

Granite Creek

BUSINESS CENTER

5617 & 5619 SCOTTS VALLEY DRIVE - SCOTTS VALLEY, CA

5617: ±9,945 SF	SUITE 100	} ±19,941 SF CONTIGUOUS
5617: ±9,996 SF	SUITE 150	
5619: ±2,033 SF	SUITE 210	
<u>TOTAL: ±21,974 SF</u>		

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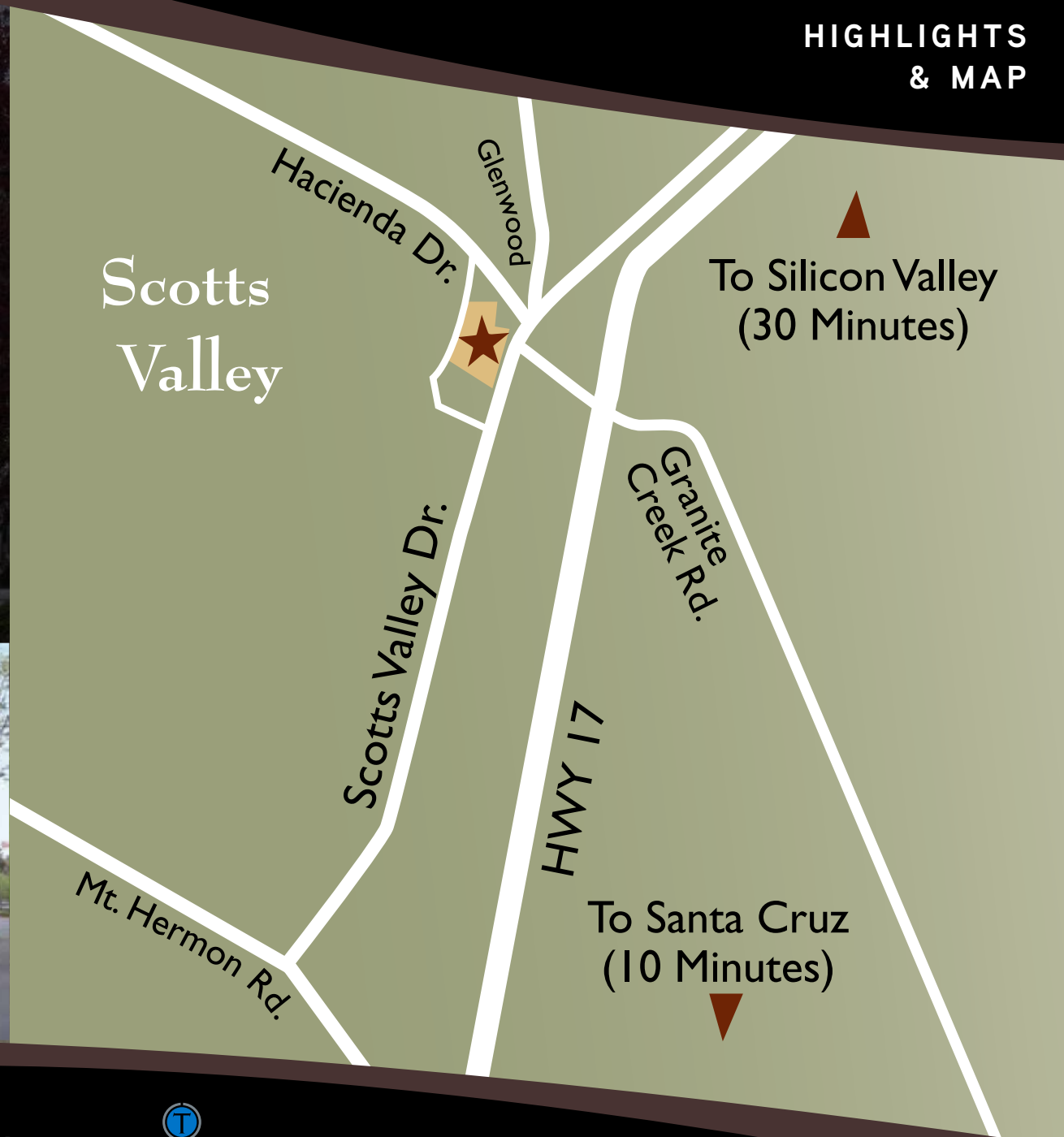
BUSINESS CENTER

