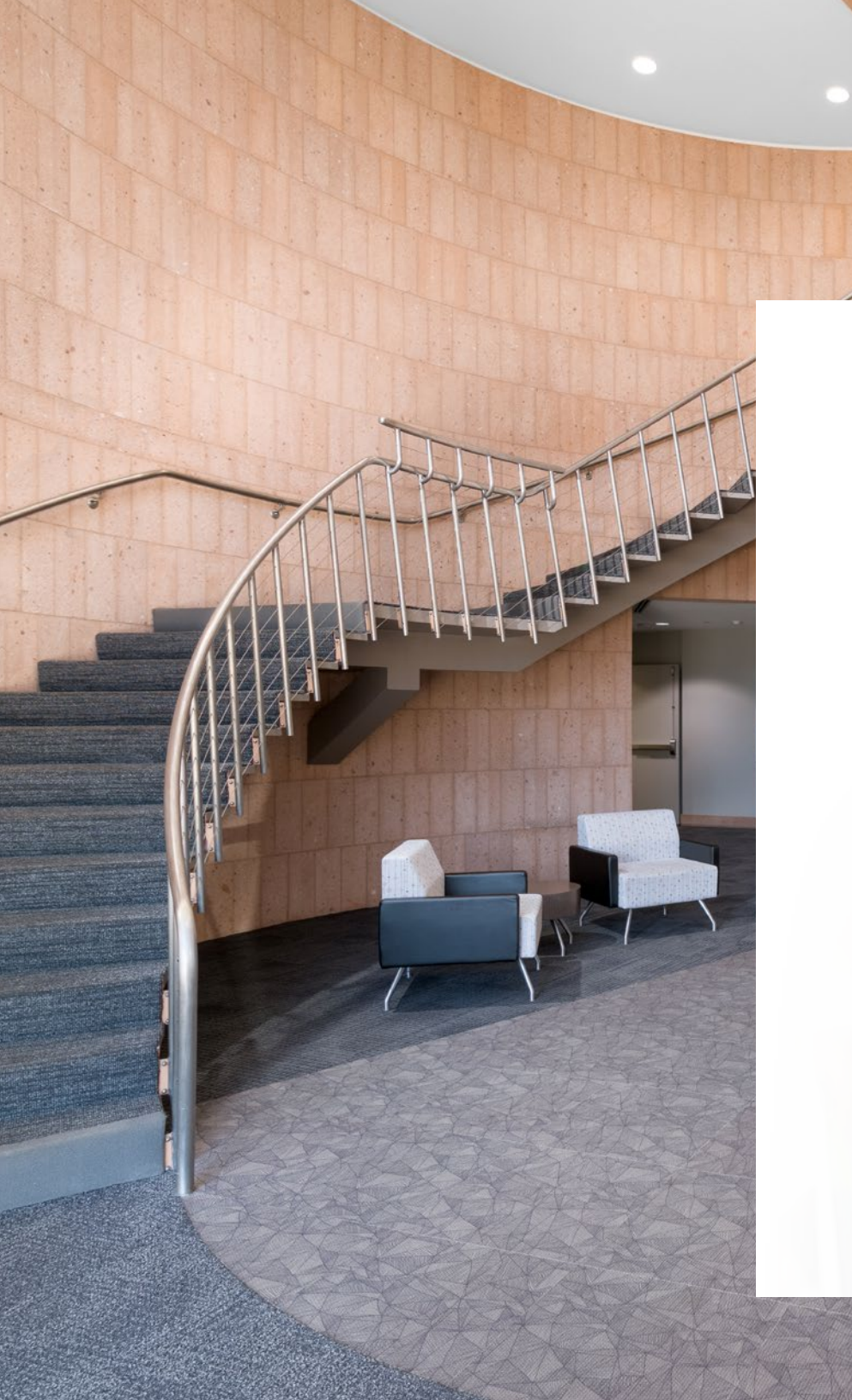




# NORTH COUNTY CORPORATE CENTER

Class A Office Space For Lease

277 Rancheros Drive,  
San Marcos, CA 92069



# PROPERTY OVERVIEW



Outstanding freeway visibility,  
frontage and exposure to Highway 78



Floor to ceiling window line  
with gorgeous views



Adjacent to  
San Marcos Creek



Located off of Twin Oaks Valley Road  
and walking distance to San Marcos  
Sprinter Light Rail Station



4.0/1,000  
parking ratio



\$2.60/SF/month, plus Electric  
including Janitorial Services



Walking trail to  
adjacent retail center



Solar powered electric vehicle  
charging stations



# NORTH COUNTY CORPORATE CENTER



# AMENITIES

E Mission Rd



San Marcos Library



San Marcos City Hall



San Marcos Civic Center



Twin Oaks Valley Road



New 650 unit residential development by Shea/Lennar

North City - Future Downtown of all North County ([www.northcity.com](http://www.northcity.com))



