

243 Green Valley Road. Freedom CA 95019



Unique Opportunity! Medical Procedure Center and Office Space for Lease in Pajaro Valley!

The building features a welcoming atrium with an abundance of natural light. Parking is plentiful with a parking lot in the rear of the building. The location is in a high traffic area with excellent visibility and access. Its location is central and near Highways 1 and 152. The building is 2 miles from Watsonville Community Hospital and other medical services. Units are rented together.

The existing tenant in suites E and F were rented to the same Endoscopy Business for over 40 years.

Excellent Opportunity grow your business or enter the Watsonville Market!

No. Units	Two
Floor Location	2nd
Suite E	Medical Office Space
Suite E Sqft	807
Suite F	Procedure Center
Suite F Sqft	1285
Total Sqft for Rent	2092
Availability	Now
Service Type	Triple Net (NNN)
Lease Term	3-6 Years
Parking Lot	Yes
Elevator	Yes
Location	2 Miles from Watsonville Community Hospital
Year Built	1982
Amenity	Natural light
Amenity	Close to Bus Stop
Amenity	High Traffic area

Triple Net (NNN)	
Sqft for Rent	2,092
PSF	\$2.21
Common Cost	0.88
Property Taxes	0.37
Total NNN as of 6/2026 per sqft	\$3.46
Total Monthly Rent	\$7,238.32

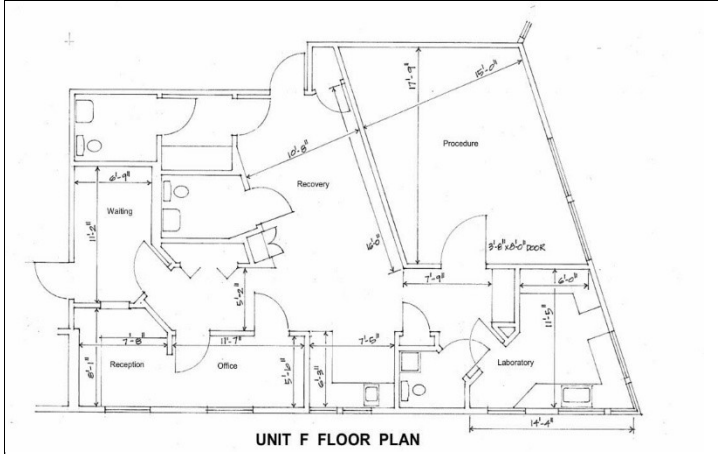
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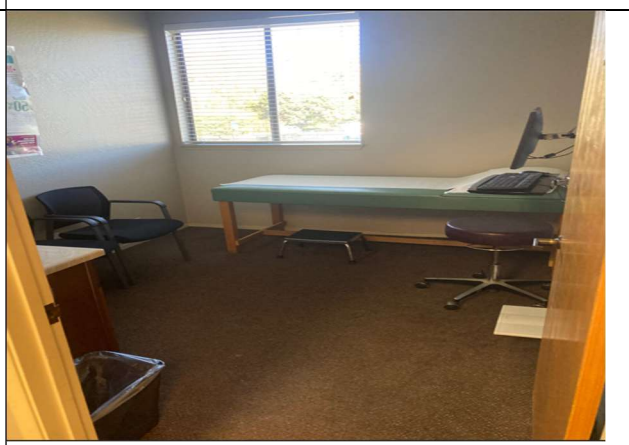
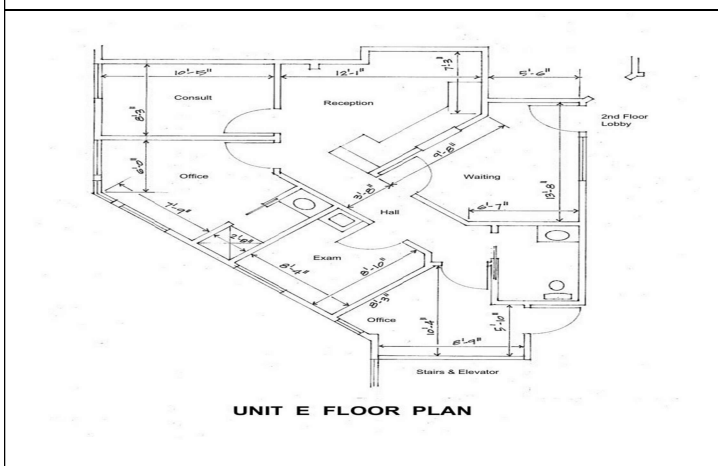
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Unit F	
Procedure	1
Recovery Area (2 beds)	1
Restroom	2
Reception	1
Lab	1
Office	1
Waiting Area	1



Unit E	
Exam Rooms	2
Consultation Room	1
Office	1
Reception	1
Waiting Room	1
Restroom	1



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