5617 & 5619
SCOTTS VALLEY DRIVE

- High Profile Business Park
- Two Story Office Buildings with Extensive Glassline
- ±4/1000 Parking Ratio
- Expansion Potential within Project
- Easy Access to Highway 17
- Walking Distance to Retail Amenities
- Close to Hotels & Conference Centers



HIGHLIGHTS & MAP



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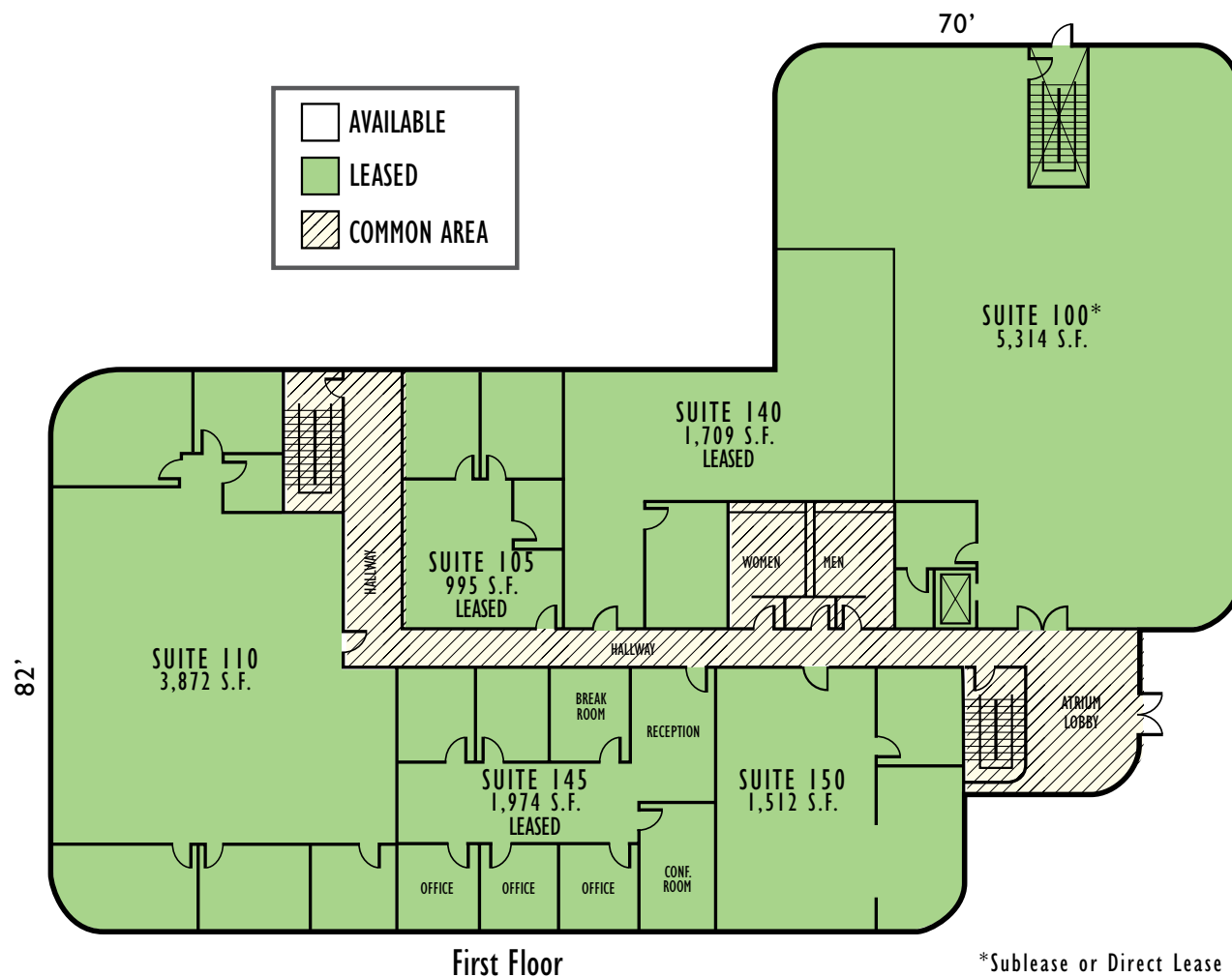
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5615, 5617 & 5619
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FLOOR PLANS

