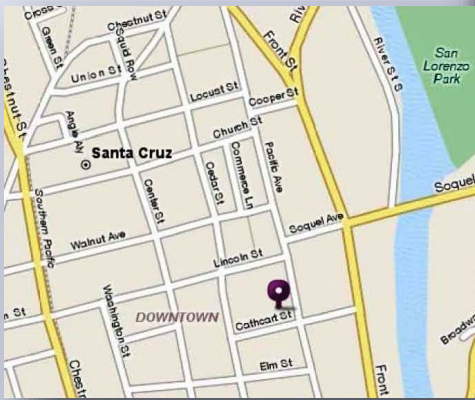


AVAILABLE FOR LEASE

1101 Pacific Avenue, Santa Cruz

PRIME OFFICE SPACE FOR LEASE



University Town Center Pacific Avenue, Santa Cruz

Suite 320: +/- 5,178 SF

Suite 300: +/- 3,323 SF

Suite 210: +/- 1,084 SF

Call us:

(831) 454-9400

Or visit our website:



- High-end Build-outs
- Beautiful Architecture
- Low, Competitive Rates
- Great Downtown Location

\$1.35 SF/Month/NNN — NNN \$0.56 SF/Month

Utilities Included

JIM WISEMAN
DRE #01104278

831-818-5454
jwiseman@sheldonwiseman.com



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

1200 Pacific Avenue, Suite 390 ■ Santa Cruz, CA 95060
Tel: 831 • 454 • 9400 ■ Fax: 831 • 459 • 7988 ■ www.sheldonwiseman.com

INTEGRITY ■ SERVICE ■ RESULTS

Building Information

- **University Town Center** is centrally positioned in a high visibility location on Pacific Avenue in popular downtown Santa Cruz. This beautiful building is surrounded by dozens of restaurants and local, as well as, national retailers.
- This Prominent Building has 86,000 square feet of residential, office, and retail spaces.
- Excellent first floor Mixed Retail includes restaurants, crafts, bedding and upscale eye ware. Second and third floors offer prime office space with high ceilings and excellent views.
- The perfect location for your business; a walk to the coast and Santa Cruz Beach Boardwalk, just 75 miles from San Francisco, and a short commute to both the San Jose and Monterey airports.
- Convenient parking located nearby (*see attached Parking Map*).



Developer — Laurel & Pacific
Architect — Barry Swenson Builder
Architectural — Thatcher & Thompson
General Contractor — Barry Swenson Builder

