

# ONE CIVIC CENTER

SAN MARCOS CA 92069

CLASS A OFFICE SPACE IN  
SAN MARCOS' CITY HALL



CBRE

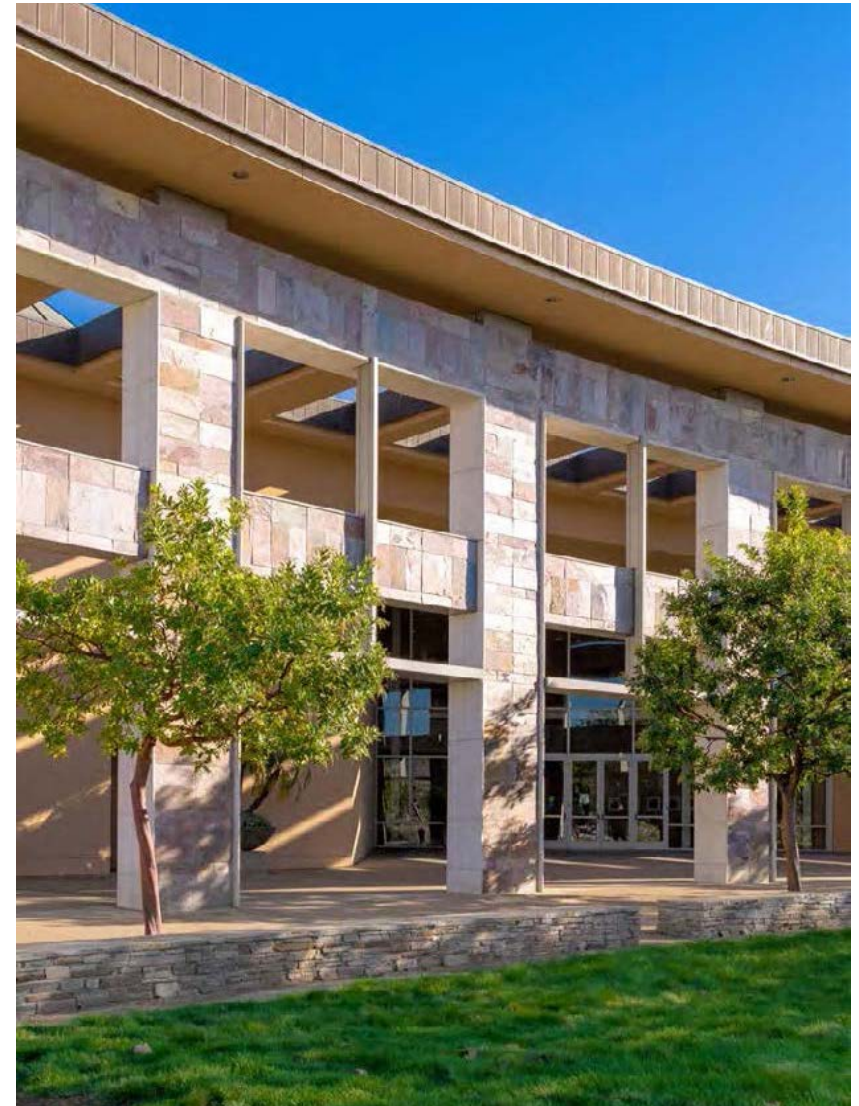


# BUILDING FEATURES

- + Located on the SPRINTER 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!