# LOCATION



Walking distance to San Marcos  
Sprinter Light Rail Station



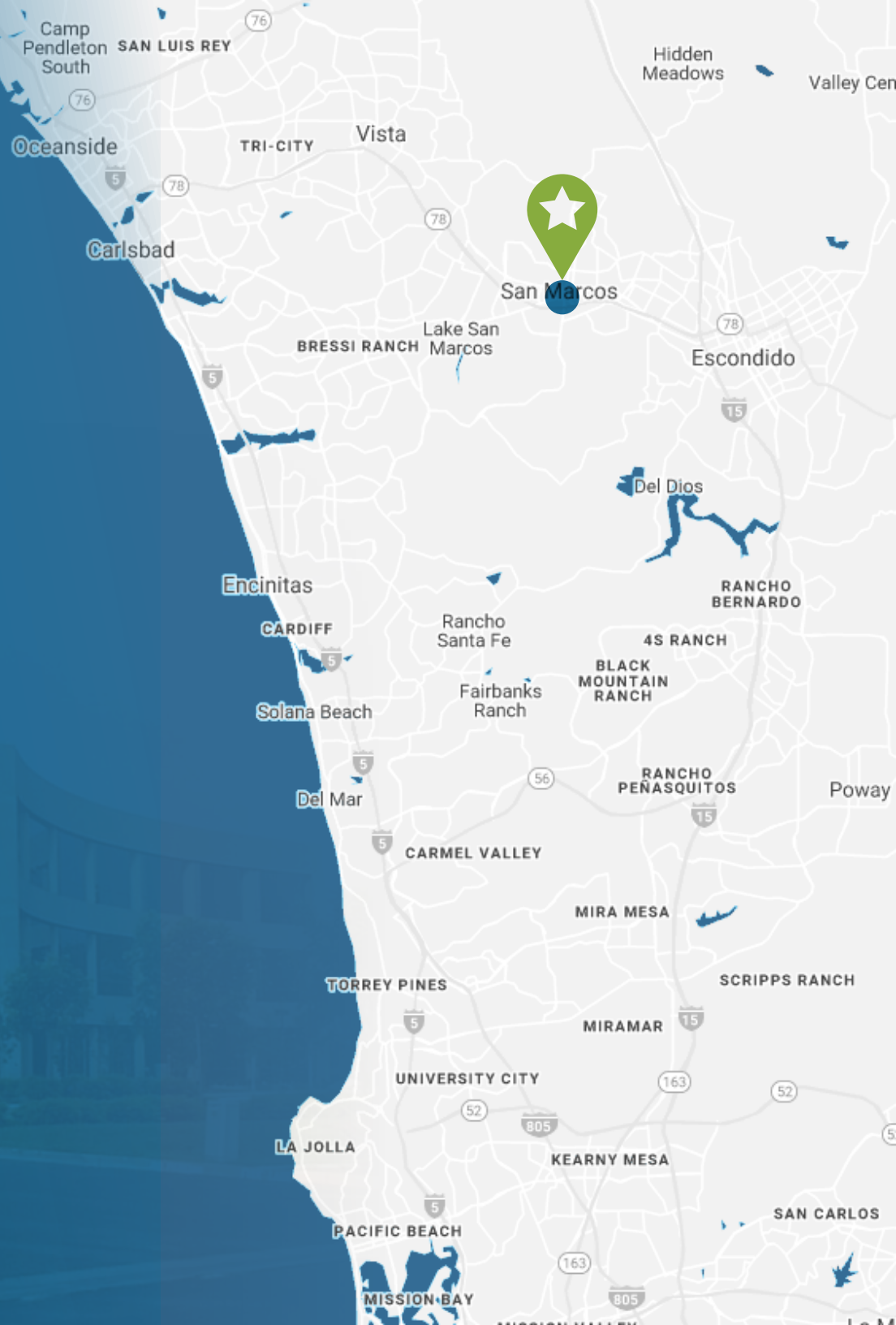
Adjacent to San Marcos City Hall, San Marcos  
Public Library and Community Center



