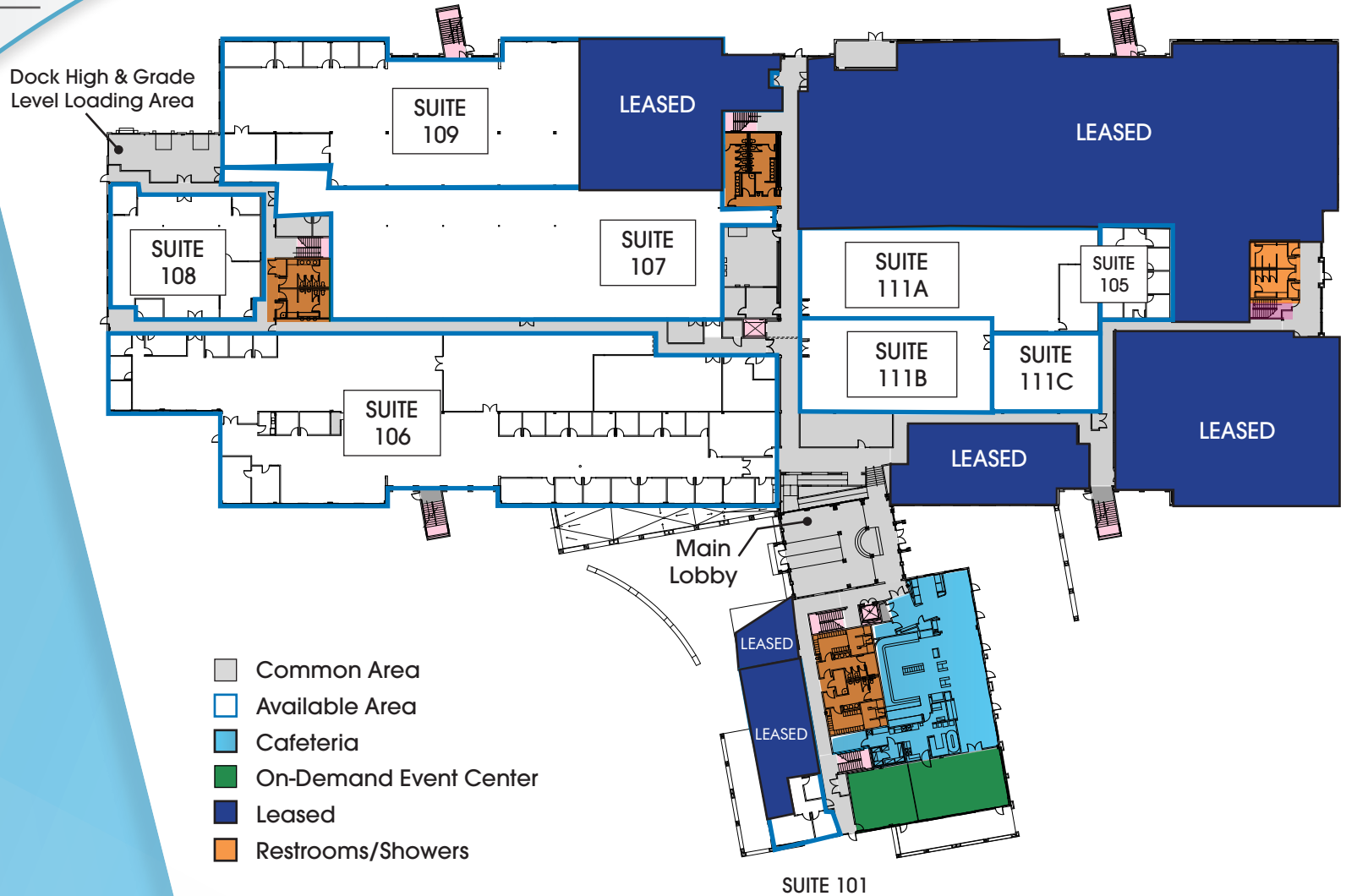
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Google

