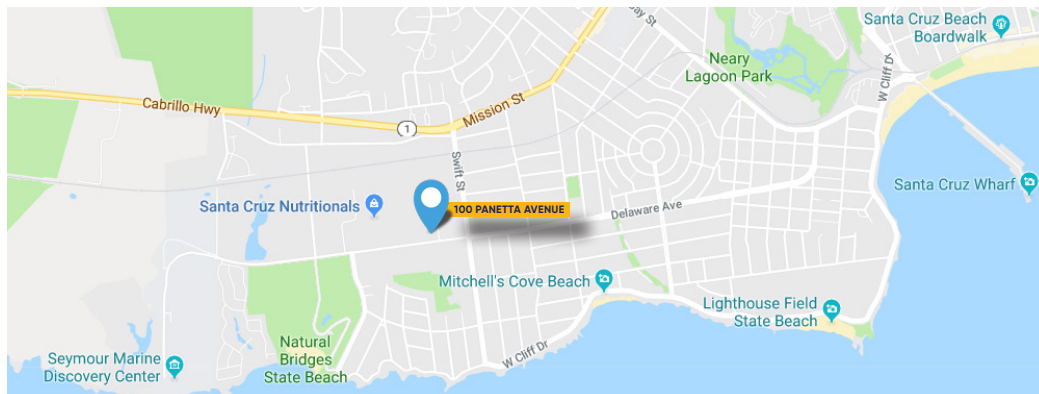




ASKING PRICE:
\$5,500,000

100 PANETTA AVENUE, SANTA CRUZ



- LEED Certified with a living green roof
- High end office finishes including polished concrete floors, steel and white marble accents
- Open office plan with dramatic mezzanine

Cresa and JR Parrish are pleased to present 100 Panetta Avenue for Sale. Designed by prominent Santa Cruz architect Mark Primack and constructed in 2014, this approximately 15,161 square foot office building was the first structure built as part of the Delaware Addition Planned Unit Development ("PUD"). The building itself is highly customized with high-end finishes, boasts set back terrace space on all three floors, open ceilings and glass throughout, streaming natural light and views of Monterey Bay and the Pacific Ocean, creating a beautiful work environment.

Constructed using sustainable methods, the building consists of 72% recycled materials, is LEED certified, and features a green living roof. The building also features locally sourced reclaimed redwood interior siding, "green eco" carpet and a radiant hot water heating system. The building's heating and air conditioning are generally "passive" and use the abundant windows and skylights. Situated on an almost half acre of land, all of the parking in this PUD is shared and common for all of the various properties. 100 Panetta is an attractive asset for a user or investor.

For Details, Contact:

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DRE#00975223

cresa

JR Parrish



100 PANETTA AVENUE, SANTA CRUZ

BUILDING SPECIFICATIONS

Building Size: Approx. 15,161 Square Feet

APN: 003-351-04-000

First Floor: Approx. 8,672 Square Feet

Stories: Three

Second Floor: Approx. 5,057 Square Feet

Parking: Common, per the PUD

Third Floor: Approx. 1,432 Square Feet

Furniture: Negotiable

Lot Size: 18,513 Square Feet, 0.425 AC

Occupancy: Upon Closing/Immediately

Zoning: I-G/P2; PUD

Loading: One (1) overhead loading door

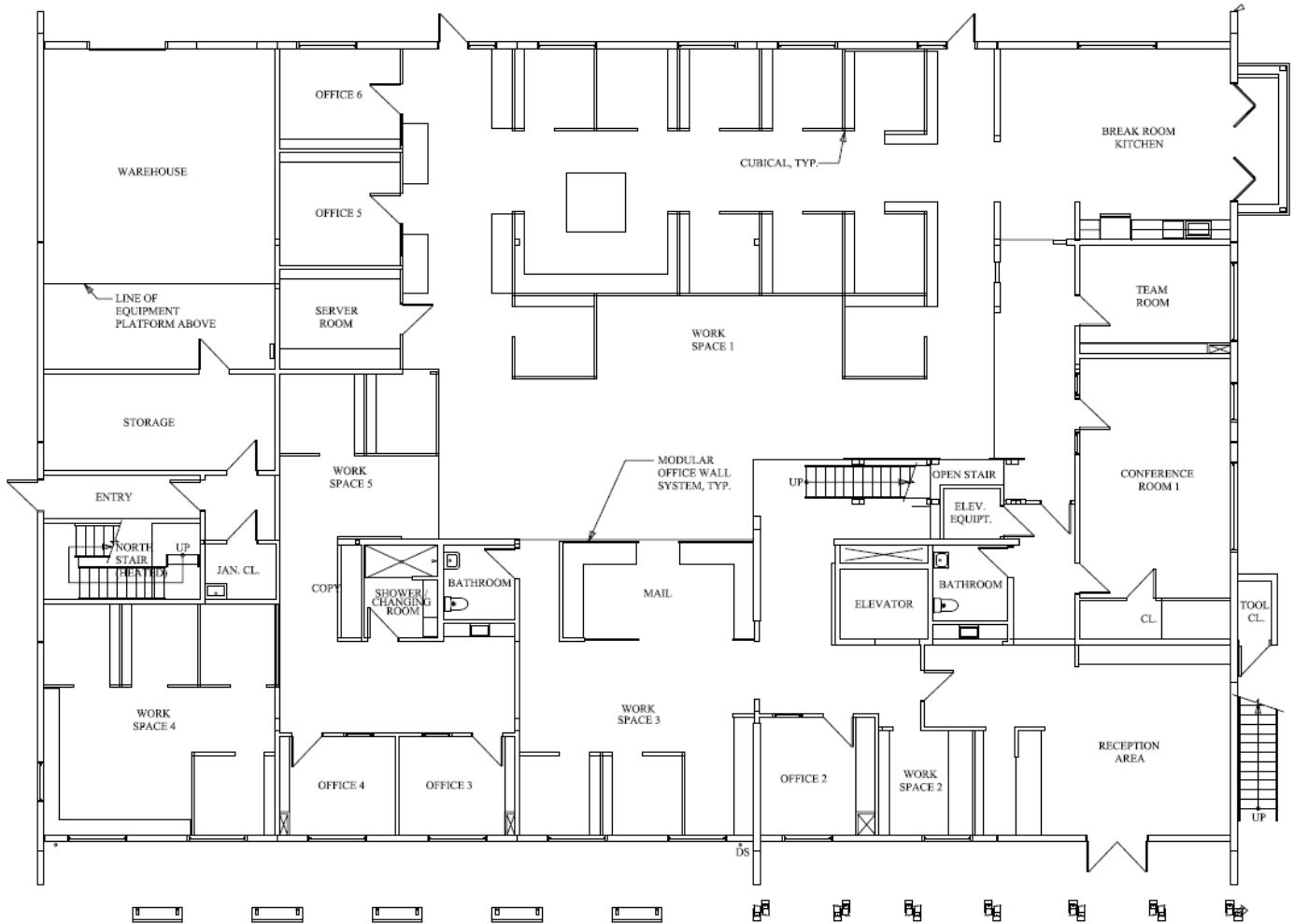
Other Features: Elevator, small warehouse area