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

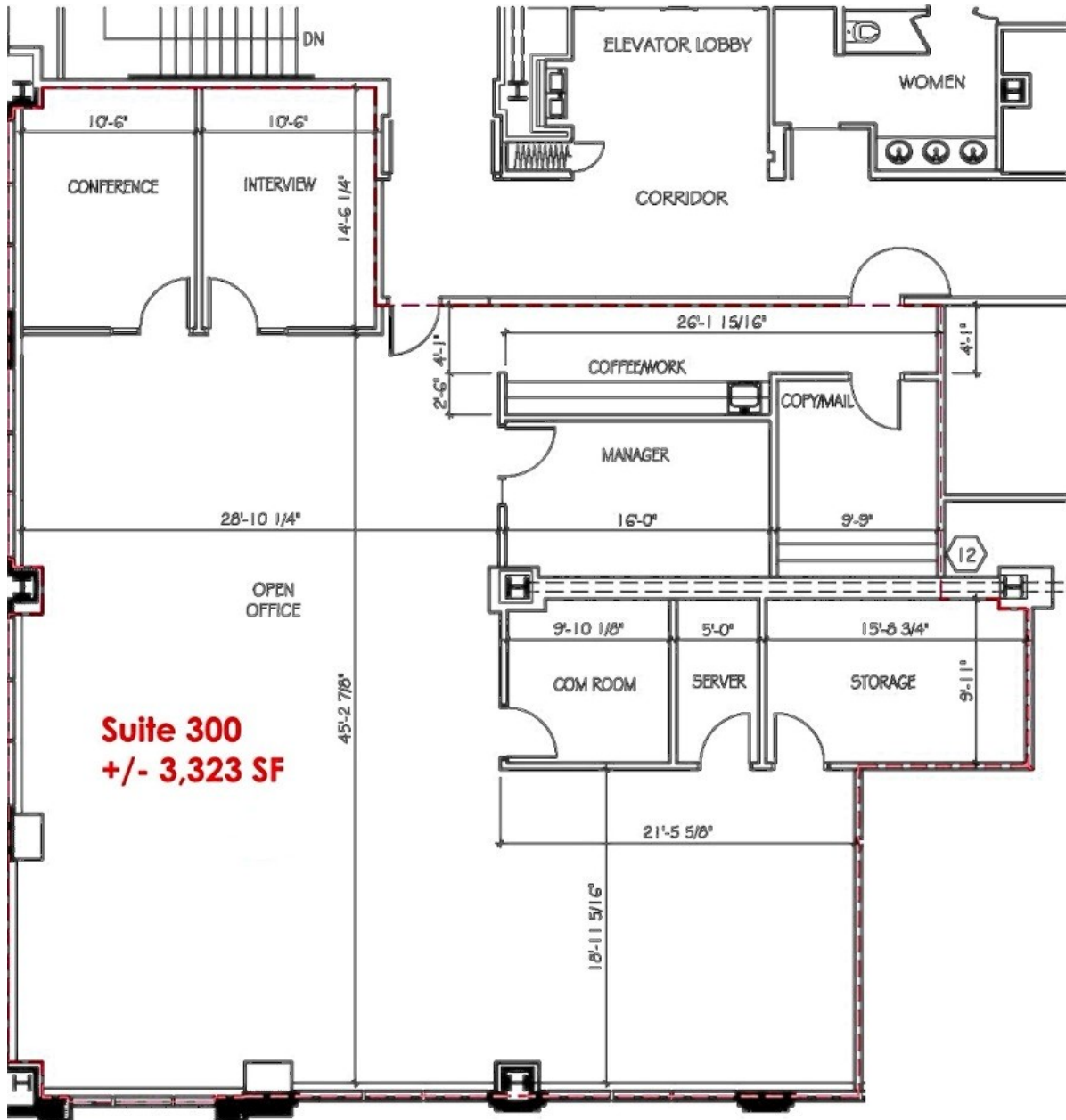
INTEGRITY ■ SERVICE ■ RESULTS



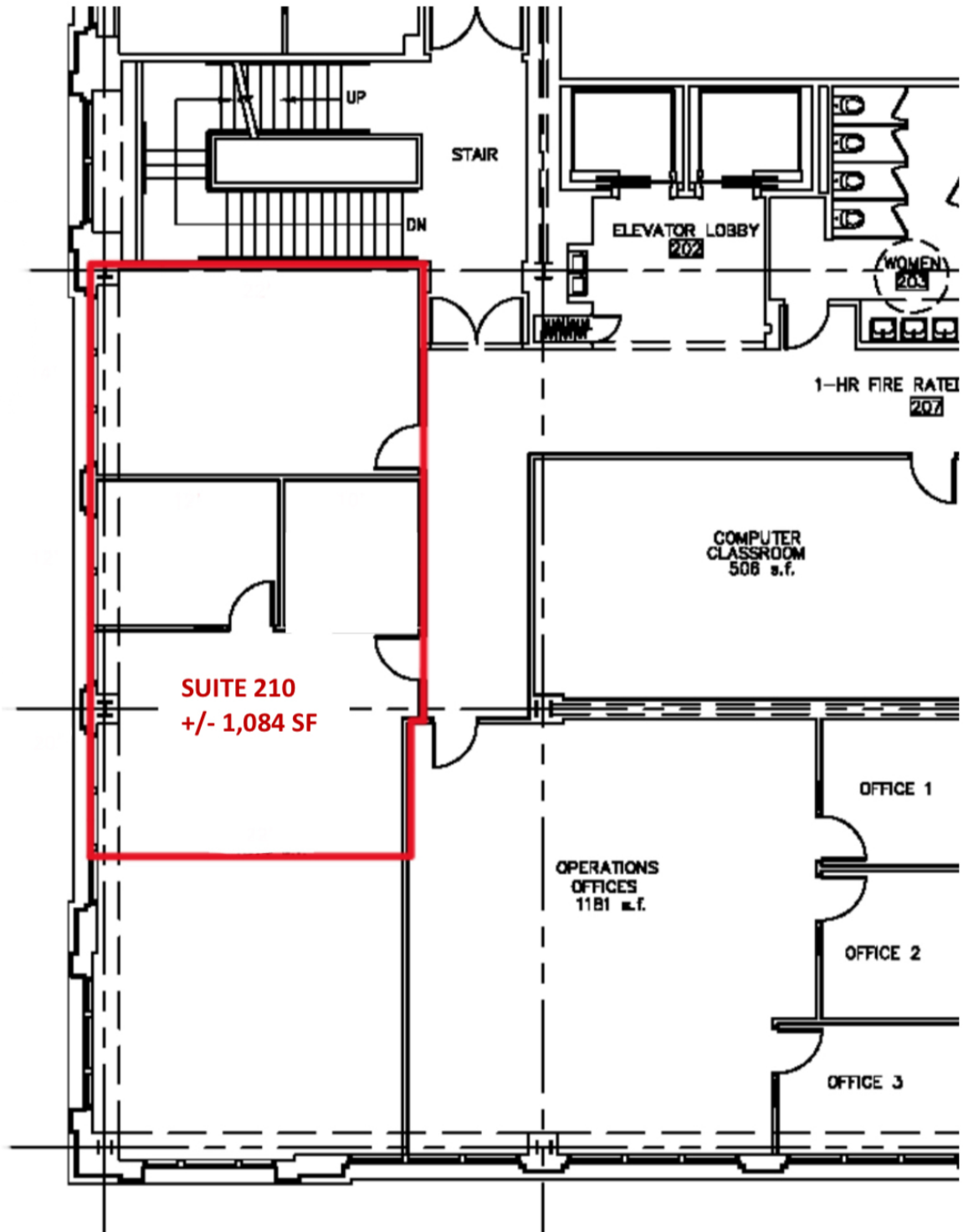
Floor Plan — Suite 320



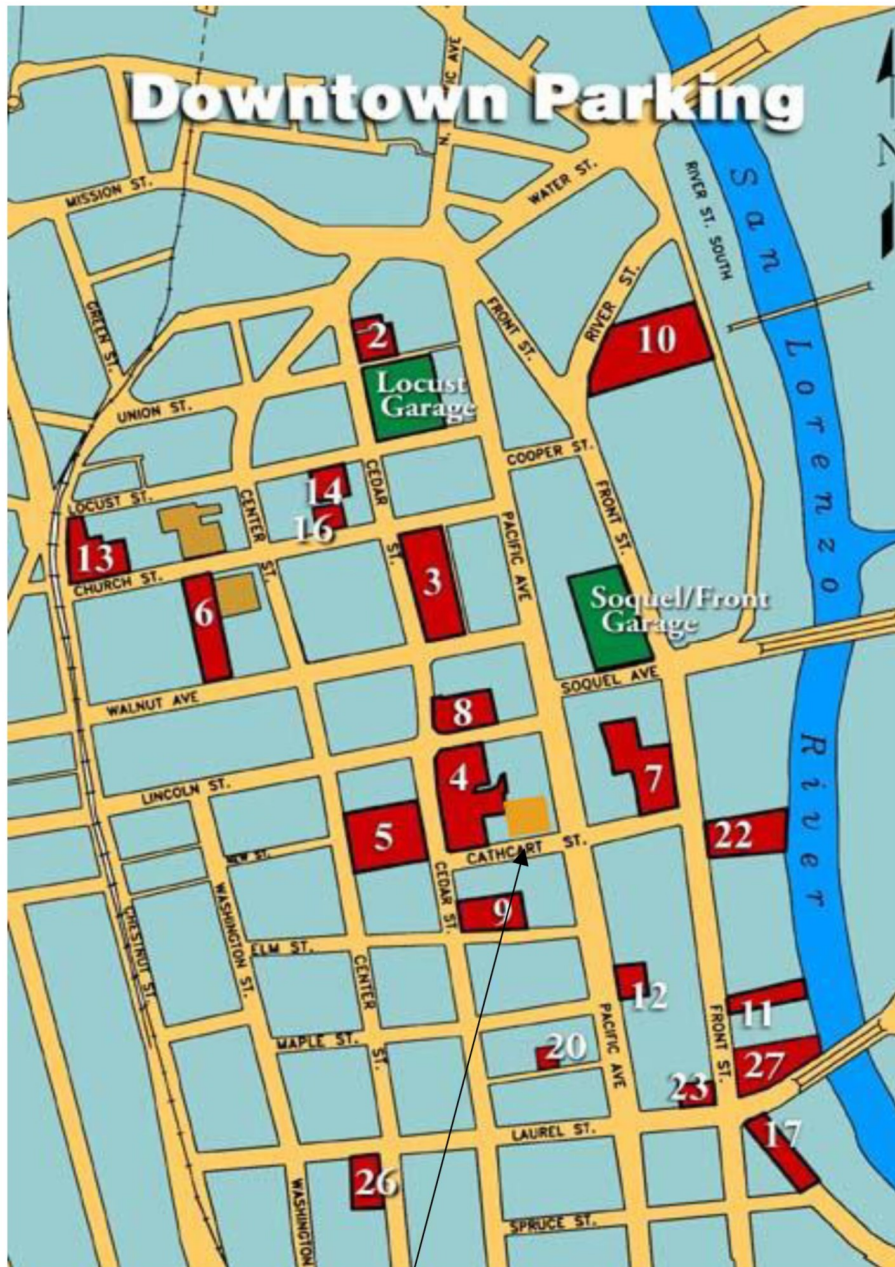
Floor Plan — Suite 300



Floor Plan — Suite 210



DOWNTOWN SANTA CRUZ PARKING MAP



1101 Pacific Ave.

#	STREET NAME	# OF STALLS
	Soquel/Front Garage	395
2	Walnut Tree	45
	Locust Garage	407
3	Cedar/Walnut	250
4	Lincoln/Cedar	139
5	Calvary Church	108
6	Civic Auditorium	44
7	Front/Cathcart	66
8	Pearl Alley	52
9	Elm/Cedar	46
10	River/Front	465
11	S. Front	24
12	S. Pacific	15
13	City Hall	62
14	Library	22
16	Center/Walnut	8
17	Laurel St	25
20	Birch Lane	4
23	Front/Laurel	24
27	Laurel/Front	32

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

INTEGRITY ■ SERVICE ■ RESULTS