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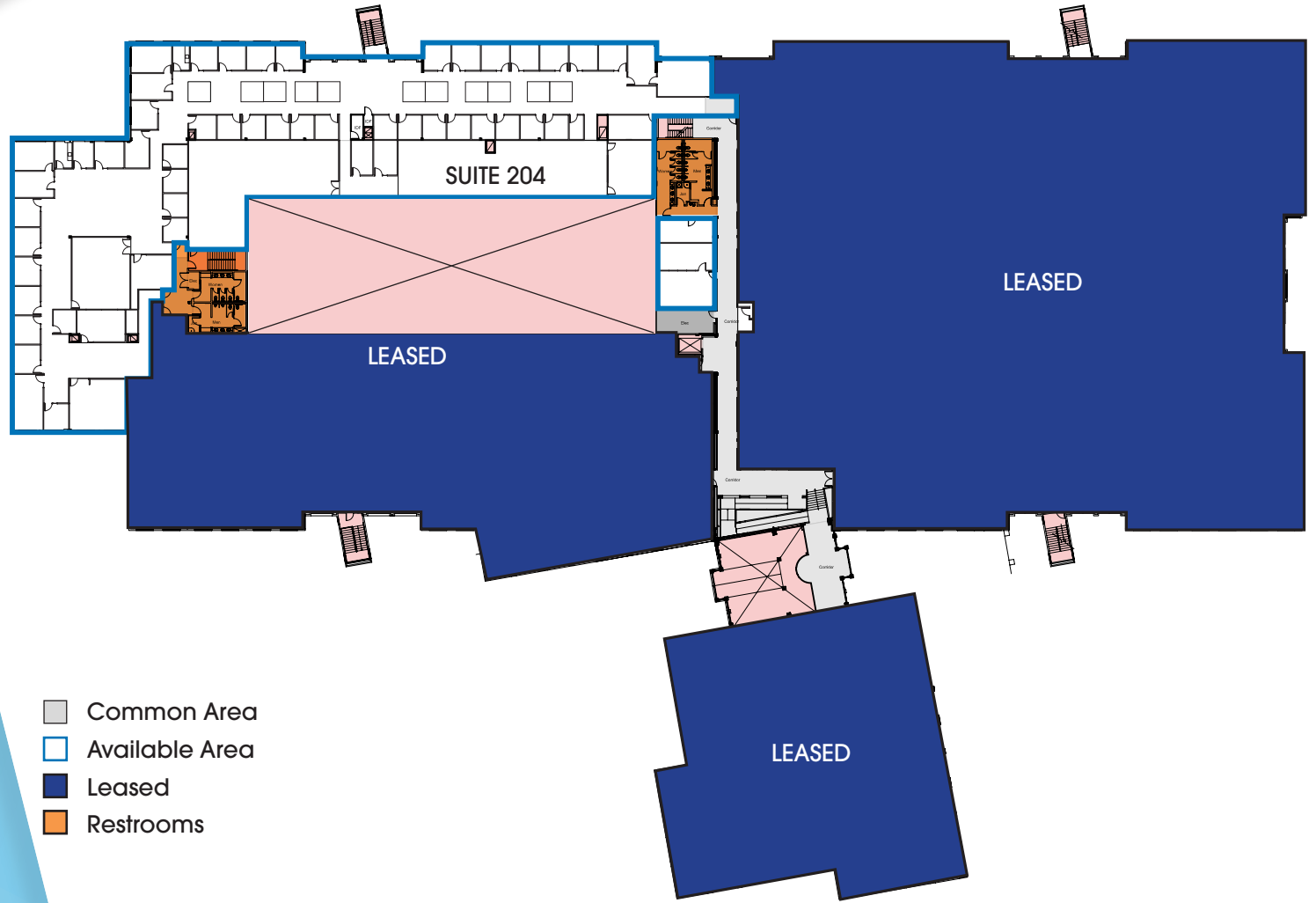
FIRST FLOOR SITE PLAN



