

ONE CIVIC CENTER

SAN MARCOS CA 92069

CLASS A OFFICE SPACE IN
SAN MARCOS' CITY HALL



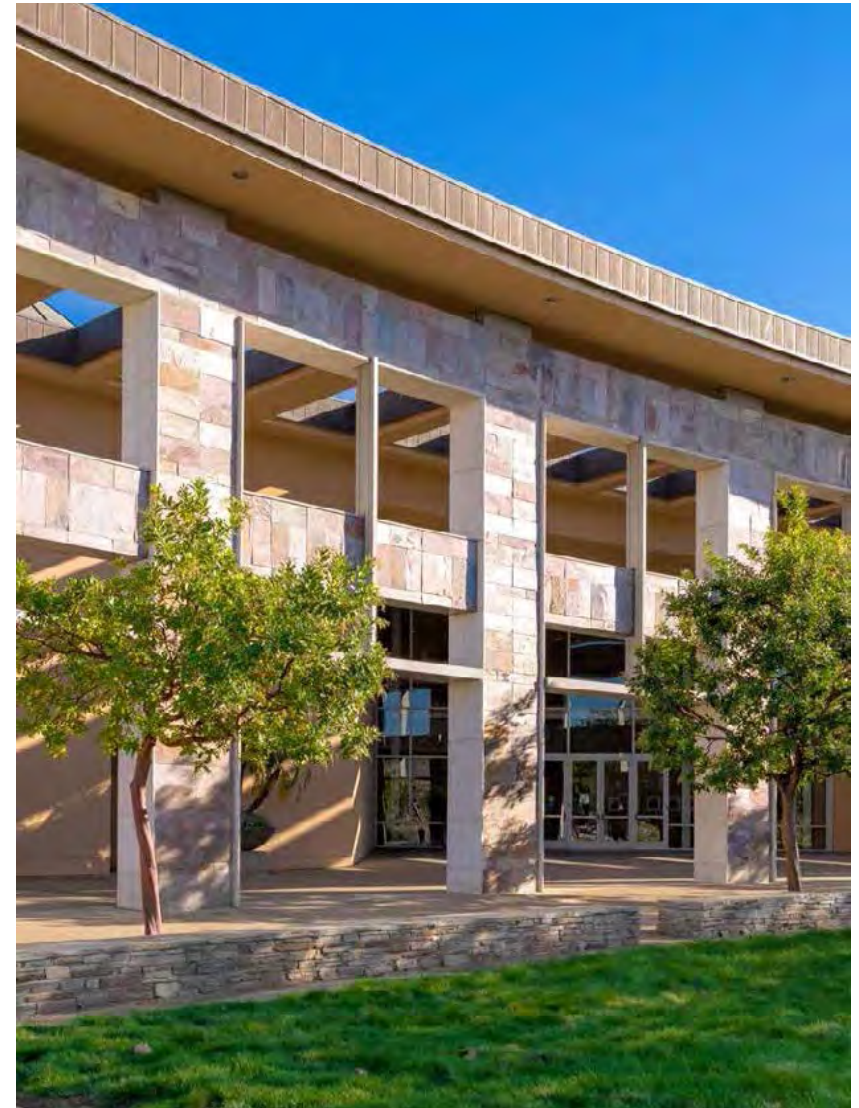
CBRE

BUILDING FEATURES

- + Located on the SPINTER light rail commuter line. Close access to Highway 78 with connections to the I-5 and I-15 Freeways
- + Ample covered parking in a 4-level structure
- + Outstanding conference/meeting capabilities available to tenants at a discounted rate
- + Complimentary wellness center featuring weight machines, free-weights, treadmills, exercise bikes, lockers and showers
- + Access to community services facilities: banquet halls, volleyball and basketball courts
- + Large community lunchroom with outside patio
- + Use of city's extensive trail system for walking and jogging
- + Recipient of "Gold Nugget - Best in the West Award" for project design & construction and "Best Office/Professional Building 90,000 SF and over" from Pacific Coast Builders Conference

Lease rate: \$2.75/SF + Electricity

Lease rate on Ready Now suites: \$2.25/SF + Electricity



EXTERIOR PHOTOS



INTERIOR PHOTOS



GYM FACILITY

+ RECENTLY RENOVATED!



CAFE / KITCHEN

+ NEWLY UPGRADED!