5615 SCOTTS VALLEY DRIVE



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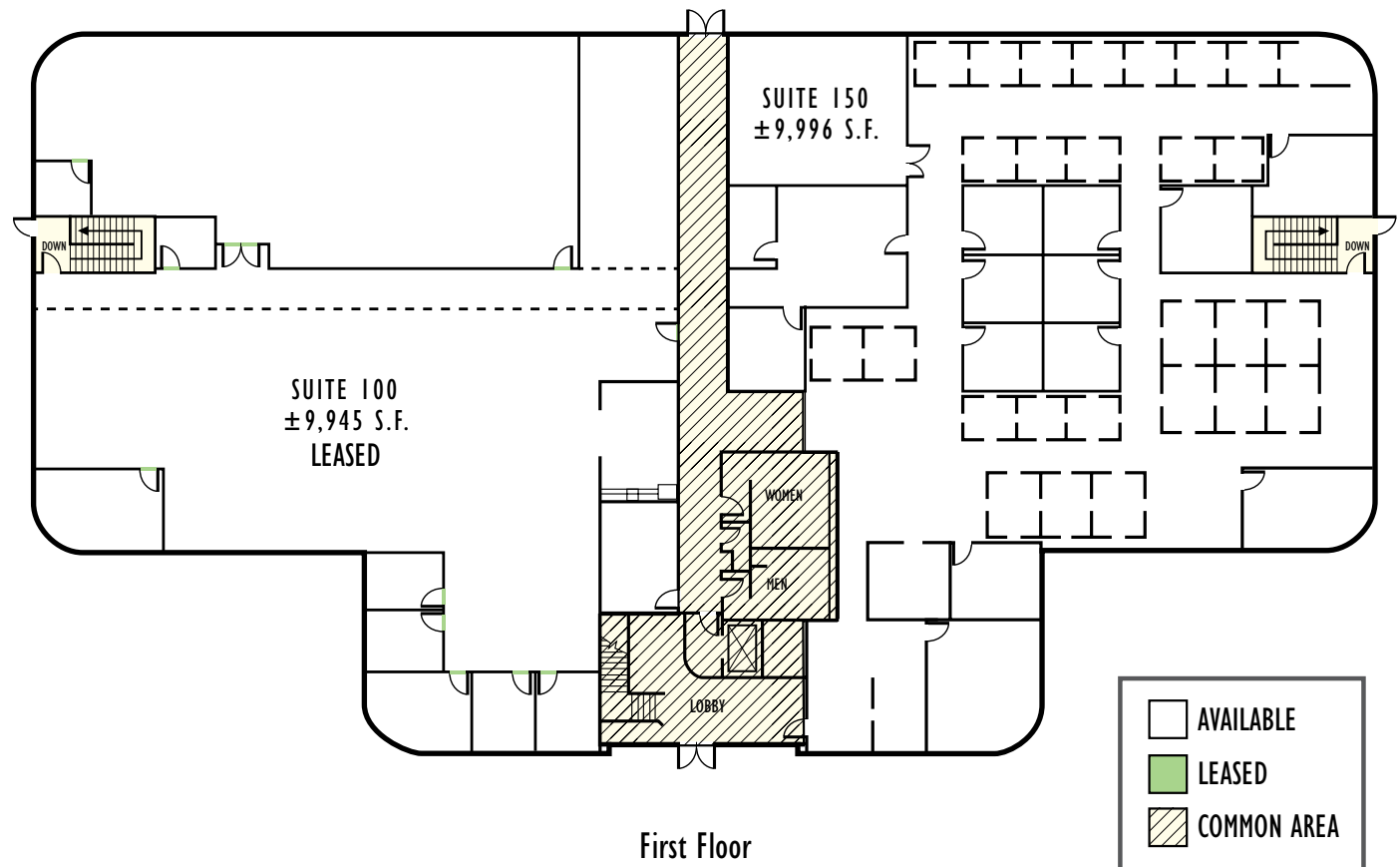
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FLOOR PLANS