SF	SUITE
1,323	105
1,736	111C
596	101
3,611	108
3,621	111B
5,850	111A
11,416	107
9,790	109
20,270	106

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SECOND FLOOR SITE PLAN

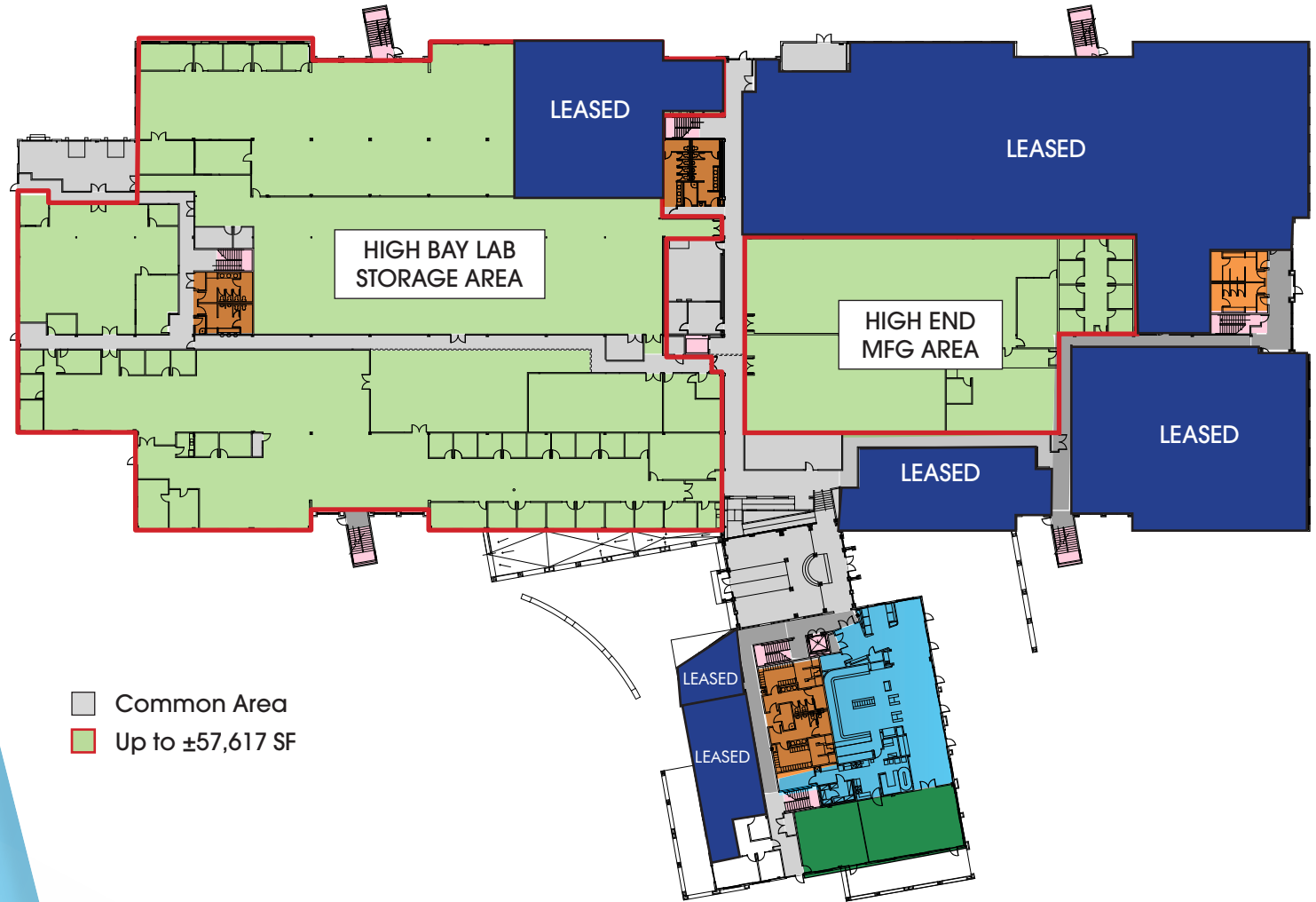


SF SUITE
24,835 204

- Common Area
- Available Area
- Leased
- Restrooms

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FIRST FLOOR HYPOTHETICAL PLAN

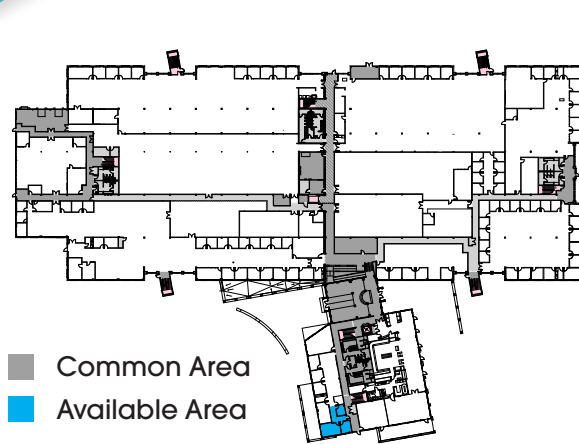


UP TO ±57,617 SF

- First Floor
- Near Contiguous
- Includes:
 - Office R&D 34,914 SF
 - High End MFG Area 11,207 SF
 - High Bay Lab Storage Area 11,416 SF
- Access to:
 - Dock High Door
 - Grade Level Doors

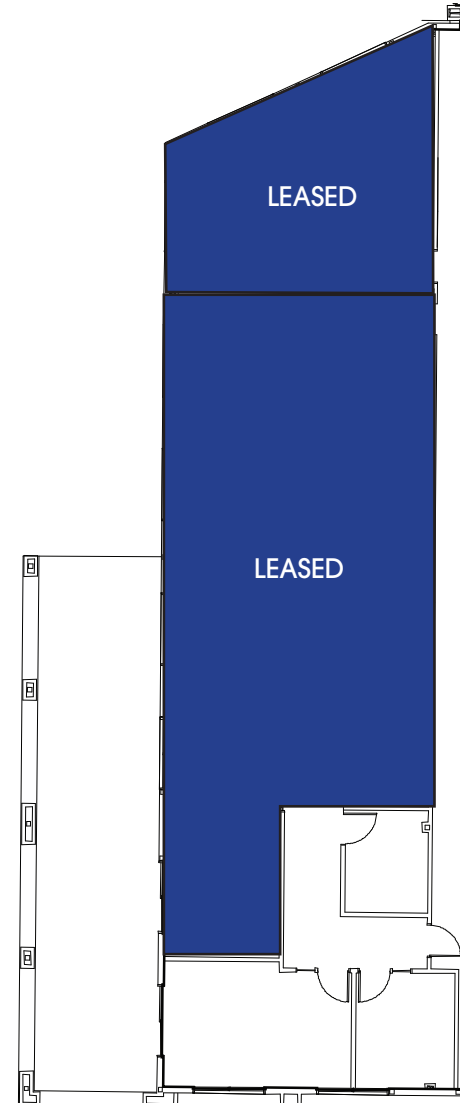
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FIRST FLOOR PLAN