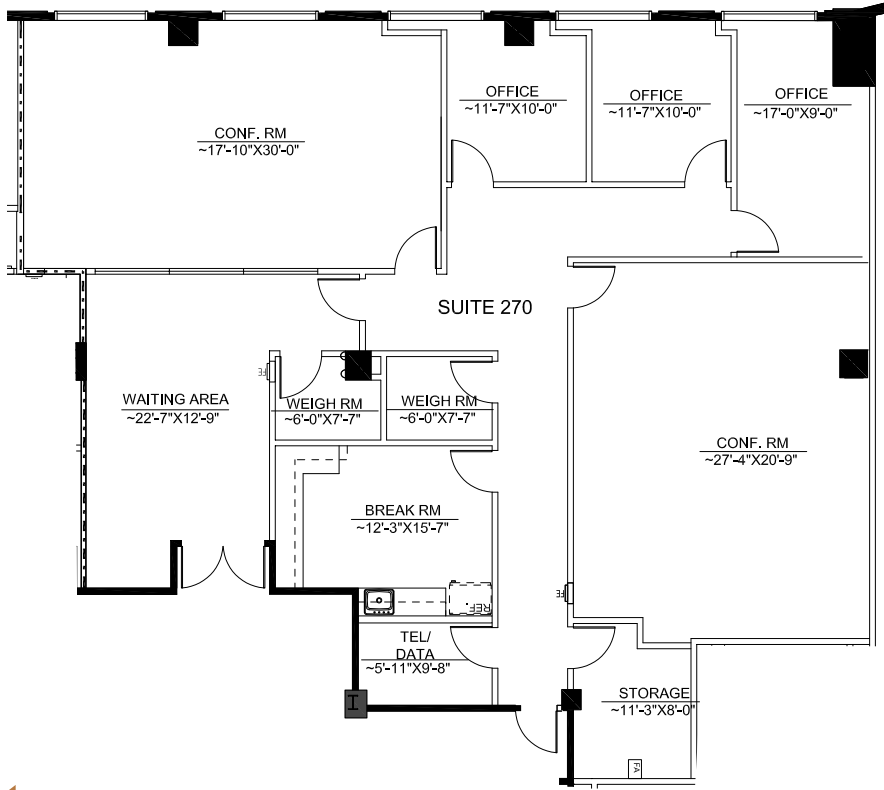
AVAILABILITIES

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
270	3,194 RSF	NOW	\$2.75/SF + ELECTRICITY
310	1,548 RSF	NOW	\$2.75/SF + ELECTRICITY
330	959 RSF	NOW	\$2.75/SF + ELECTRICITY
354	932 RSF	READY NOW	\$2.25/SF + ELECTRICITY
370	3,696 RSF	NOW	\$2.75/SF + ELECTRICITY
380	2,725 RSF	READY NOW	\$2.25/SF + ELECTRICITY
370/380	6,421 RSF	CONTIGUOUS OPTION	\$2.75/SF + ELECTRICITY

READY NOW SUITES ARE MOVE-IN READY FOR IMMEDIATE OCCUPANCY. THE LEASE RATE IS EXCLUSIVE OF ANY LANDLORD IMPROVEMENTS AND CONCESSIONS AND IS SUBJECT TO INCREASE OVER THE TERM OF THE LEASE.