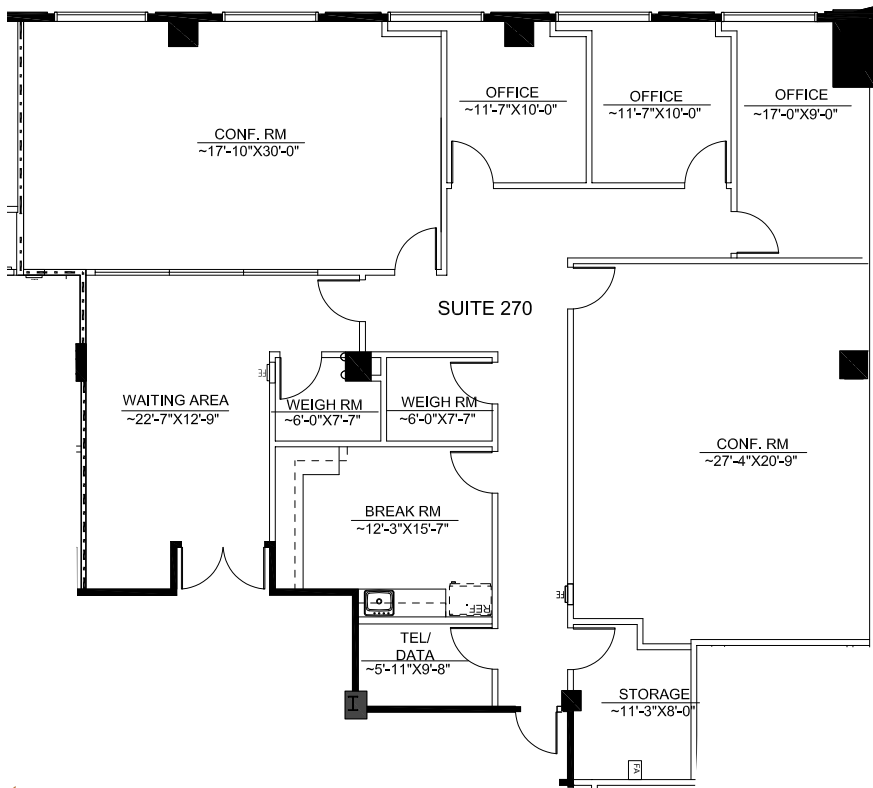
# AVAILABILITIES

SUITE	SQUARE FEET	AVAILABLE	LEASE RATE
270	3,194 RSF	NOW	\$2.75/SF + ELECTRICITY
354	932 RSF	<b>READY NOW</b>	<b>\$2.25/SF + ELECTRICITY</b>
370	3,696 RSF	NOW	\$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.



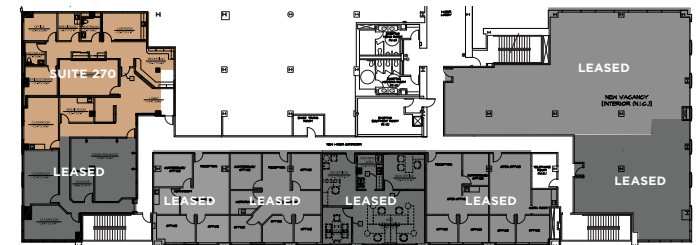
# SUITE 270



## SUITE 270 (3,194 SF)

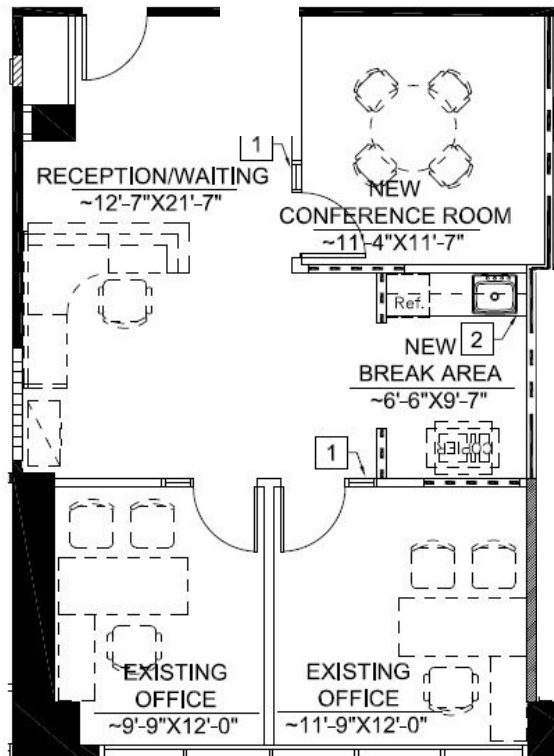
- + LEASE RATE: \$2.75/SF + E
- + RECEPTION
- + 2 CONFERENCE ROOM
- + 3 OFFICES
- + BREAK ROOM
- + IT ROOM
- + STORAGE
- + OFFICE OR MEDICAL SPACE