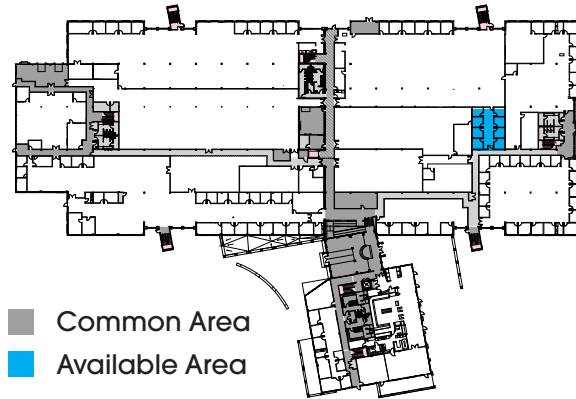


SUITE 101 SF 596

- 3 Private offices

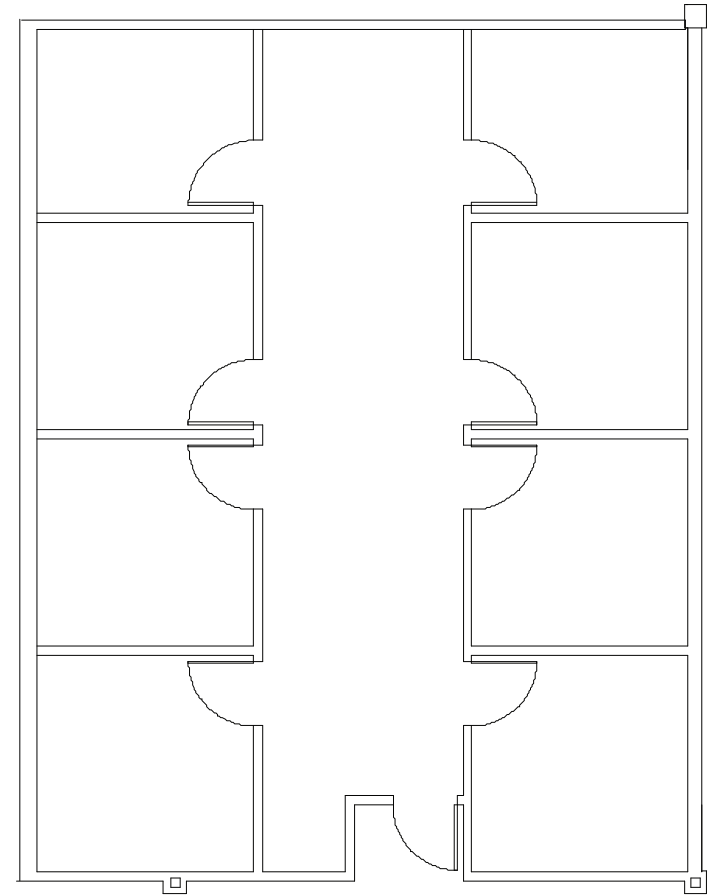


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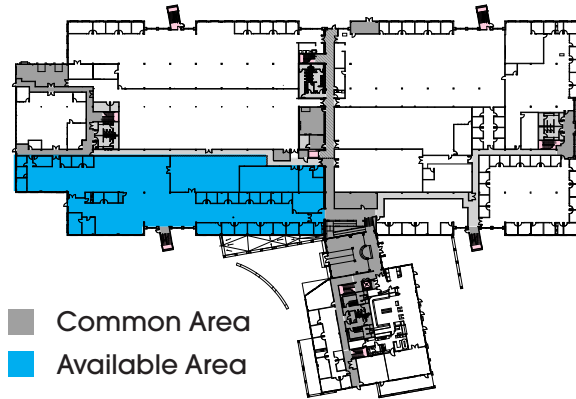
SUITE 105 SF 1,335

- 6 Private offices
- 1 break room
- 1 conference room



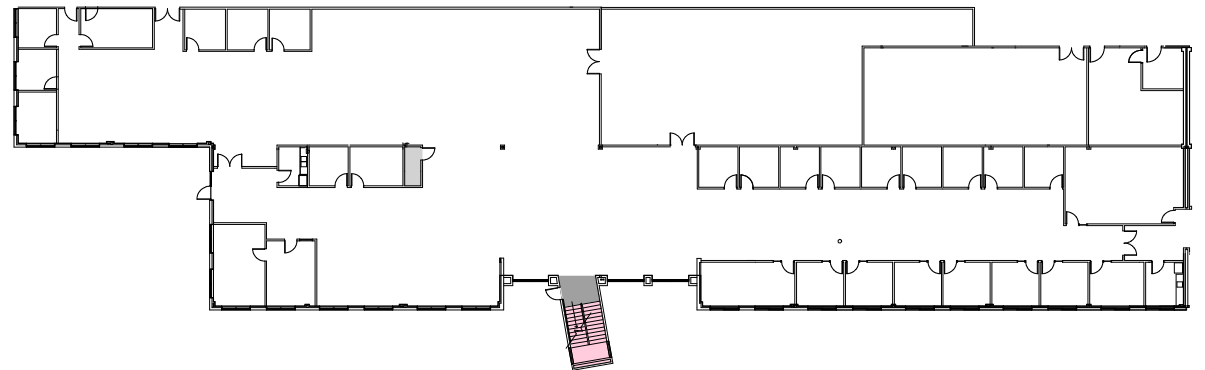
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FIRST FLOOR PLAN

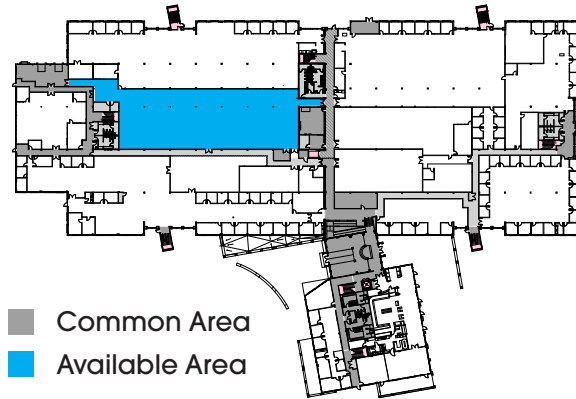


SUITE **SF**
106 20,270

- 24 private offices
- 1 board room
- 4 conference rooms
- 2 kitchenettes
- 1 server room
- 4 lab/work rooms