100 PANETTA AVENUE
SANTA CRUZ, CA

100 PANETTA AVENUE SANTA CRUZ, CA

First Floor Plan | Approx. 8,672 SF



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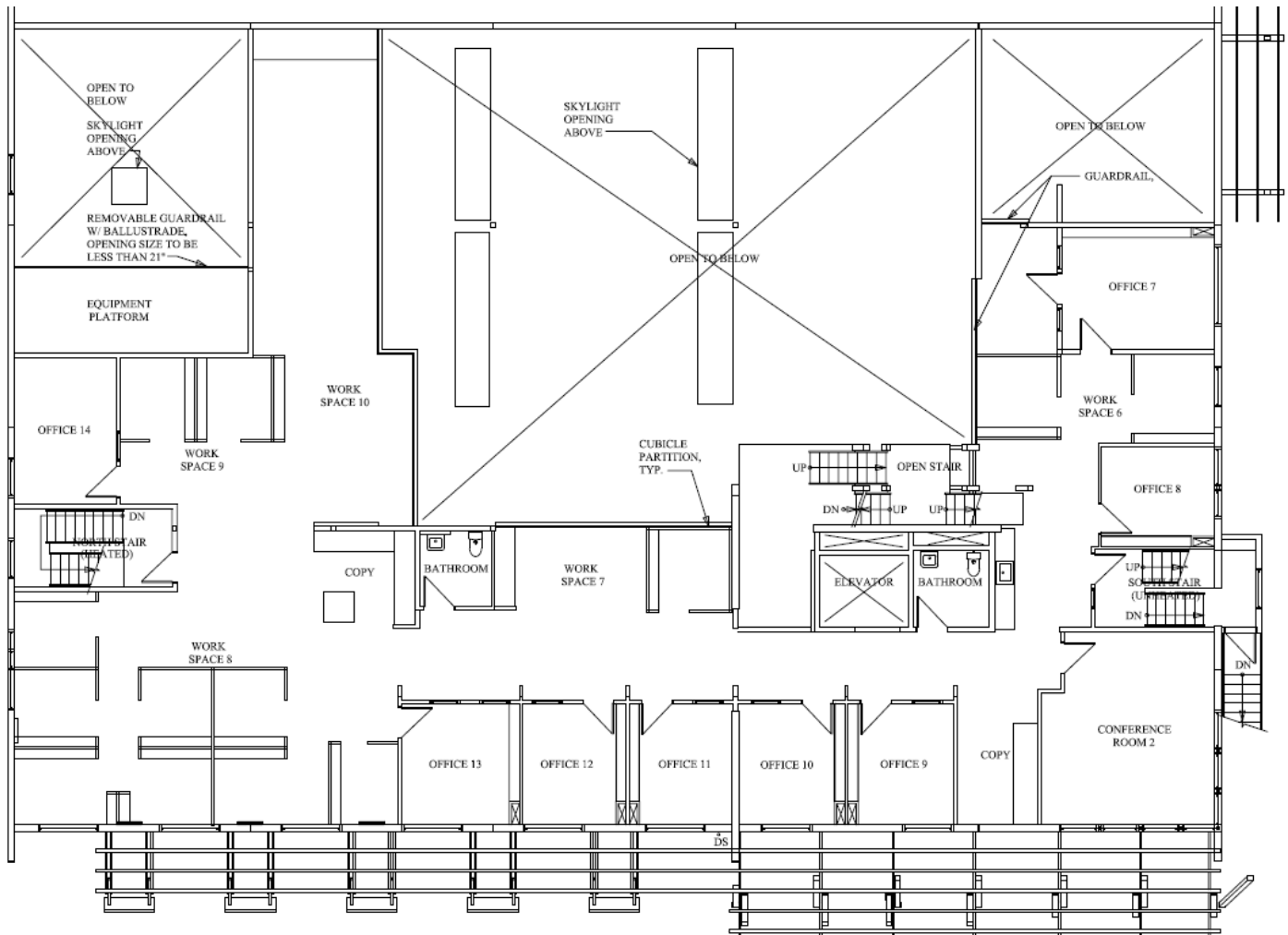
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100 PANETTA AVENUE SANTA CRUZ, CA

