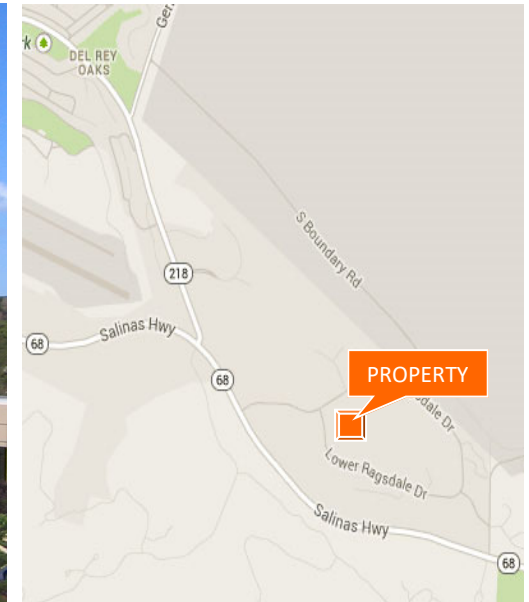


Monterey Commerce Center

1 Lower Ragsdale, Building 3, Monterey, California



PROPERTY HIGHLIGHTS

- Premier Office/R&D Complex in Ryan Ranch Business Park
- Located off Highway 68 between Monterey & Salinas
- Direct Access to Suites
- End-Cap Locations with Window-Lined Offices
- Ample Parking
- Adjacent to Federal Express
- Superior Quality Interior Finishes
- Grade Level Roll-Up Doors

R&D SPACES AVAILABLE

- Suite #100: ± 6,759 RSF Available
- Suite #800: ± 4,375 RSF Available
- Asking Rate: \$2.25 PSF Modified Gross

For more information, contact:

Michael Schoeder
Executive Managing Principal
+1 831 647 2105
michael.schoeder@cushwake.com
LIC #00989268

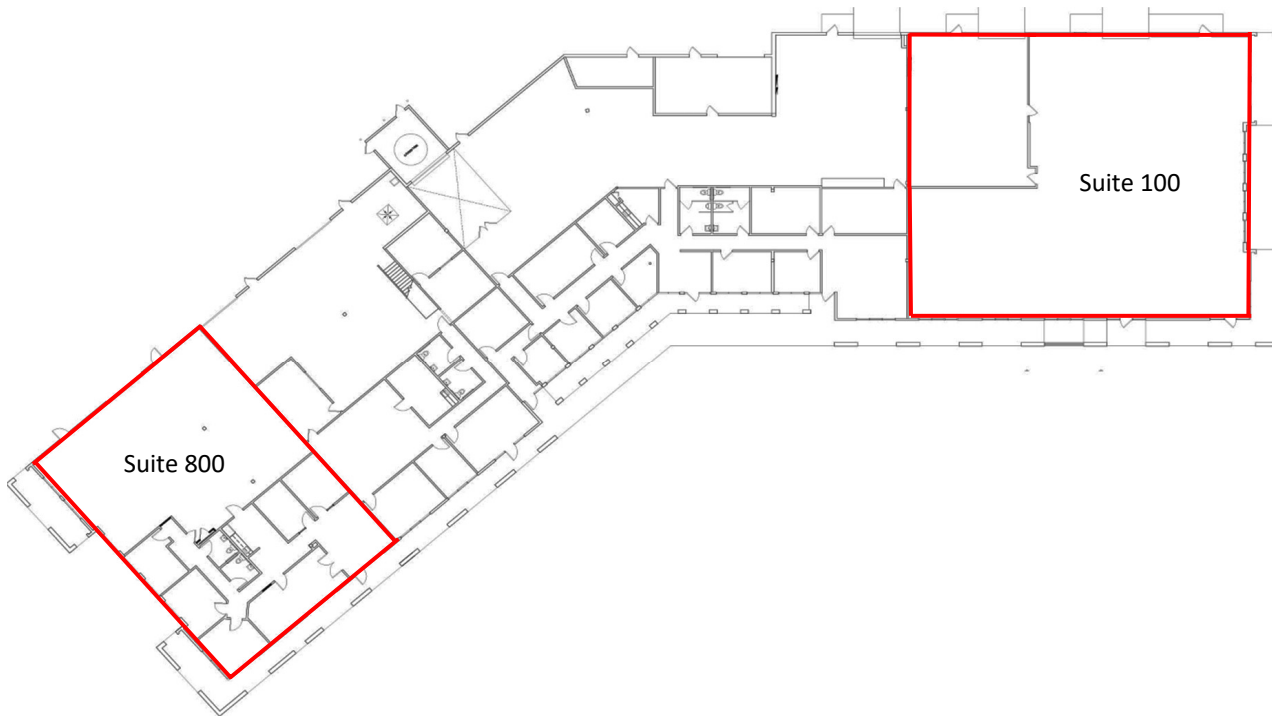
Ocean Avenue South
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FLOOR PLAN



AVAILABLE R&D SPACE & FEATURES

- Suite #100 - $\pm 6,739$ RSF - 100% open warehouse
- Suite #800 - $\pm 4,375$ RSF - ($\pm 2,140$ SF Office/ $\pm 2,235$ SF Warehouse)
- Direct End-Cap Access
- 3.75 spaces per 1,000 SF parking
- 120/ 408 V 3- Phase Power
- No Load Factor
- Fully air-conditioned & heated
- Automatic fire sprinkler system
- Professional property management
- Clear Height—13'6" (Front) to 16' 10" (Rear)
- Asking Lease Rate: \$2.25 PSF. Modified Gross
- TI Allowance—Negotiable

For more information, contact:

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