

FOR SALE OR LEASE > OFFICE SPACE



El Camino Medical Plaza

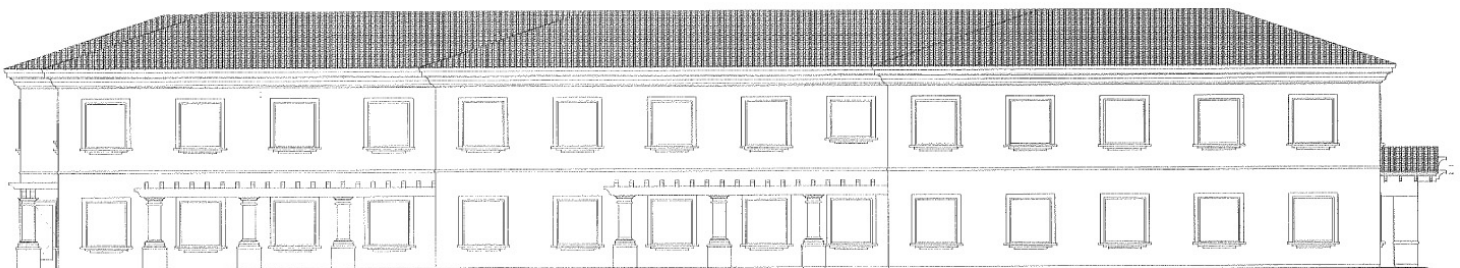
NORTH COUNTY'S PREMIERE MEDICAL BUILD-TO-SUIT OPPORTUNITY



EL CAMINO REAL AT VIA LAS ROSAS, OCEANSIDE, CA 92056

Features

- > State-of-the-art, 2-story, 32,000 SF building
- > Divisible to 10,000 SF for a build-to-suit
- > Carefully designed with patients and health care providers in mind
- > Unique full building opportunity
- > Outstanding access from Carlsbad, Vista, San Marcos, Escondido and southern Orange County
- > Two blocks from Highway 78 via El Camino Real
- > Beautiful Spanish style architecture
- > Close proximity to Tri-City Hospital
- > Excellent frontage and visibility on El Camino Real
- > **Lease: \$2.55 NNN - includes \$55/usf TI allowance**
- > **Sale: \$295/sf - no TI allowance**



