

# Creekbridge Office Center



Monterey County's Premier Business Address

Developed, Built & Managed by Thrust Iv, Inc.

# Creekbridge Office Center

Creekbridge Office Center is a planned 130,000 s.f. Class A, campus-style project located on 13.2 acres along Constitution Blvd. , between Independence Blvd. and Bunker Hill Drive in Salinas. This prestigious office complex will consist of three two-story buildings on a bluff overlooking both Constitution Blvd. and Twin Creeks Golf Course, and a two-story building located on a lower site in a park-like setting at the corner of Constitution and Independence. The buildings feature the look and feel of Italian villas and offer spacious balconies, roofs, copper gutters, impressive lobbies and manicured grounds.

Creekbridge Office Center is directly adjacent to the proposed Creekbridge Village, a casual user friendly community shopping center, designed to supply needed retail services to the Creekbridge area while maintaining a relaxed non-urban lifestyle.

## Project Features

130,000 s.f. in a four building campus setting

Ample parking for tenants and visitors

Spectacular views

Natural light abounds

Miles of Creekbridge walking paths

Adjacent to planned retail services

Excellent access to Highway 101

## Site Specifications

Divisible to 1,000 s.f.

Balconies & patios with selected suites

State of the art HVAC system

Interior & exterior copper features

Solid core doors with solid lever hardware

Premium finishes

Building security

Experienced on-site management & maintenance

1st floor - 10 foot ceilings

2nd floor - 9 foot ceilings

DSL & fiber optics available



# Site Plan



## Thrust IV: Builder's Story

Headquartered in Mountain View, California, Thrust IV, Inc. has been widely acclaimed for its careful concern and exceptional creativity in its residential communities and commercial projects. They have built and managed apartments, single family homes, townhomes and office buildings from Seattle, Washington to Salinas, California.

Thrust IV was the original developer of the 500 acre planned development at Creekbridge in Salinas, California. This community now encompasses over 1,500 homes with multiple single family projects, such as Northfield, Charlestown Heights, The Renaissance Collection, and River Cross along with a high school, two elementary schools, and miles of walking trails. The Creekbridge community enjoys a well-deserved reputation as the most desirable place to live in Salinas where homeowners can expect to find a quality living environment. Each neighborhood at Creekbridge is designed to provide maximum peace and quiet, with secluded streets and walking paths throughout.

# Location



**BT Commercial Real Estate**  
**1 Lower Ragsdale Drive, Bldg. 1**  
**Suite 100**  
**Monterey, CA 93940**

for more information contact exclusive agent

**Greg Findley**  
gfindley@btcommercial.com

**Wylie Mitchell**  
wmitchell@btcommercial.com

**(831) 449-8000**