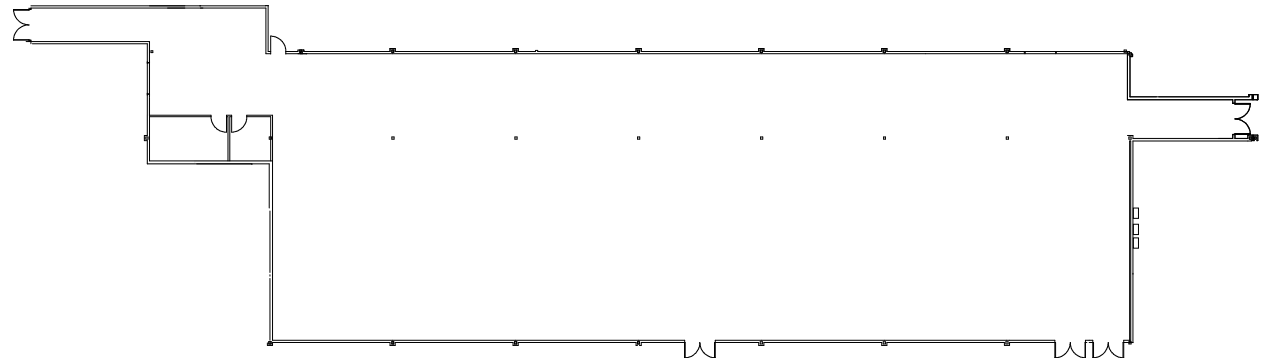


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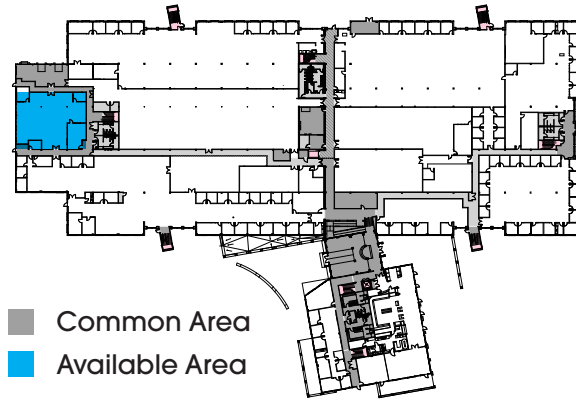


SUITE 107 SF 11,416

- 20' + clear height
- Minimal columns
- Sky lights
- 2nd floor mezzanine access

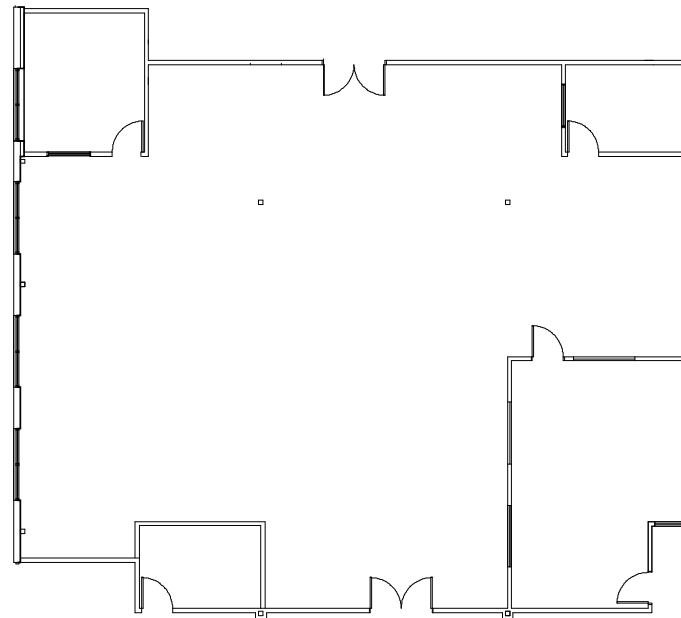


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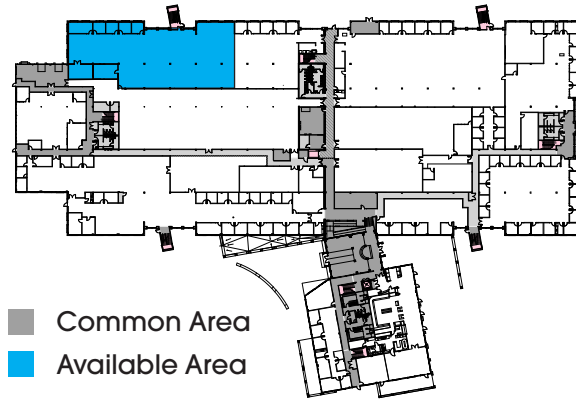
SUITE	SF
108	3,611

- Shell condition
- 3 privates
- Adjacent to common loading area with dock high and grade level doors



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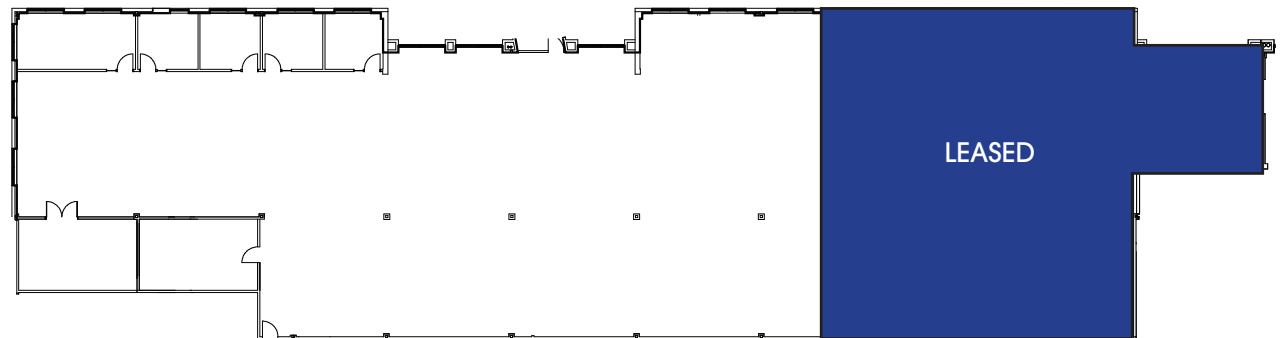
FIRST FLOOR PLAN



