

FOR SUBLEASE IN RYAN RANCH Monterey Commerce Center

1 Lower Ragsdale Drive, Monterey, California



SUB-LEASE

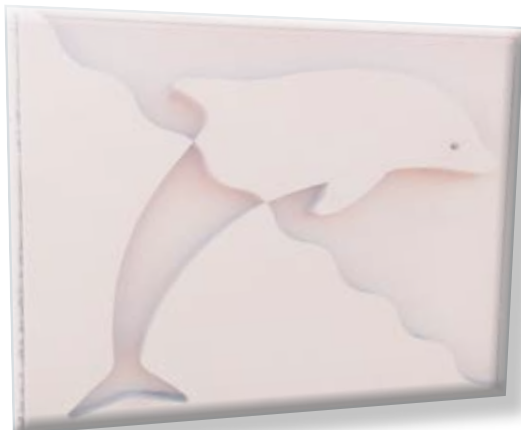


OFFICE FOR SUBLEASE

±10,984 RSF Available

PROPERTY HIGHLIGHTS

- Premier Office Complex in the Ryan Ranch Business Park
- Located off Highway 68 between Monterey & Salinas
- Turnkey FF&E Possible
- Ample Parking
- Adjacent to Federal Express
- Men's and Women's Locker Rooms
- Superior Quality Interior Finishes
- Longer-Term Lease Available



For more information, contact:

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SITE PHOTOS



PROPERTY DESCRIPTION

Ideally situated in the Monterey Peninsula's Ryan Ranch Business Park, the Monterey Commerce Center provides first class Office and R&D space in both convenient & environmentally friendly location. The Monterey Commerce Center has three buildings containing approximately 102,365 square feet of first class Office and R&D space. Situated on the Highway 68 corridor, the center has convenient access to both the Monterey Peninsula and Salinas. Prominent entry signage complimented by environmentally-friendly xeriscape landscaping distinguishes the center as the Ryan Ranch's premier Office and R&D location.

Some of the amenities include:

- Renovated Common Areas & Landscaping
- Ample parking
- Adjacent to Federal Express
- Men's and Women's Locker Rooms
- Superior Quality Interior Finishes
- Located in the Ryan Ranch Business Park, off Highway 68 between Monterey & Salinas
- Plug & Play potential with full FF&E available

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AVAILABLE FOR SUBLEASE

Building 1 - Office

1st Floor ±10,984 RSF



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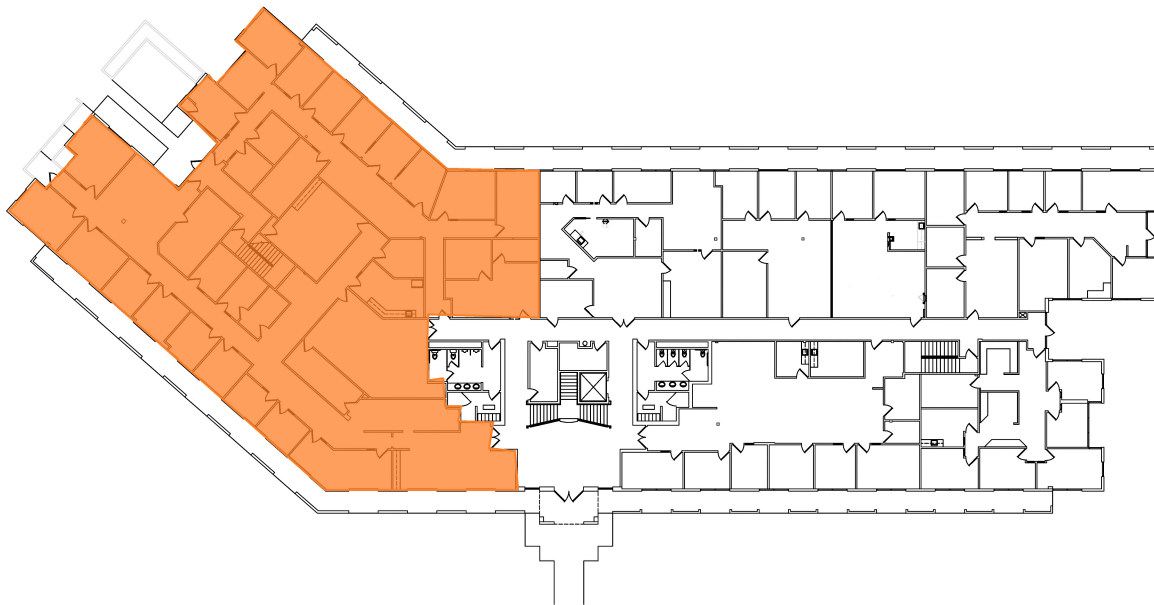
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BUILDING 1

FIRST FLOOR



AVAILABLE SPACE & FEATURES

- First Floor: ±10,984 RSF
- Tenant improvement allowance - Negotiable
- Renovated common areas & landscaping
- 4 /1,000 SF parking spaces
- Fully air-conditioned & heating
- Automatic fire sprinkler system
- Building security cameras in place at each entrance
- **Asking: \$2.25 PSF Full Service**



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