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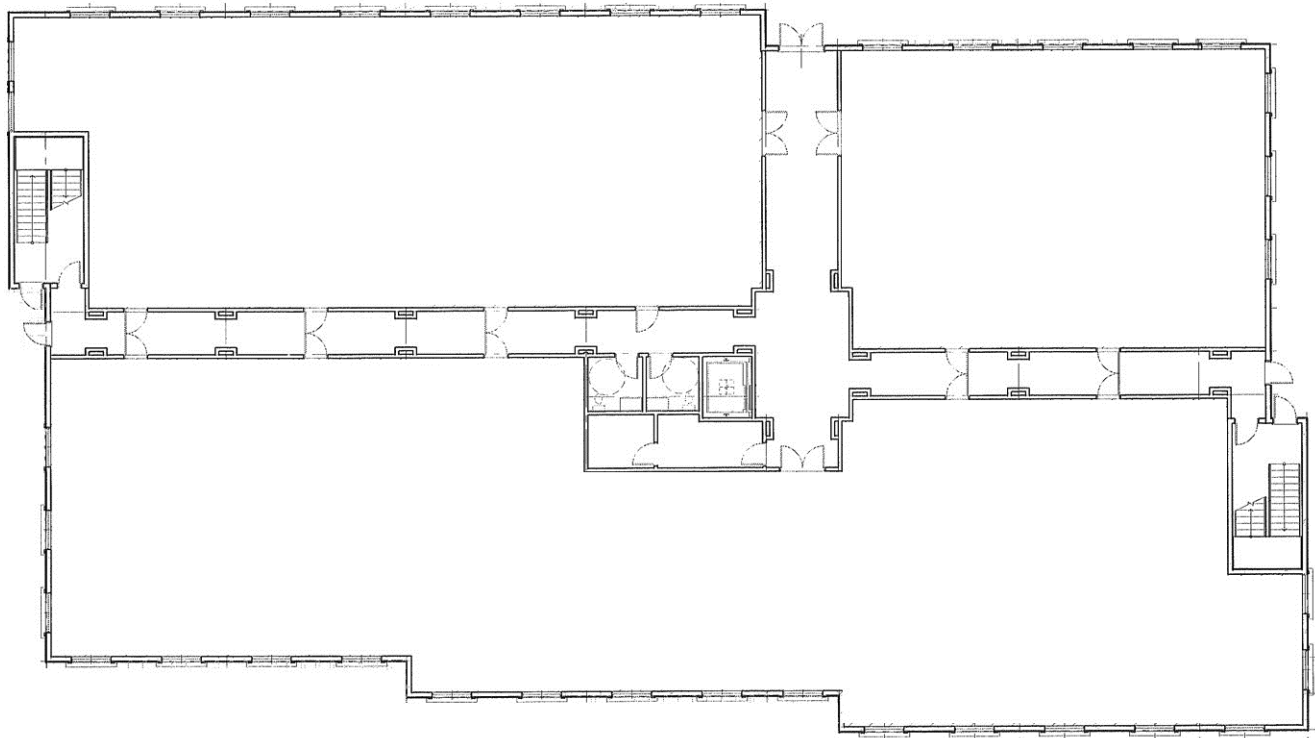
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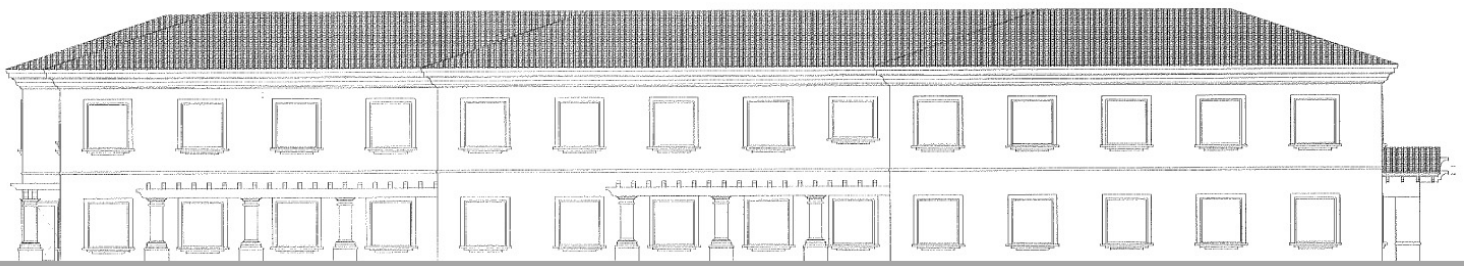
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NORTH COUNTY'S PREMIERE MEDICAL BUILD-TO-SUIT OPPORTUNITY

