

# 4,176 SF

## NEW RETAIL SHELL

40 East Third Street in DOWNTOWN MORGAN HILL, CA

New Retail Shell



The City of Morgan Hill invites retailers and developers to ground lease or lease a prime retail space adjacent to a new 273-space garage in Downtown Morgan Hill, CA

### OFFERING HIGHLIGHTS

- Available in November 2015
- Lease Rate Negotiable; No TI Allowance
- Adjacent to New 273-Space Parking Garage
- 17'-18' Clear Height; 50' Deep
- Warm Shell Condition
- 490 SF of Storage Space
- 3,000 SF Public Plaza
- 28' Sidewalk Frontage

FOR ADDITIONAL INFORMATION, CONTACT EDITH RAMIREZ AT  
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