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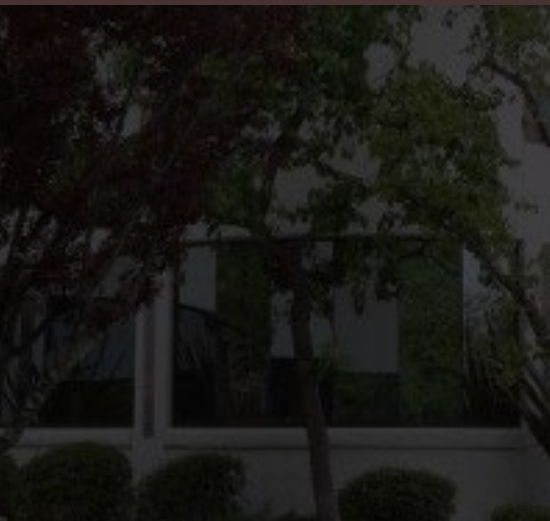
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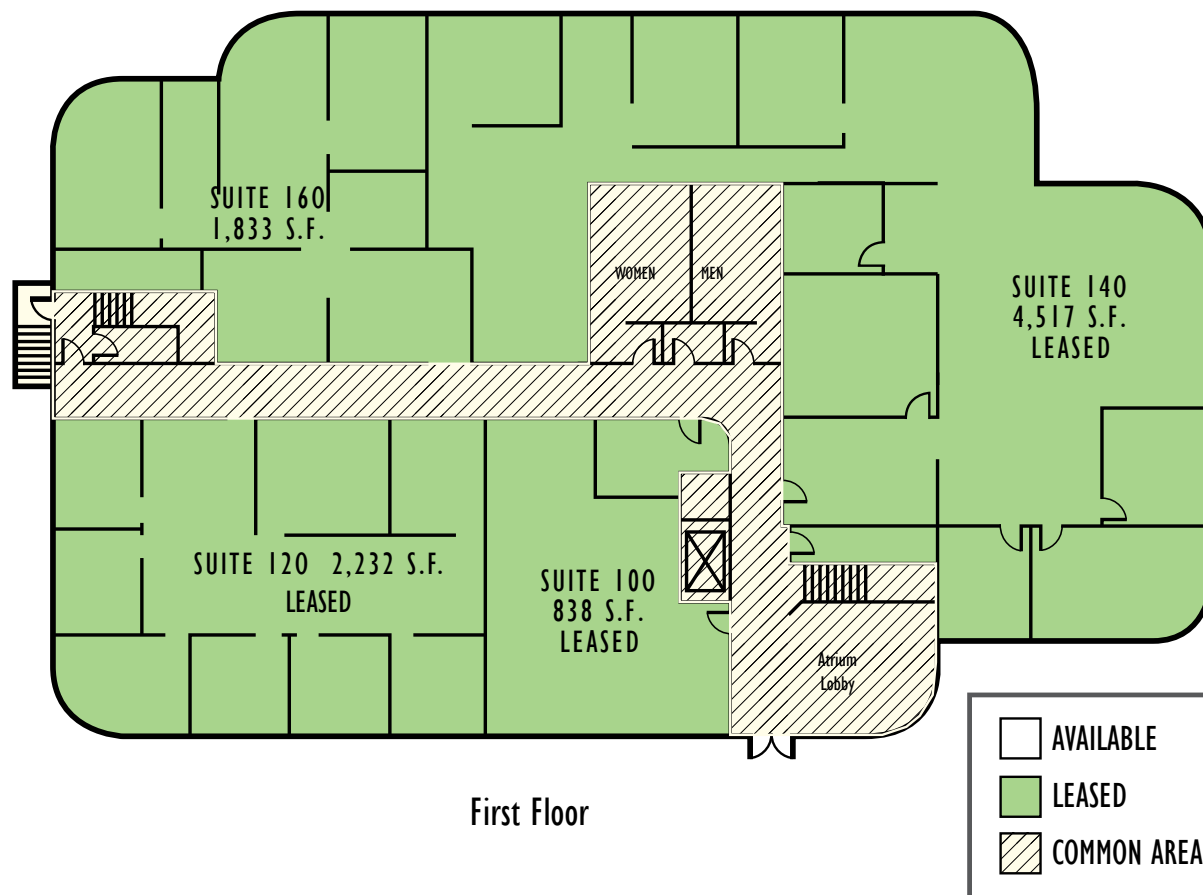
