

FOR SALE
INVESTOR OR OWNER/USER PROPERTY
Corner of Soquel Drive and Research Park Drive
3601 Caldwell Dr. Soquel, CA
\$1,496,000



- 7,541 ± sq. ft. Currently Configured for 9 Office Suites
- 21,344± sq. ft. Parcel with 39 Parking Spaces
- Across Street From Palo Alto Medical Foundation Building
- High Visibility Location
- Clean, Well Maintained Pride of Ownership Building
- Excellent Rental History
- Highly Visible Soquel Dr./Caldwell Dr. Frontage
- Zoning: PA (Professional Administrative Office Including Medical)

PROPERTY TO BE SHOWN BY LISTING BROKERS ONLY

For More Information, Contact Exclusive Broker

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Information presented in this flyer was provided by the Owner. Hirsch and Associates makes no representation as to the accuracy of the information. Tenant/Buyer should use due diligence in investigating the feasibility of entering into a lease or purchase of this property by relying on his own professional advisors.

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ATTENTION:

This brochure has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property presented. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for thorough due diligence investigation. In particular, Hirsch and Associates has not made any investigation, and makes no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this brochure has been obtained from sources we believe to be reliable; however, Hirsch and Associates has not conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

IMPROVEMENTS, SIZE AND BOUNDARIES: Any oral or written representations by Seller or Broker regarding age of improvements, size and square footage of parcel or building, or location of property lines may not be accurate. Apparent boundary line indicators such as fences, hedges, walls or other barriers may not represent the true boundary lines; only a surveyor can determine the actual boundary lines. If any of these issues are important to Buyer's decision to purchase, then Buyer should consider investigating the property independently.

Property Description 3601 Caldwell

Apn:	030-111-47
Address:	3601 Caldwell Drive, Soquel
Location:	Soquel Corridor, Easy access to Highway 1
Current Use:	Two-story professional office building
Zoning:	PA (Professional Administrative office)
Year Built:	1989
Coastal Zone:	Yes
Assessor's Use Code:	171/ Multi Office, One building
Parcel Size:	21,344± sq. ft. (County)
Improvement Size:	7,541± (County Assessor)
Improvement Description:	In-line Office Building Configured For Up to Nine Tenants
Parking:	39 On-Site
Meters:	Six Each Gas and Electric.
Leases:	Most Month to Month
Fire Protection:	Building Sprinklered

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Lease Summary 3601 Caldwell

Suite	Current Rent/ per sq. ft.	Suite Size +/-	Expiration of Term	Tenant/ Start Date	Floor
J	\$1,226.86 (\$1.42/sf)	865 sq. ft.	12/31/14	Edward Jones/ 1999	First
I	\$1,584 (\$1.92/sf)	825 sq. ft.	Month to Month	James Bourchard/ 2003	First
H	\$900 (\$1.64/sf)	550 sq. ft.	Month to Month	Hospice of Santa Cruz/ 2010	First
G	\$1,209 (\$2.10/sf)	576 sq. ft.	9/30/13 Either Party can give 90- day notice	Meta Publications/ 2000	First
F	\$1,000 (\$1.28/sf)	782 sq. ft.	Month to Month	Ken Maeda CALPAT/ 2011	First
A	Vacant	2,165 sq. ft.			Second
B	\$625 (\$1.36/ sf)	458 sq. ft.	Month to Month	On Filter Inc/ 2009	Second
D	\$1,025 (\$1.50/sf)	682 sq. ft.	7/31/13	AET Consultants/ 2011	Second
E	\$1,126 (\$1.70/sf)	660 sq. ft.	Month to Month	Taylor Made, Michael Barrett/ 2004	Second
Total:	\$8,695.86	3,598 First 3,965 Second <hr/> 7,536 Total			

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