Across the freeway from  
CSU-San Marcos

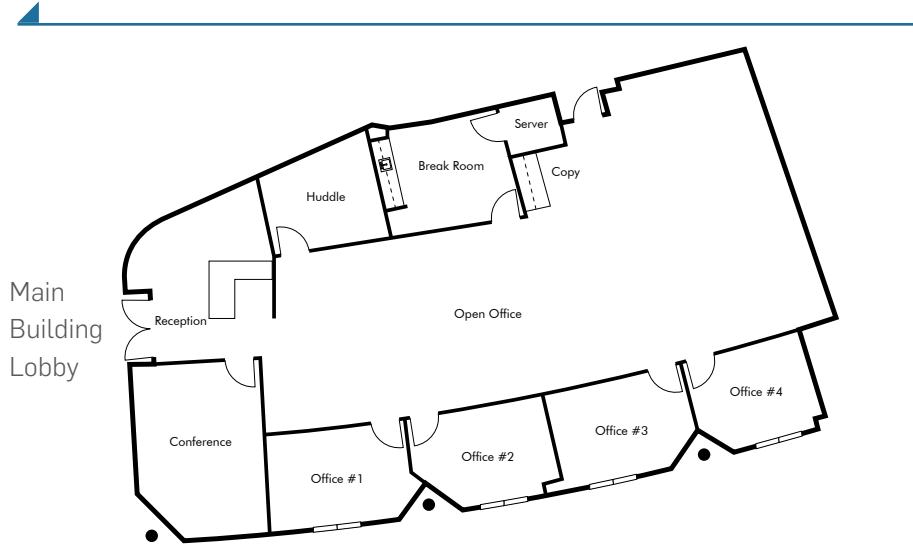


Proximity to restaurants, hotels, and  
residential communities of San Marcos



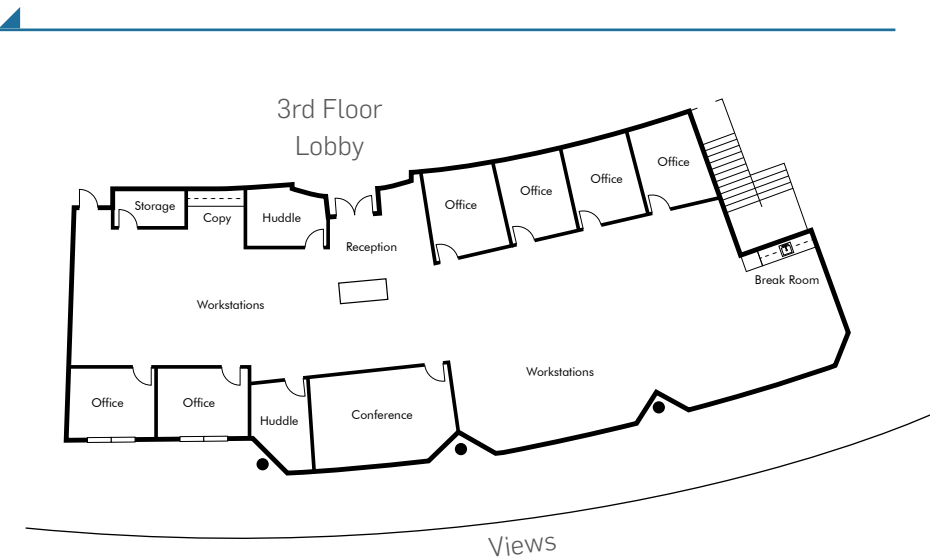
**SUITE 190 – 3,140 SF**

Existing spec suite: Ground floor double glass door entry, Reception, 4 private offices, conference room, huddle room, break room, server closet and open office



**SUITE 350 – 4,562 SF**

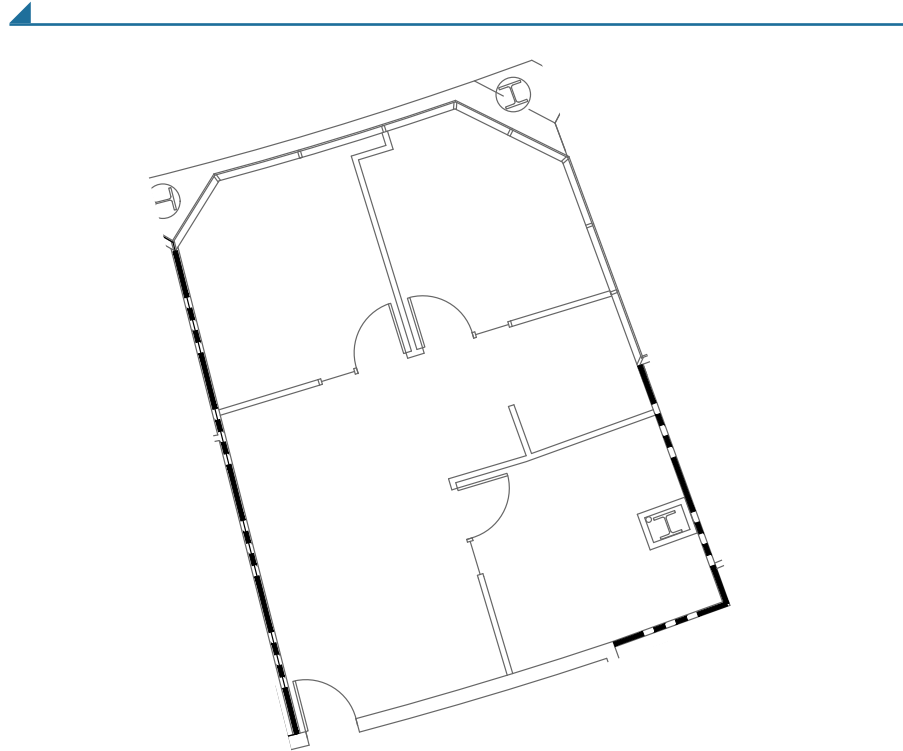
Conceptual Plan – Space is currently in shell condition



FLOOR PLANS

**SUITE 365 – 908 SF**

Reception area/open work space and three large private offices



\*Rentable square footages are based on a 16.5% core factor

# NORTH COUNTY CORPORATE CENTER



Twin Oaks Valley Road

**CAL STATE SAN MARCOS**

**CHRIS WILLIAMS**

First Vice President

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**CBRE**

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