Second Floor Plan | Approx. 5,057 SF



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J.B. Parrish

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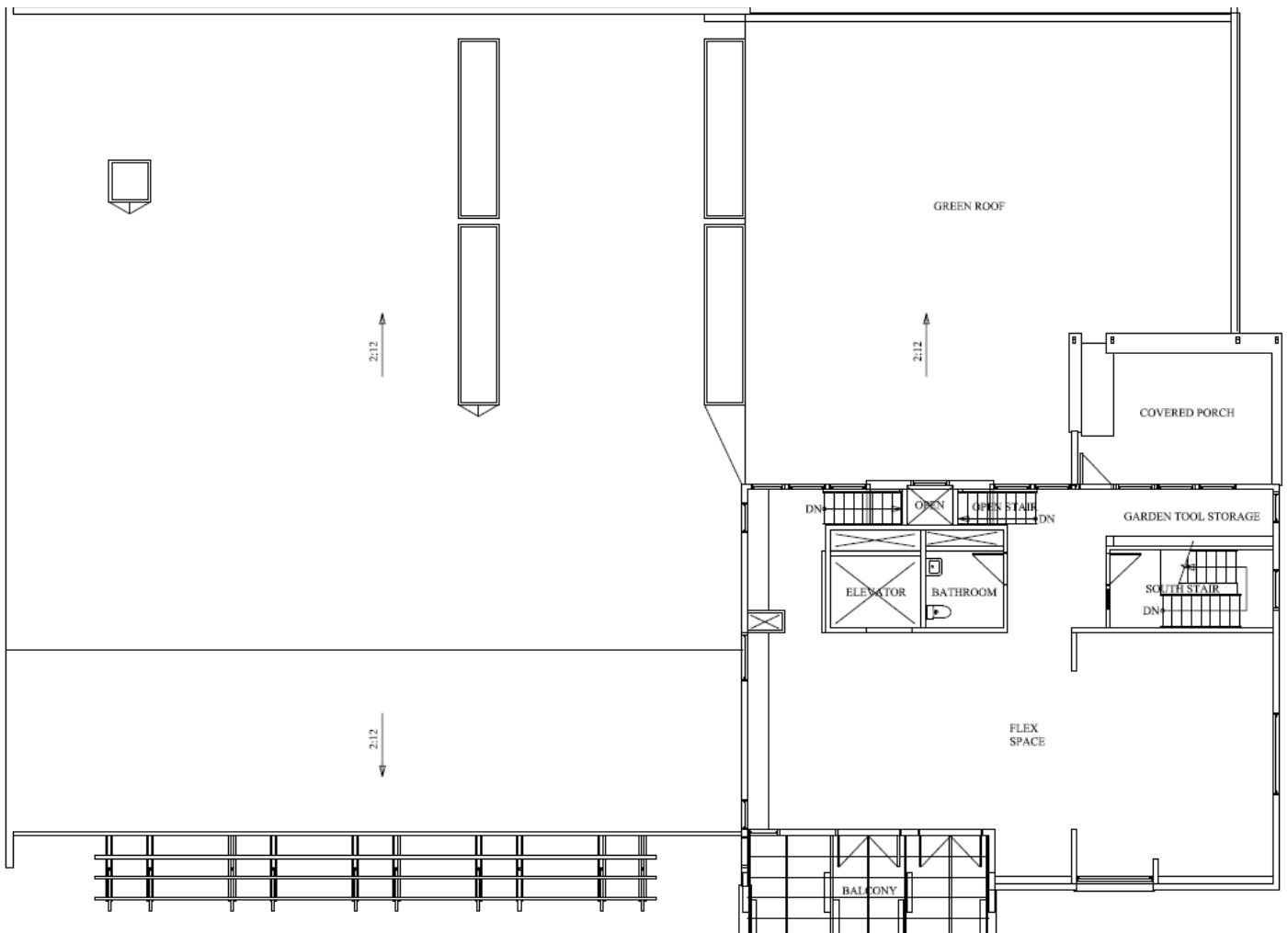
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100 PANETTA AVENUE SANTA CRUZ, CA

