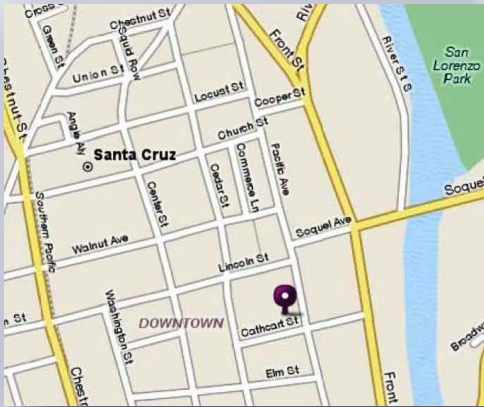


# AVAILABLE FOR LEASE

## 1101 Pacific Avenue, Santa Cruz

**PRIME  
OFFICE  
SPACE  
FOR LEASE**



### University Town Center Pacific Avenue, Santa Cruz

Call us:

**(831) 454-9400**

Or visit our website:



**Suite 200: +/- 6,177 SF**

- 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

[jwiseman@sheldonwiseman.com](mailto:jwiseman@sheldonwiseman.com)

**STEVEN SHELDON**

DRE #01028650

[ssheldon@sheldonwiseman.com](mailto:ssheldon@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](http://www.sheldonwiseman.com)

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# 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*).



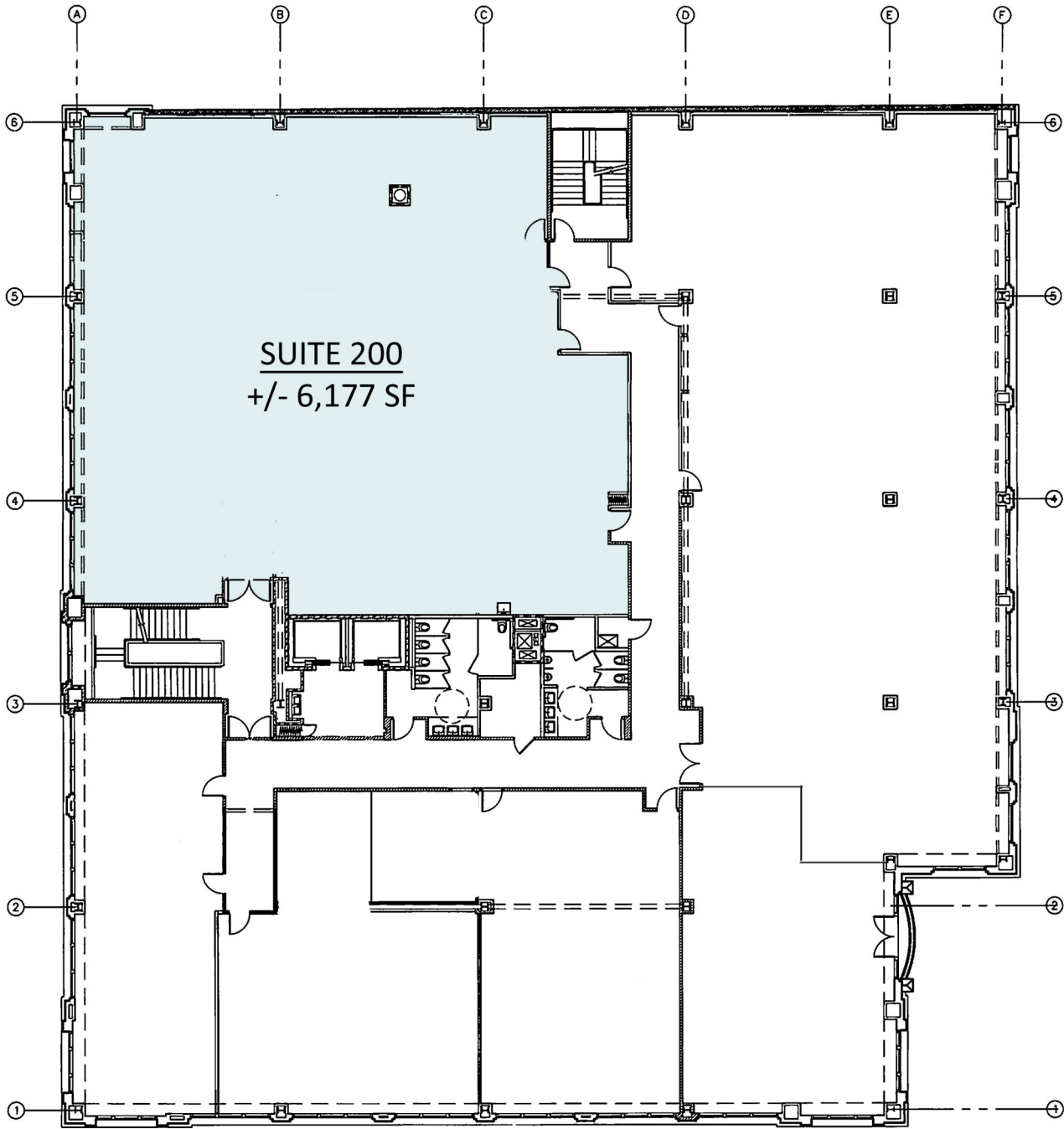
**Developer** — Laurel & Pacific  
**Architect** — Barry Swenson Builder  
**Architectural** — Thatcher & Thompson  
**General Contractor** — Barry Swenson Builder

