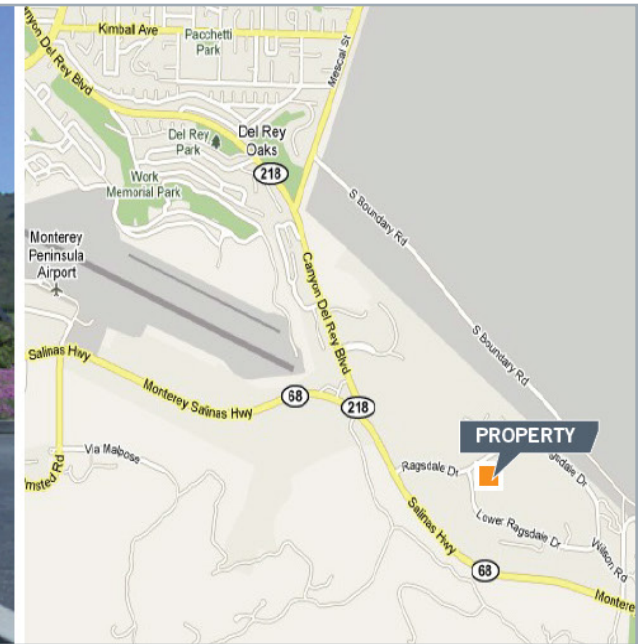


FOR LEASE IN RYAN RANCH Monterey Commerce Center

1 Lower Ragsdale Drive, Building #1, Monterey, California



OFFICE FOR LEASE

±3,974 RSF Available

\$2.75 PSF Modified Gross

PROPERTY HIGHLIGHTS

- Premier Office Complex in the Ryan Ranch Business Park
- Located off Highway 68 between Monterey & Salinas
- Renovated Common Areas & Landscaping
- Ample Parking
- Adjacent to Federal Express
- Men's and Women's Locker Rooms
- Superior Quality Interior Finishes
- Easy access to the Monterey Airport
- Local Ownership



For more information, contact:

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LIC #00989268

Nick Greenup
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Doud Arcade Building, Suite #202
South Ocean Avenue
P.O. Box 999

Carmel-by-the-Sea, CA 93921

ph: +1 831 375 8000
fx: +1 831 647 2116

FOR LEASE IN RYAN RANCH Monterey Commerce Center

1 Lower Ragsdale Drive, Building #1, Monterey, California



SITE PHOTOS



PROPERTY DESCRIPTION

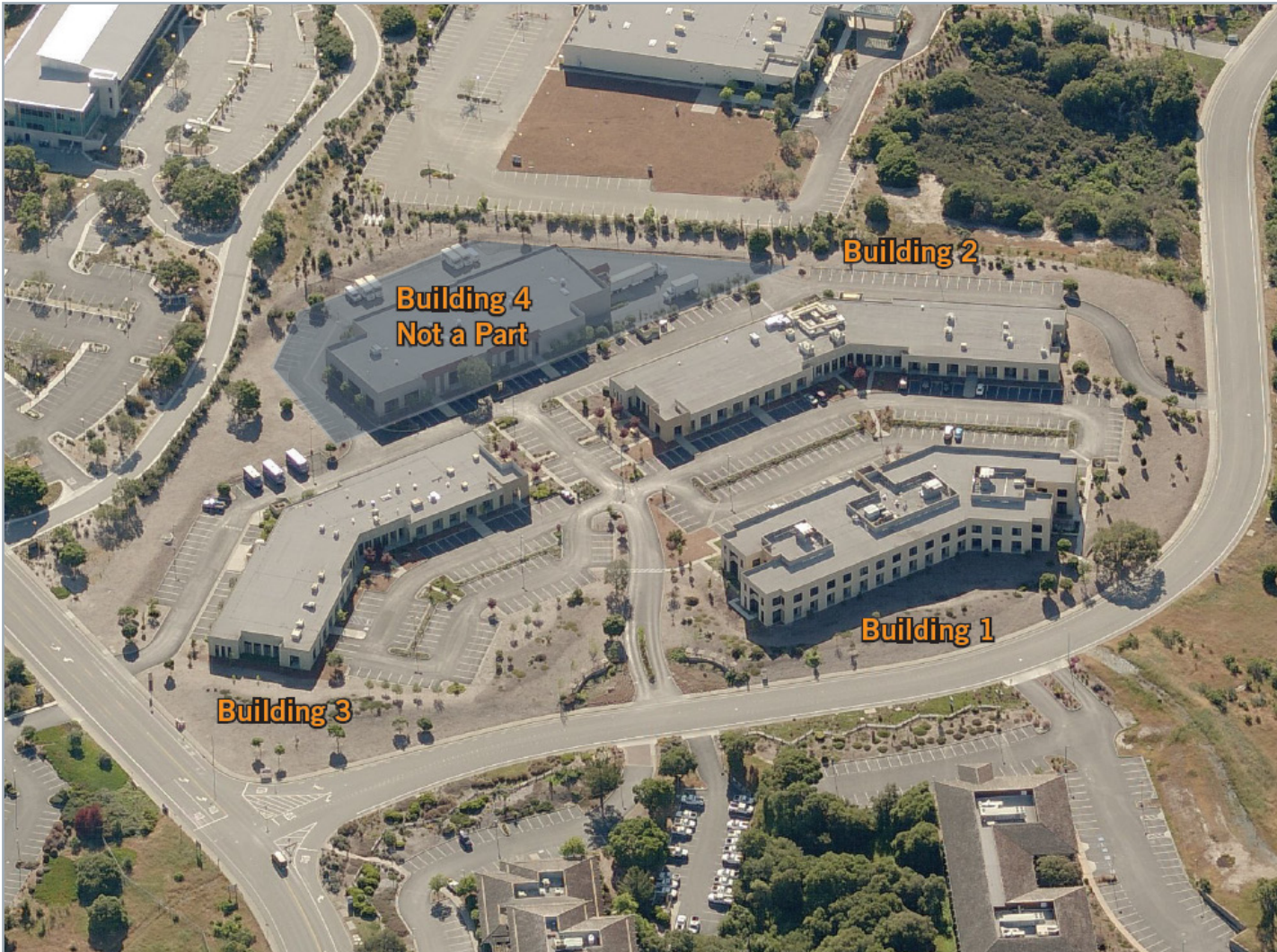
Ideally situated in the Monterey Peninsula's Ryan Ranch Business Park, the Monterey Commerce Center provides first class Office and R&D space in both convenient & environmentally friendly location. The Monterey Commerce Center has three buildings containing approximately 103,216 square feet of first 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.