SUITE
109

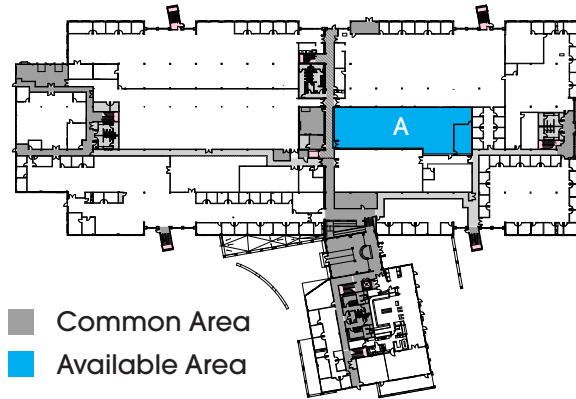
SF
9,790

- 4 private offices
- 1 conference rooms
- 1 break room
- 1 work room
- Plug and play ready



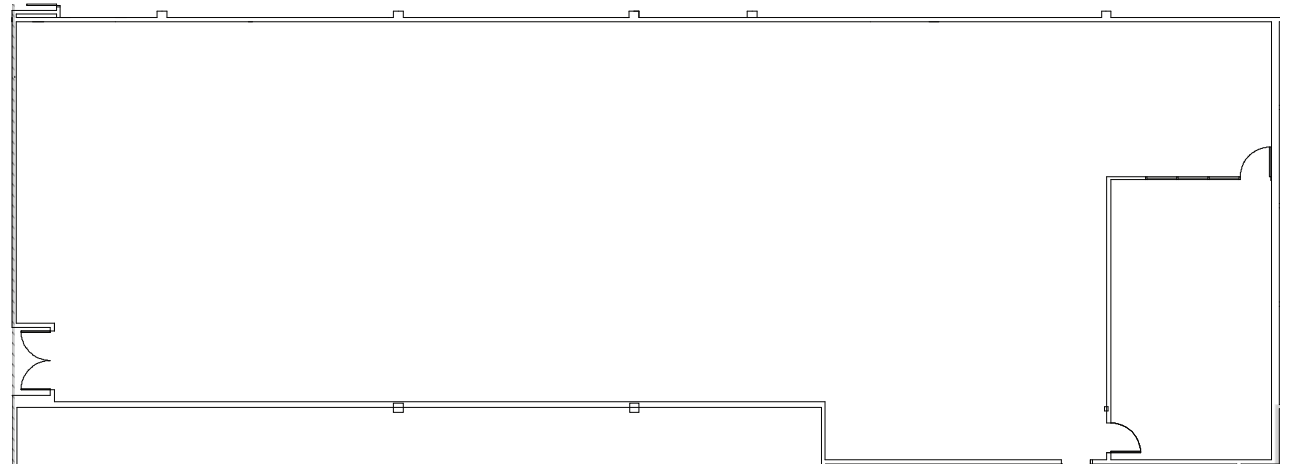
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FIRST FLOOR PLAN

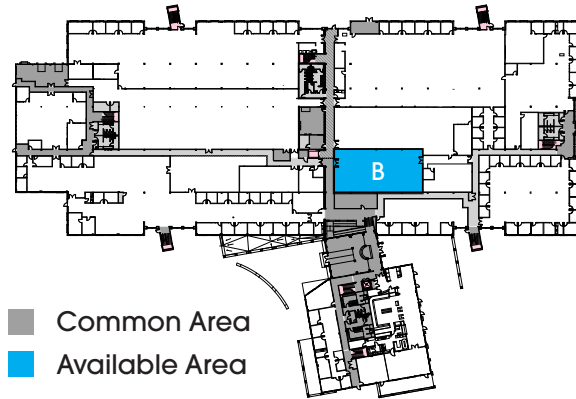


SUITE
111A SF
5,850

- High-end Mfg/data center
- Raised floor at ground level
- One large lab area
- Adjacent to suite 105 with 8 offices