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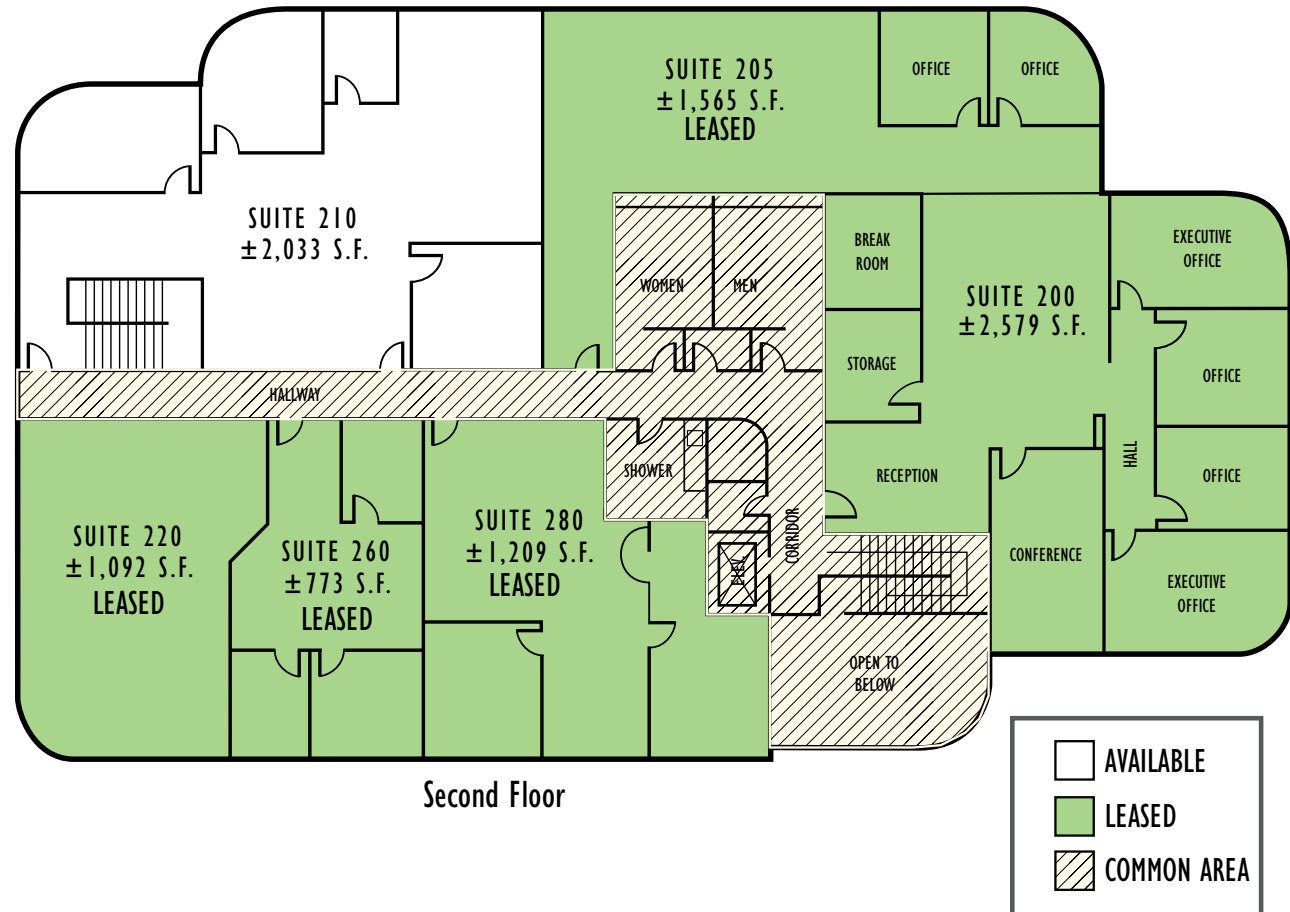
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AERIAL