Third Floor Plan | Approx. 1,432 SF



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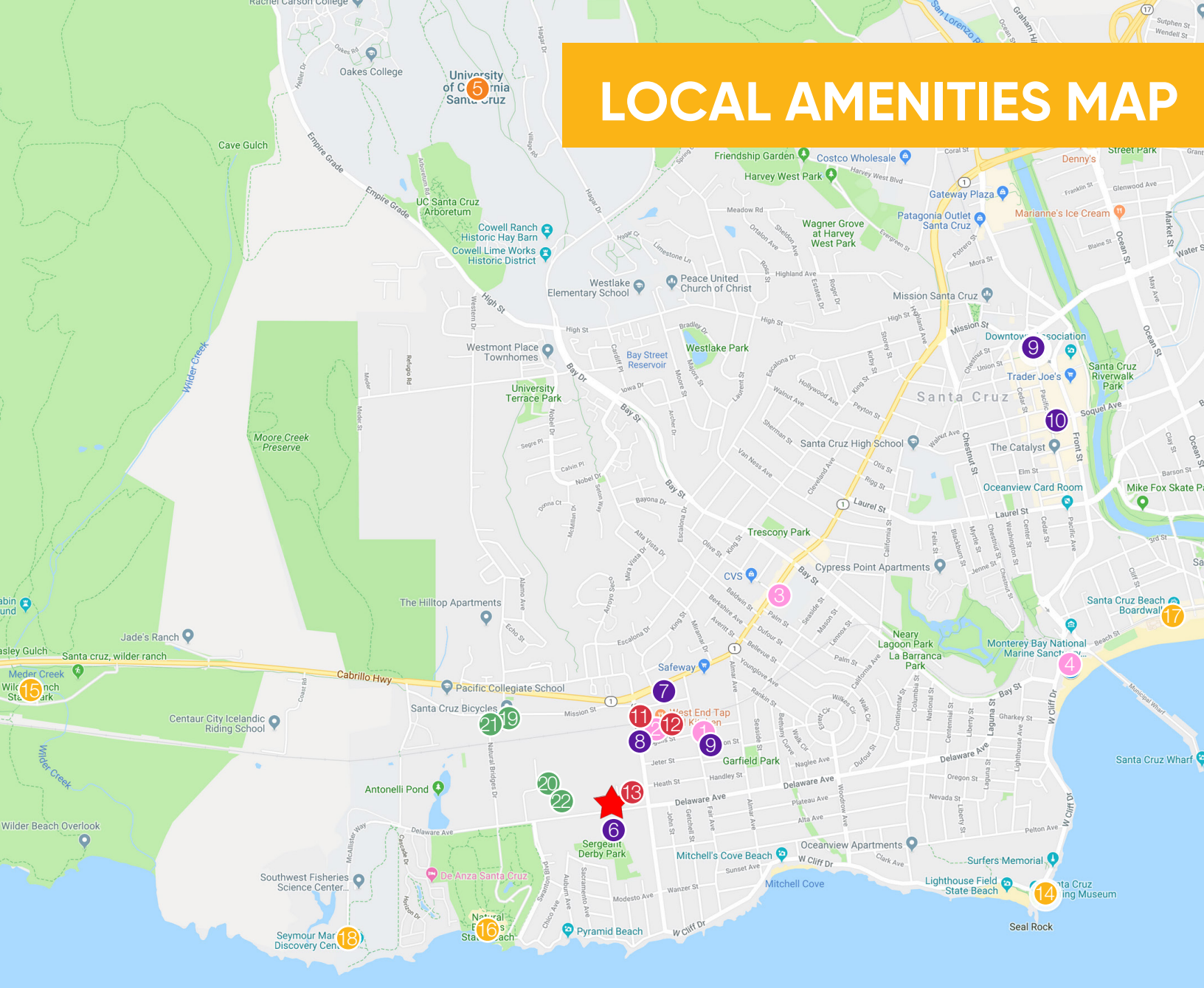
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LOCAL AMENITIES MAP



★ = 100 Panetta Ave.

Restaurants/Hotels

- 1 Bantam
- 2 Westend Tap Room
- 3 Avanti
- 4 Dream Inn

Universities

- 5 UC Santa Cruz

Cafes

- 6 Iveta
- 7 Companion Bakery
- 8 Kelly's French Bakery
- 9 Verve Coffee
- 10 New Leaf Market

Libations

- 11 Humble Sea Brewery
- 12 Santa Cruz Mountain
- 13 Brewery Venus Spirits

Activities

- 14 World Class Surfing Steamers Lane
- 15 Wilder Ranch Mountain Biking/
- 16 Hiking Natural Bridges State Park
- 17 Santa Cruz Beach Boardwalk World
- 18 Renowned Long Marine Labs

Employers

- 19 Santa Cruz Bikes
- 20 Ibis Cycles
- 21 US Geological
- 22 Santa Cruz Nutritionals