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
- Asking Lease Rate: \$2.75 PSF Modified Gross

FOR LEASE IN RYAN RANCH Monterey Commerce Center

1 Lower Ragsdale Drive, Building #1, Monterey, California



AVAILABLE FOR LEASE

Building 1 - Office

2nd Floor - Suite #255: ±3,974 RSF

Building 2 - R&D / Office

Currently 100% Leased

Building 3 - R&D / Office

Suite #100 - ±6,759 RSF
Suite #800 - ±4,375 RSF

Building 4 - Distribution

Not a Part - Fully leased to FedEx

For more information, please contact:

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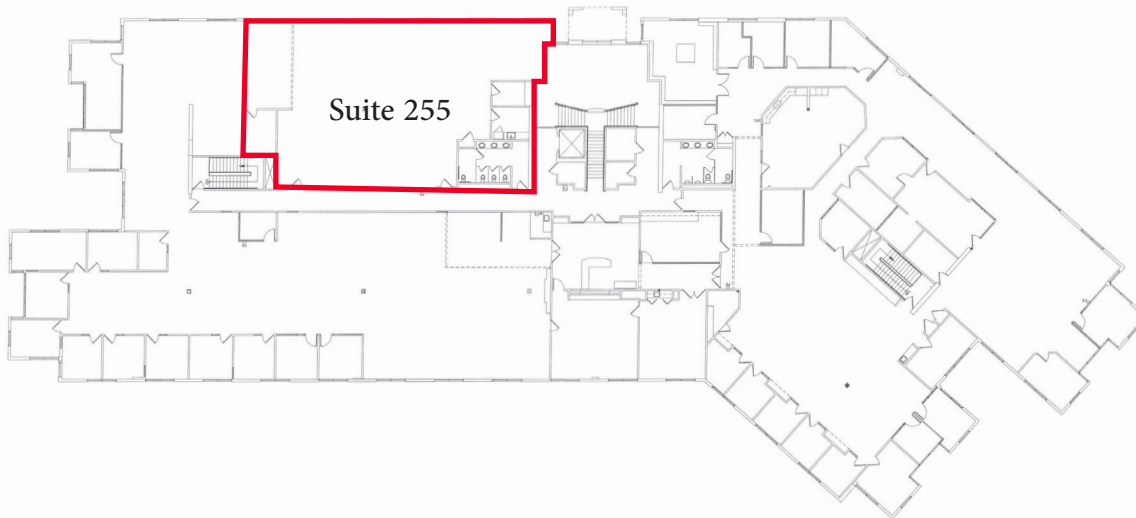
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FOR LEASE IN RYAN RANCH Monterey Commerce Center

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SECOND FLOOR



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