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Toeniskoetter
REAL ESTATE INVESTMENT
AND MANAGEMENT



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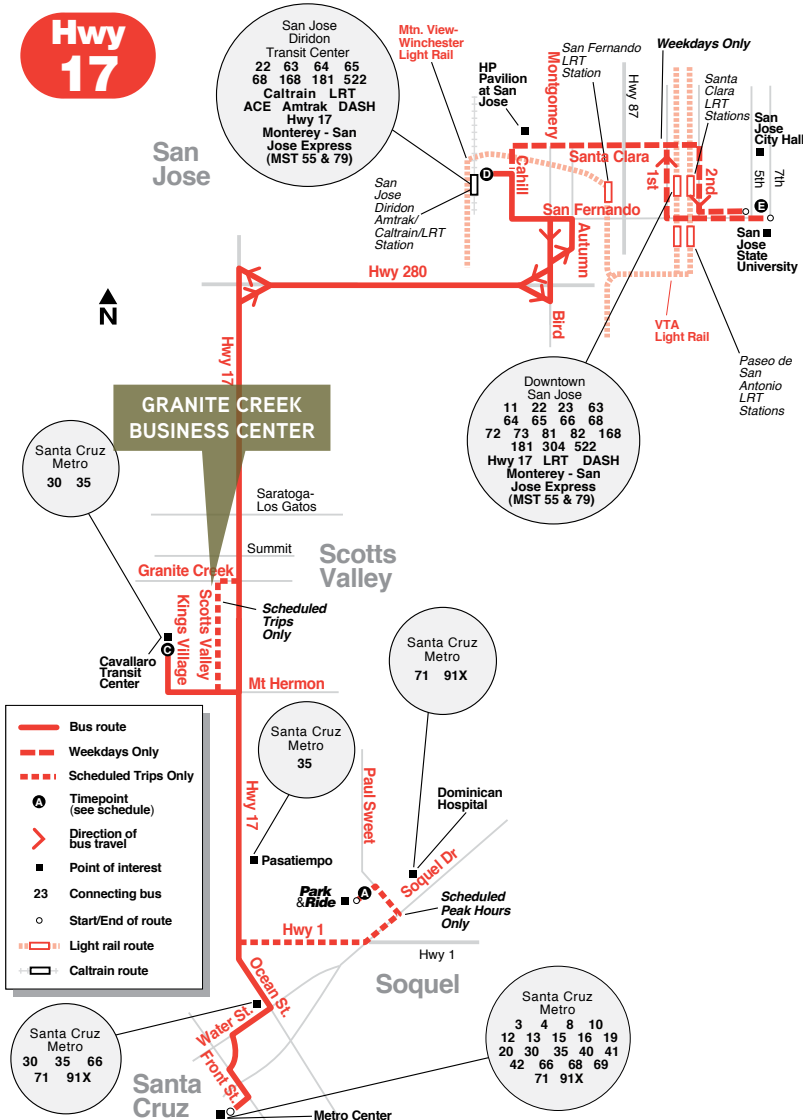
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BUSINESS CENTER

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Legend

- 35 Local Bus Routes
- 48 Community Bus Routes
- 304 Limited Stop Bus Routes
- 101 Express Bus Routes
- 522 Rapid 522
- 35 Route Terminus (final destination of specific route)
- Light Rail: Mountain View – Winchester
- Light Rail: Alum Rock – Santa Teresa
- Light Rail: Ohlone/Chynoweth – Almaden
- 10 Free *VTA SJV AIRPORT FLYER*
- Free Shuttles to Light Rail Stations
- DASH Free Downtown Area Shuttle (DASH)
- Caltrain
- Altamont Commuter Express (ACE)/Capitol Corridor
- 217 AC Transit Bus Routes
- 390 SamTrans Bus Routes
- DB1 Dumbarton Express Bus Routes
- HWY17 Highway 17 Express Bus Route
- MST 55 Monterey to San Jose Express Bus Route



DRIVE TIMES

Santa Cruz: 11 Minutes

Los Gatos: 22 Minutes

Campbell: 25 Minutes

San Jose International Airport: 32 Minutes



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Lodging

1. Best Western
2. Hilton

Restaurants

1. Round Table Pizza
2. Jia Tellas
3. Chubby's Diner
4. Heavenly Cafe
5. Mama Mexican Restaurant
6. Yamamori Sushi Boat & Grill
7. Sandabs
8. Bruno's BBQ
9. Auntie Mame's
10. Malone's Grande Grille