> First Floor Plan



> West Elevation



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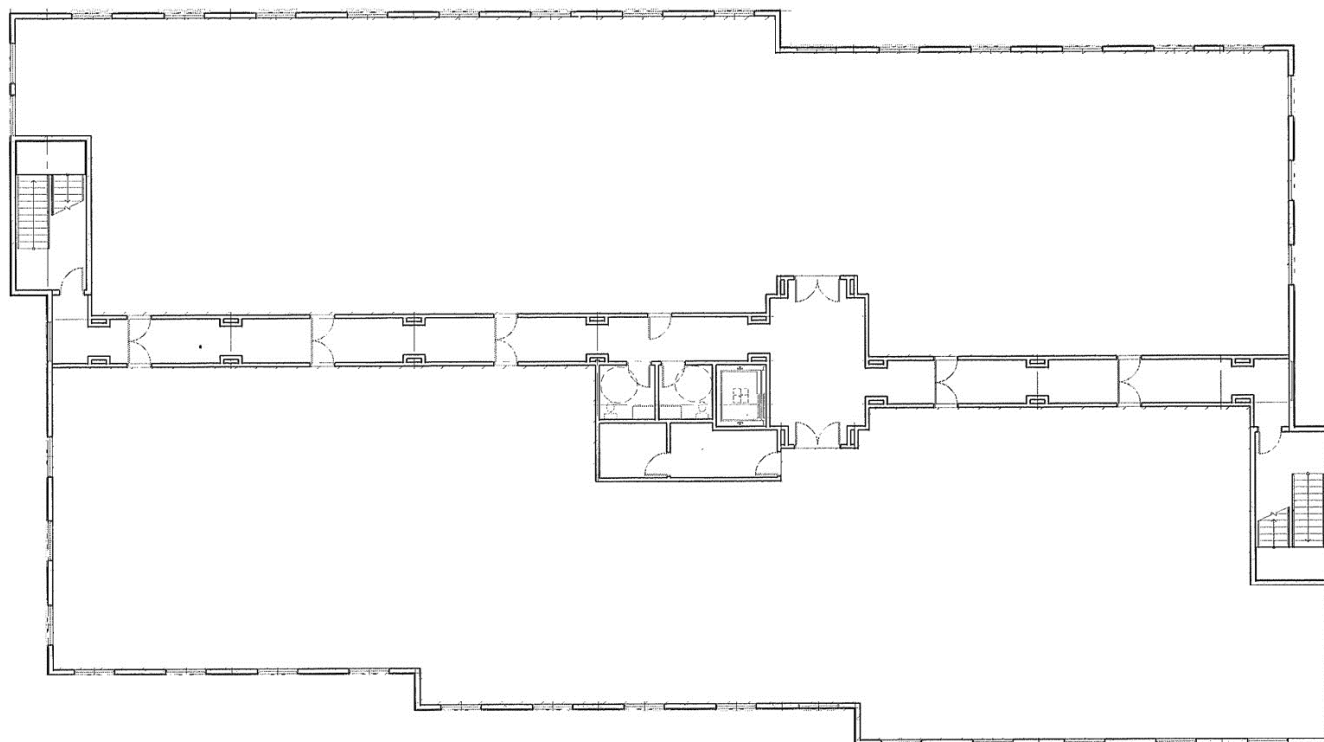
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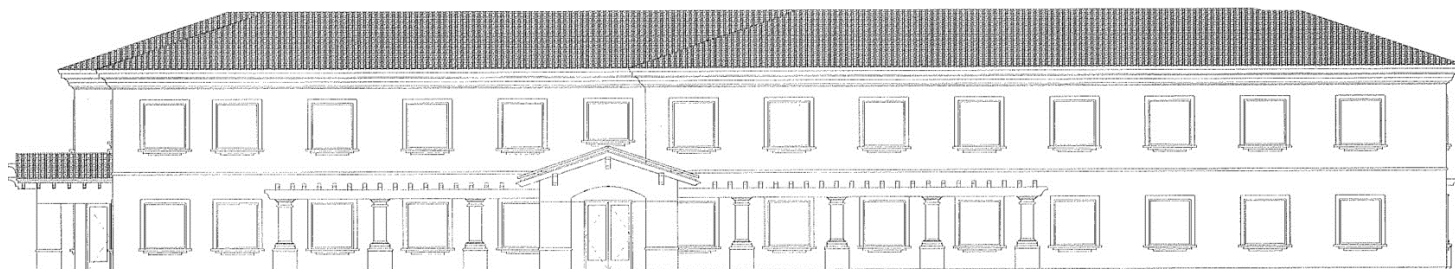
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NORTH COUNTY'S PREMIERE MEDICAL BUILD-TO-SUIT OPPORTUNITY