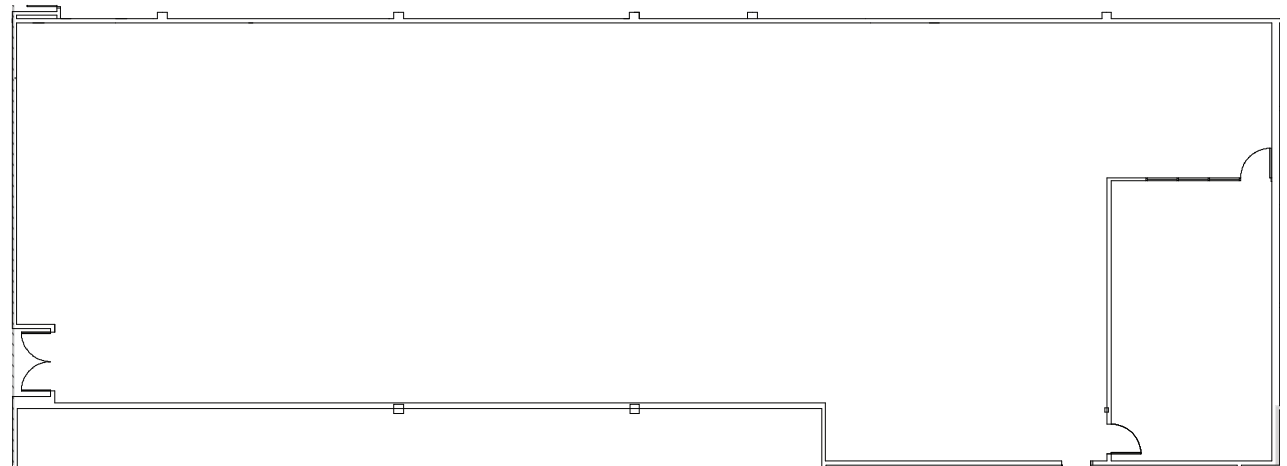


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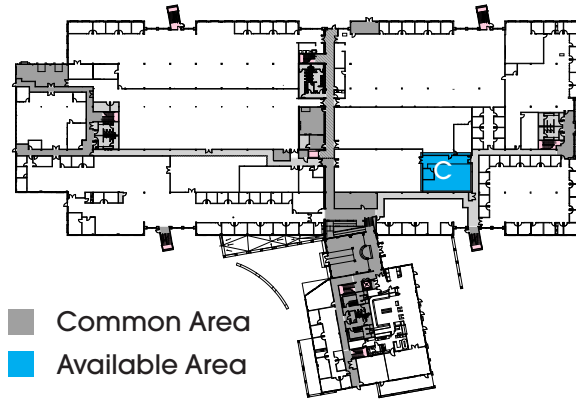


SUITE 111B
SF 3,621

- High-end Mfg/data center
- Raised floor at ground level
- One large lab area
- Adjacent to suite 111A & C for a total of 11,207 SF



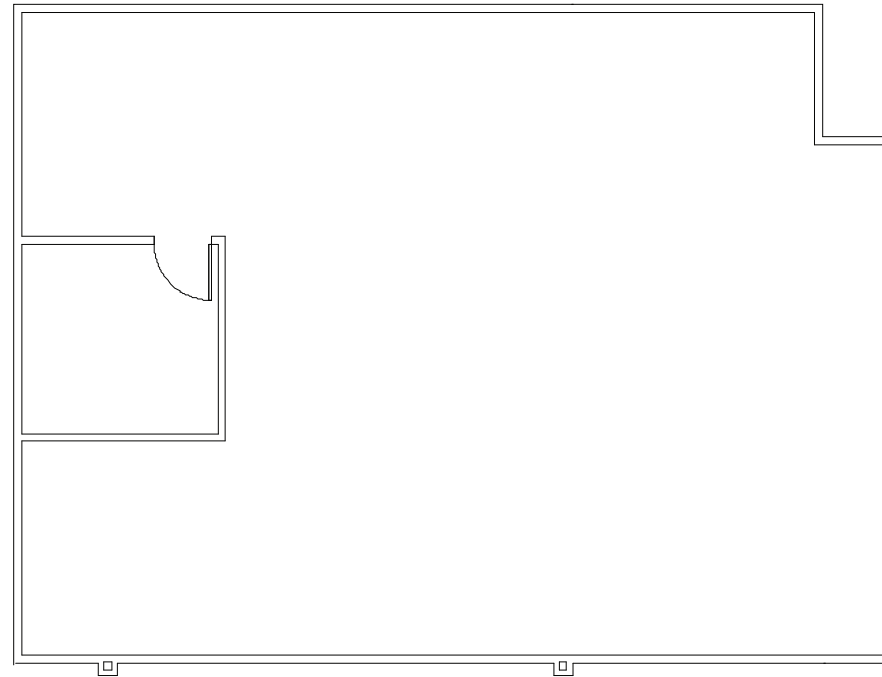
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SUITE
111C

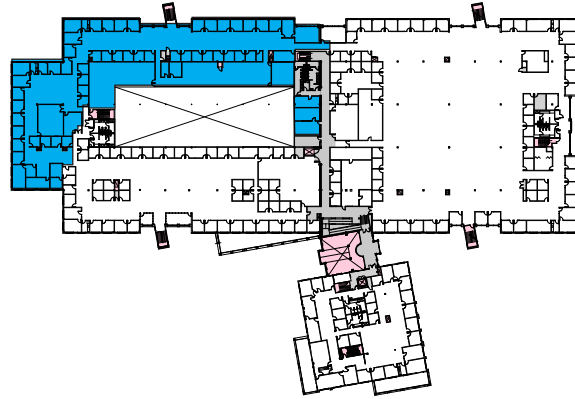
SF
1,739

- High-end Mfg/data center
- Raised floor at ground level
- One large lab area
- Adjacent to suite 111A & C for a total of 11,207 SF