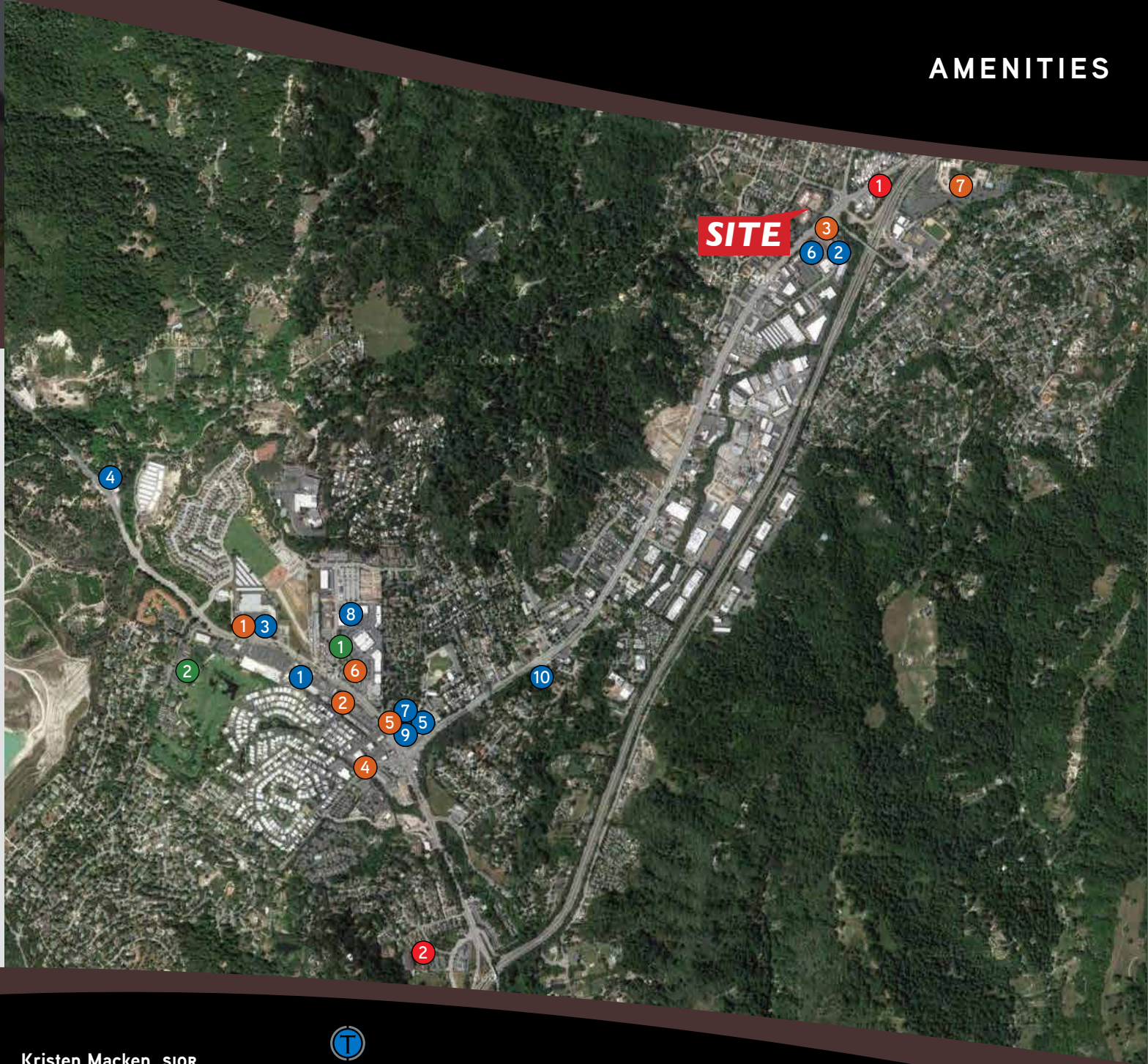
Entertainment

1. CineLux Scotts Valley Cinema
2. Valley Garden Golf Course

Shopping Centers

1. Scotts Valley Square Shopping Center
2. Scotts Village Shopping Center
3. Victor Square Shopping Center
4. West Pines
5. Camp Evers Shopping Center
6. The Real Kings Village Shopping Center
7. Santas Village Shopping Center

AMENITIES



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