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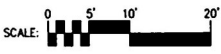
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# Floor Plan—Second Floor



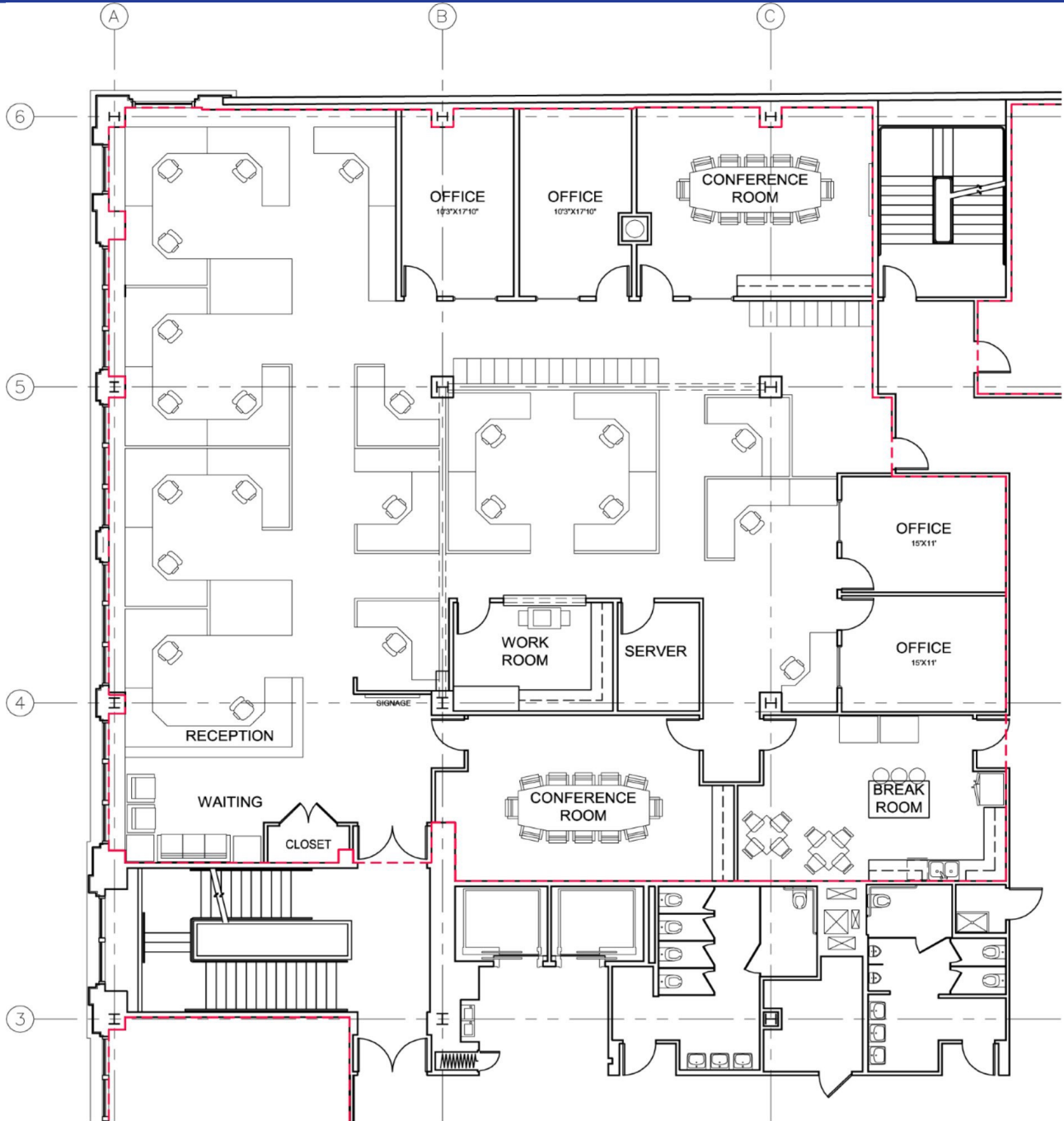
EXISTING SECOND FLOOR PLAN  
UNIVERSITY TOWN CENTER, SANTA CRUZ



DATE: 12 December 2011