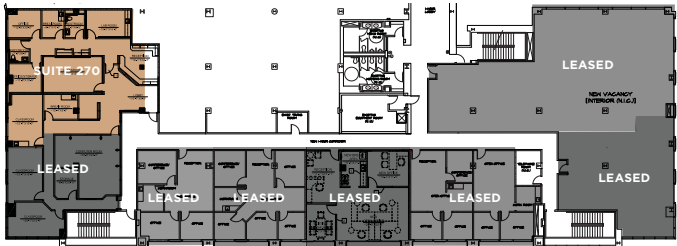
SUITE 270



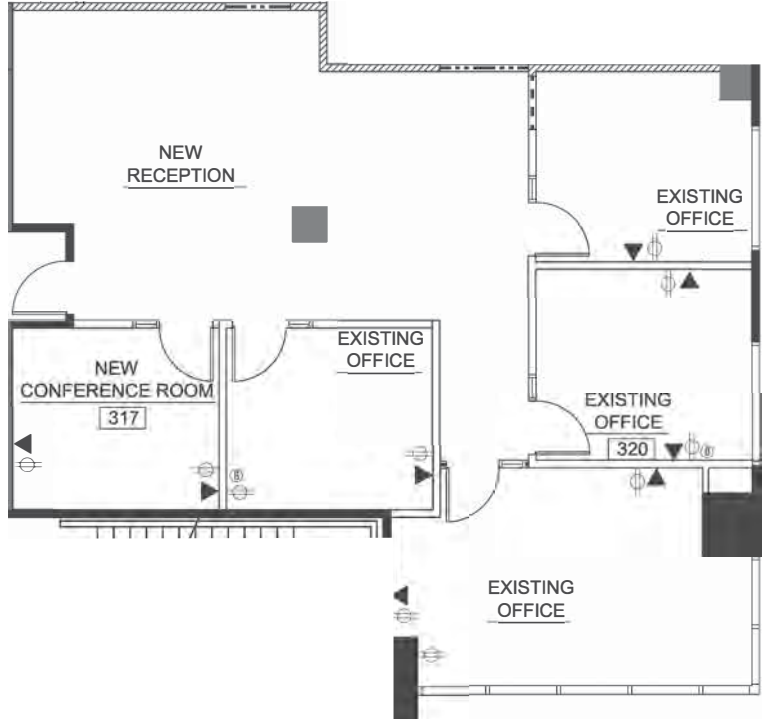
SUITE 270 (3,194 SF)

- + LEASE RATE: \$2.75/SF + E
- + RECEPTION
- + 2 CONFERENCE ROOM
- + 3 OFFICES
- + BREAK ROOM
- + IT ROOM
- + STORAGE

SECOND FLOOR



SUITE 310



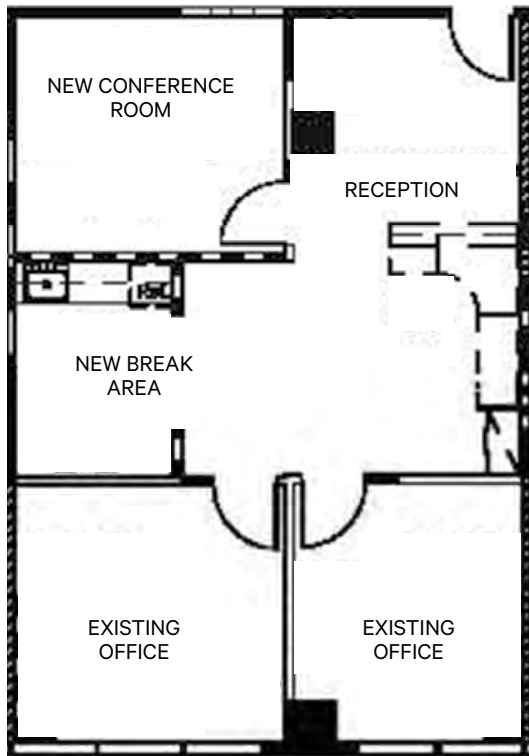
SUITE 310 (1,548 SF)

- + LEASE RATE: \$2.75/SF + E
- + RECEPTION
- + CONFERENCE ROOM
- + 4 OFFICES
- + BREAK ROOM

THIRD FLOOR



SUITE 330



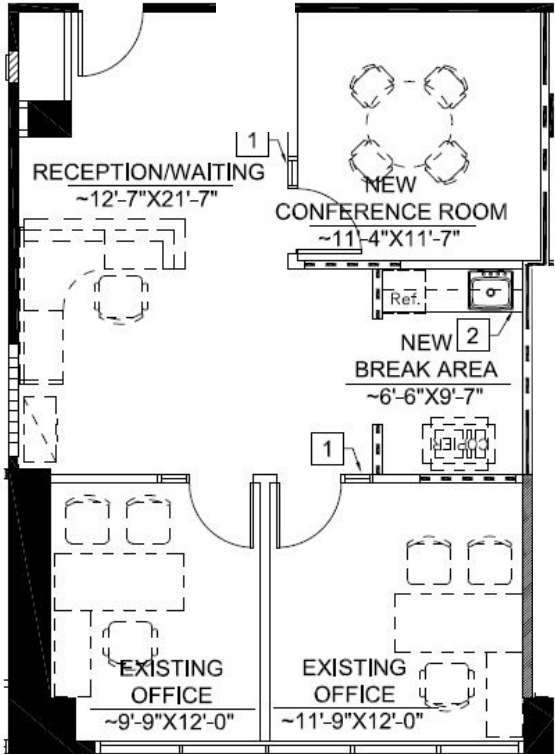
SUITE 330 (959 SF)