> Second Floor Plan



> East Elevation



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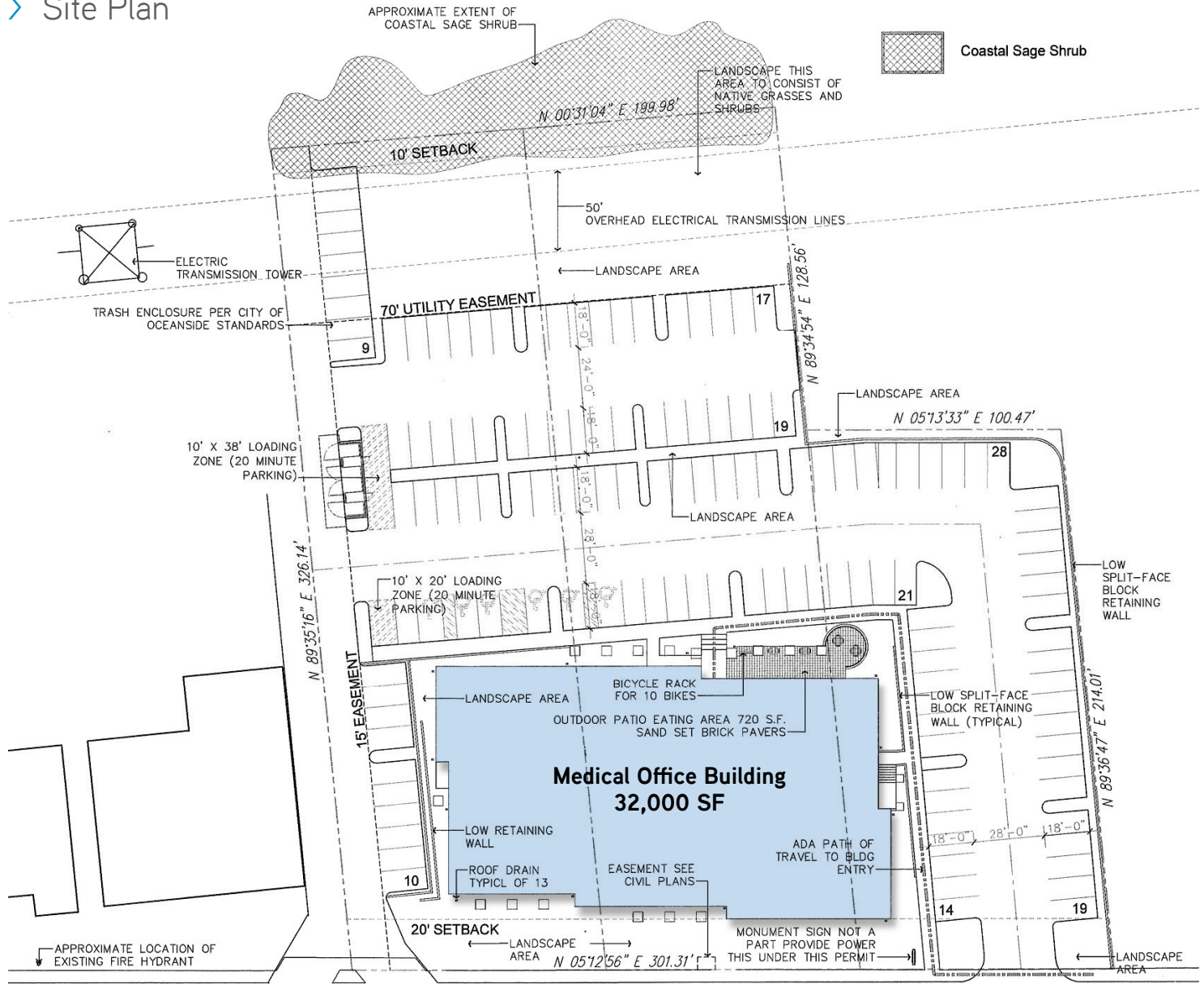
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NORTH COUNTY'S PREMIERE MEDICAL BUILD-TO-SUIT OPPORTUNITY

> Site Plan



El Camino Real

El Camino Real & Via Las Posas →



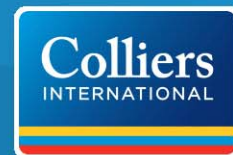
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NORTH COUNTY'S PREMIERE MEDICAL BUILD-TO-SUIT OPPORTUNITY



- > Two blocks from Highway 78 via El Camino Real
- > Close to many noteworthy restaurants and retailers

For more information or to arrange a site tour, please contact:

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