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SECOND FLOOR PLAN

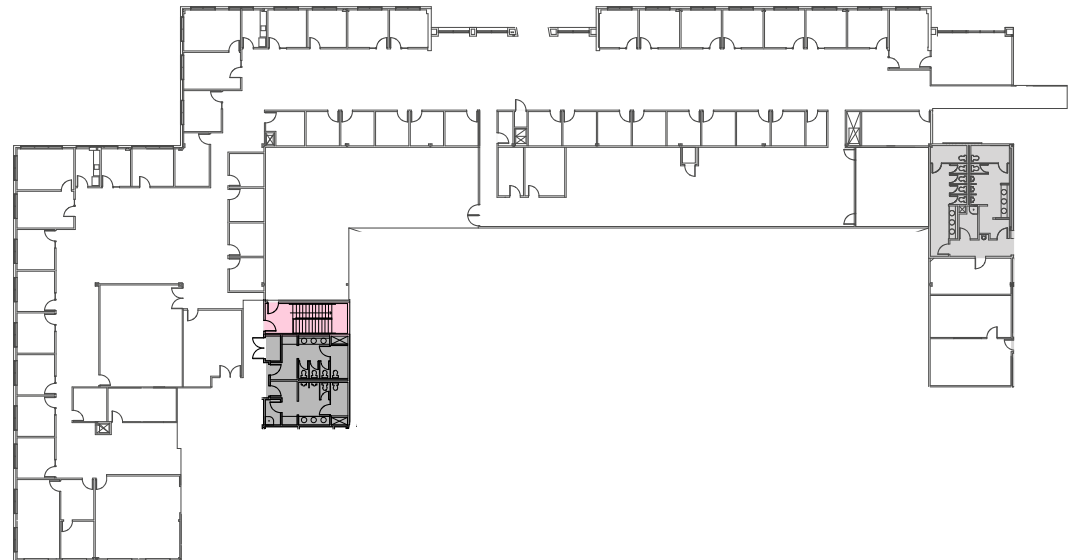


SUITE
204

SF
24,835

- 44 private offices
- 2 kitchenettes
- 7 conference rooms
- 4 lab areas
- 1 mezzanine area with access to high bay area

- Common Area
- Available Area
- Leased



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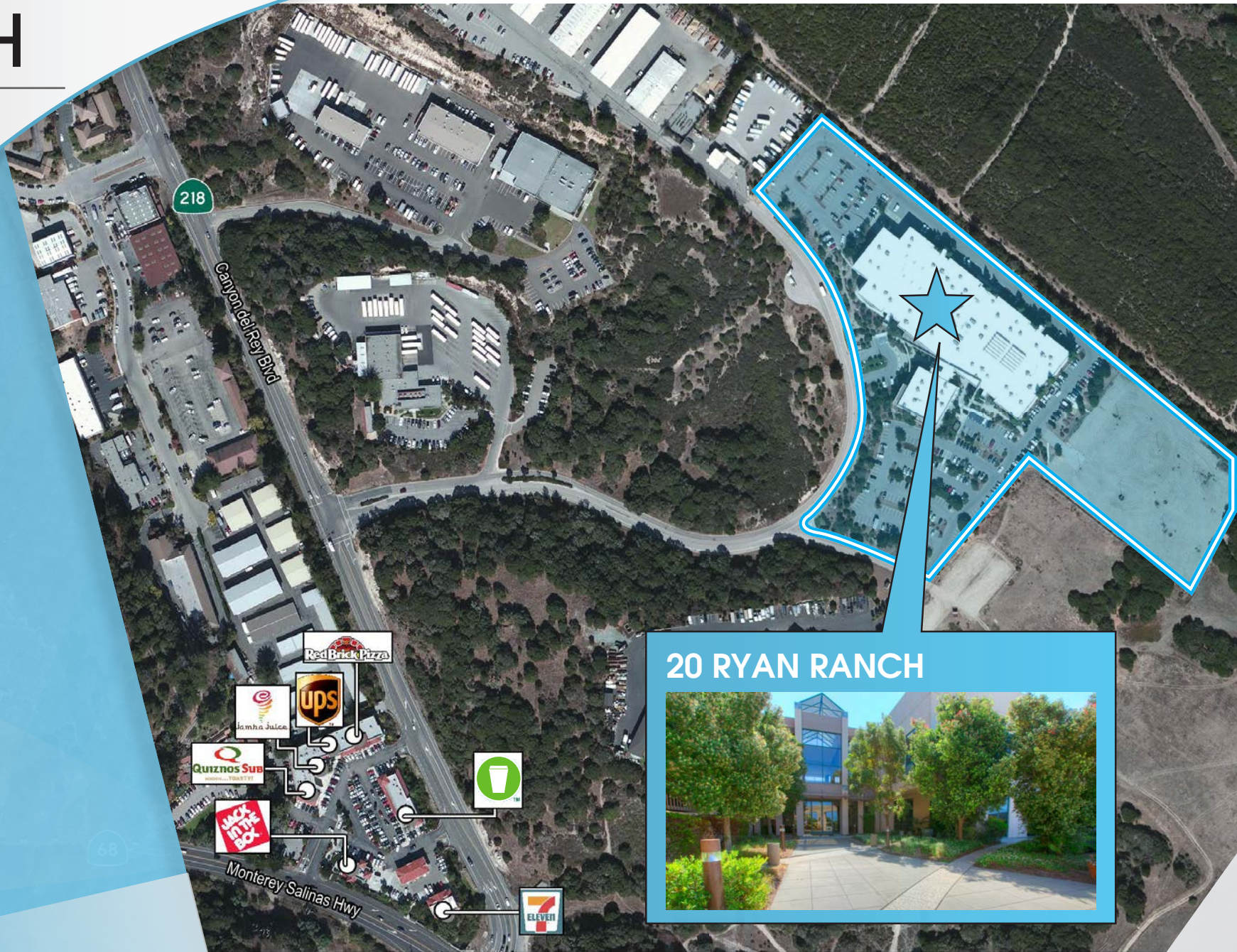
AMENITIES MAP



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LOCAL AMENITIES MAP



Monterey Peninsula Airport



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