## SECOND FLOOR





# SUITE 354



## SUITE 354 (932 SF)

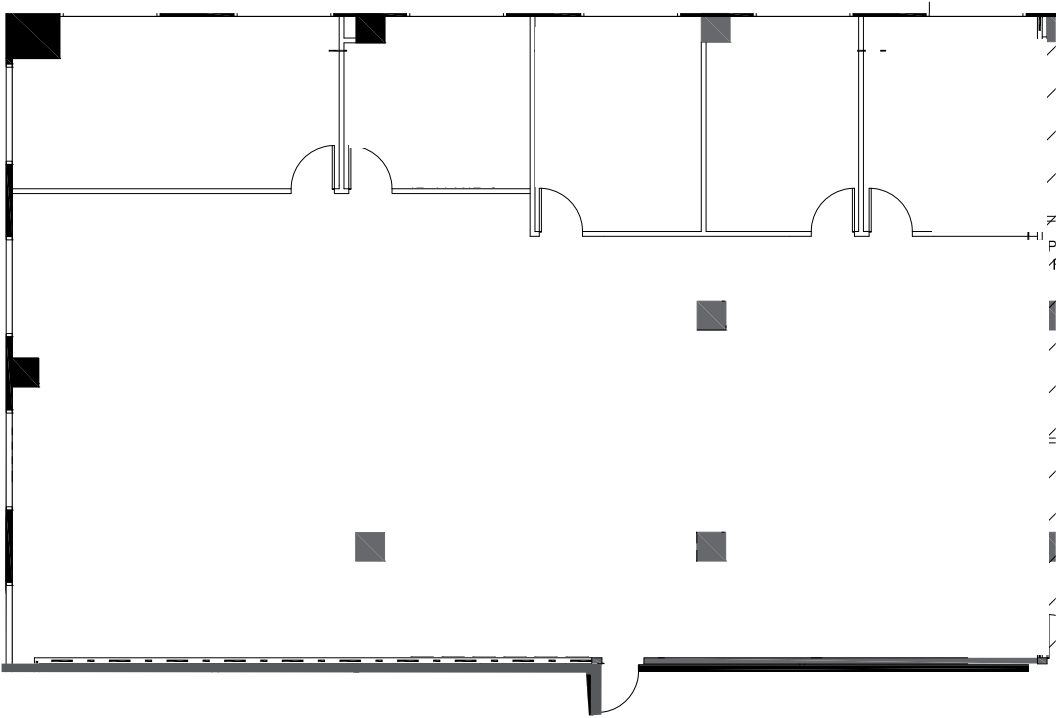
- + **READY NOW**
- + LEASE RATE: \$2.25/SF + E
- + RECEPTION
- + CONFERENCE ROOM
- + 2 OFFICES
- + BREAK ROOM