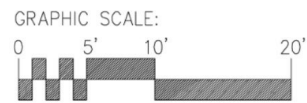


# Floor Plan — Suite 200



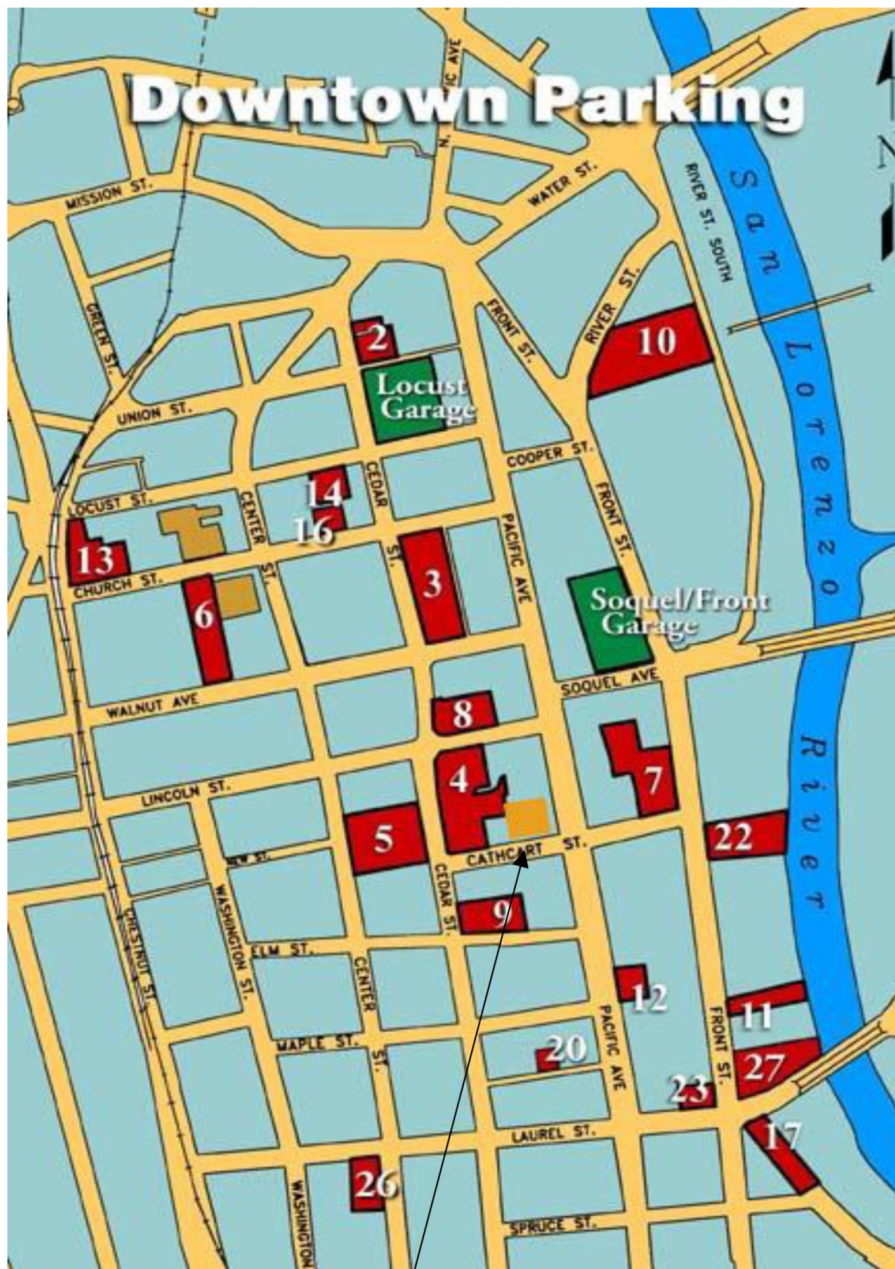
## CONCEPTUAL SPACE PLAN

UNIVERSITY TOWN CENTER  
110 PACIFIC AVENUE, SUITE 200  
SANTA CRUZ, CA



LEASE AREA +/- 6,177 SF

# 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

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