- + LEASE RATE: \$2.75/SF + E
- + RECEPTION
- + CONFERENCE ROOM
- + 2 WINDOW-LINE OFFICES
- + BREAK AREA

THIRD FLOOR



SUITE 354



SUITE 354 (932 SF)

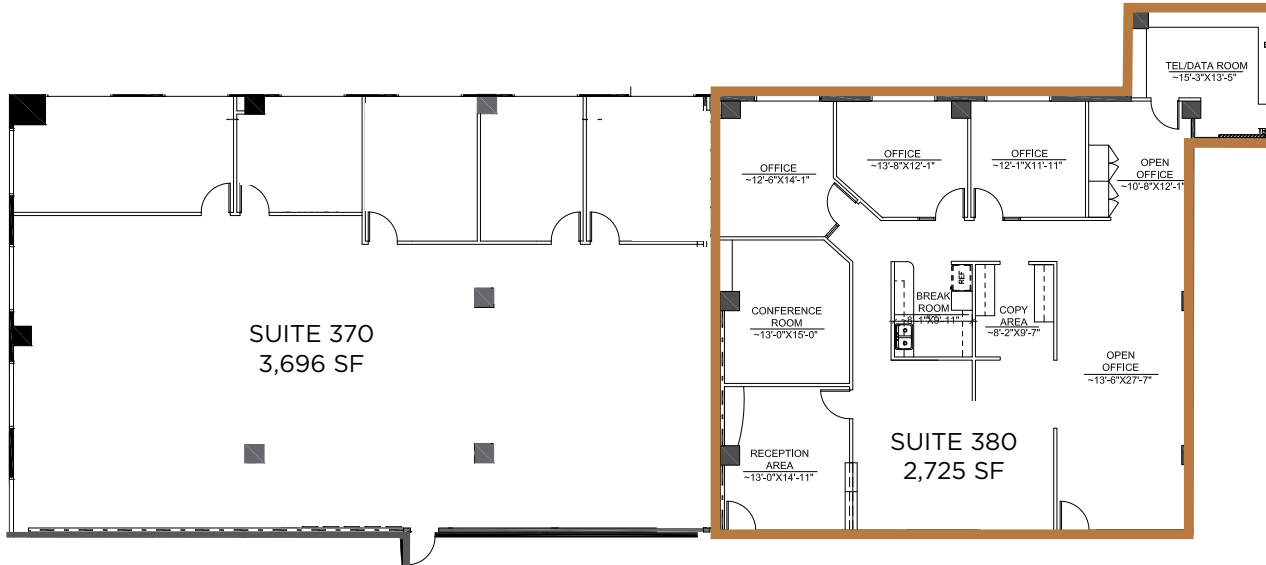
- + **READY NOW**
- + LEASE RATE: \$2.25/SF + E
- + RECEPTION
- + CONFERENCE ROOM
- + 2 OFFICES
- + BREAK ROOM

THIRD FLOOR



SUITE 370/380

+ CONTIGUOUS OPTION UP TO 6,421 SF



SUITE 370 (3,696 SF)

- + 4 OFFICES
- + CONFERENCE ROOM
- + OPEN OFFICE AREA

SUITE 380 (2,725 SF)

- + **READY NOW**
- + LEASE RATE \$2.25/SF + E
- + 3 OFFICES
- + CONFERENCE ROOM
- + ADMINISTRATIVE AREA
- + OPEN OFFICE AREA
- + WORK ROOM
- + KITCHEN
- + IT ROOM



THIRD FLOOR



NEARBY AMENITIES



REGIONAL LOCATION

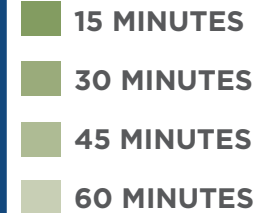
20 MINUTES TO OCEAN

40 MINUTES TO DOWNTOWN SAN DIEGO

1 HOUR TO ORANGE COUNTY

1 HOUR 10 MINUTES TO U.S. - MEXICO BORDER

1 HOUR 40 MINUTES TO LOS ANGELES



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CBRE

IDS

REAL ESTATE GROUP

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