## THIRD FLOOR





# SUITE 370



**SUITE 370 (3,696 SF)**

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

## THIRD FLOOR





# NEARBY AMENITIES





# REGIONAL LOCATION

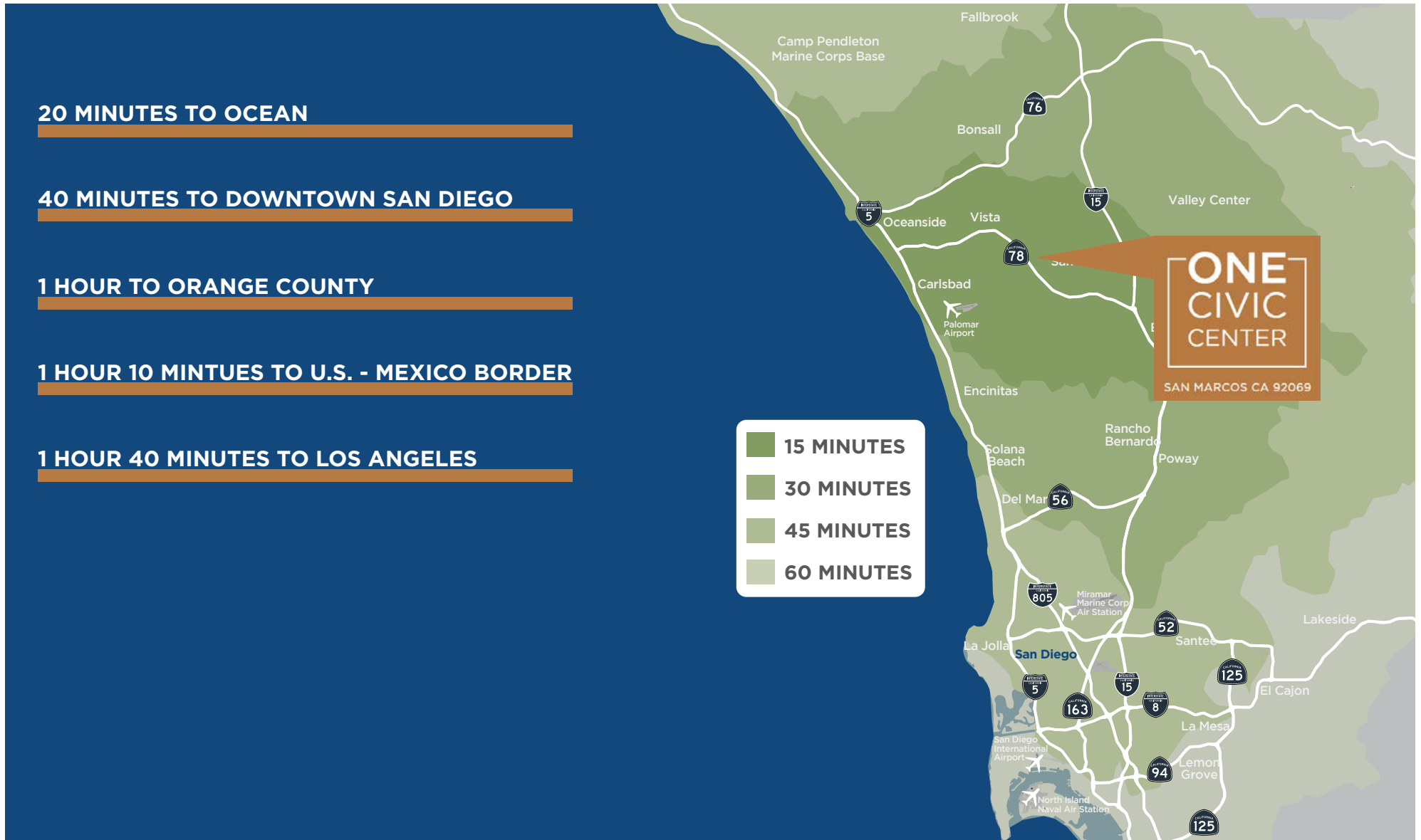
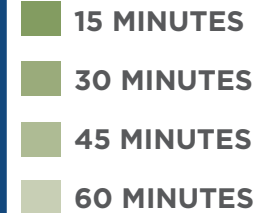
**20 MINUTES TO OCEAN**

**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**



# ONE CIVIC CENTER

SAN MARCOS CA 92069

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# CBRE

# IDS

REAL ESTATE GROUP

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