

**Cornwell Business Center
1949 Avenida Del Oro, Suite 100
Oceanside, California 92056**

**- FOR LEASE -
3,763 SF**

**Leasing Commission
Paid Within 2 Weeks
of Signing!!**



New Fall Rates!

PROPERTY OVERVIEW

- Approximately 3,763 SF Office
- Located at the Signalized Intersection of Oceanside Blvd. and Avenida Del Oro
- Walking Distance to NCTD Sprinter Light Rail Station (Approx. 500 Yards)
- Walking Distance to 2 Shopping Centers with Fully Leased Food Courts
- 4/1,000 Parking
- Attractive Concrete Tilt-Up Construction
- Attractive, Mature, Meticulously Maintained Landscaping
- **Moving Allowance for All New Tenants!**
- **Lease Rate: \$1.65 \$1.30 PSF + Utilities and Janitorial (Rate Includes CAM Charges)**
- On JX130 LokBox



For Further Information:

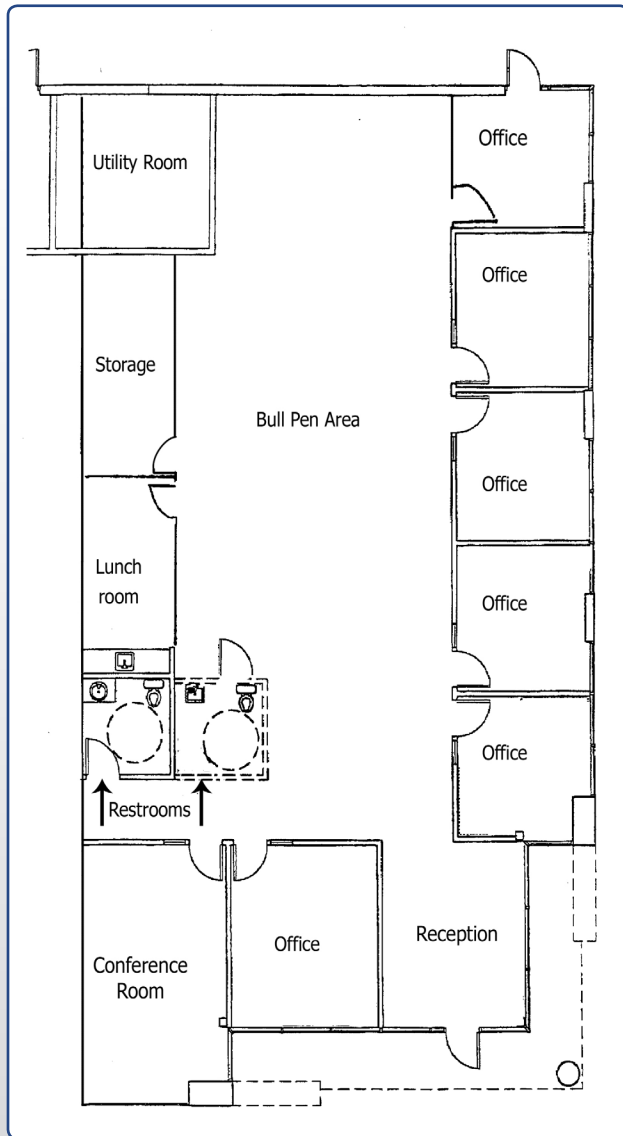
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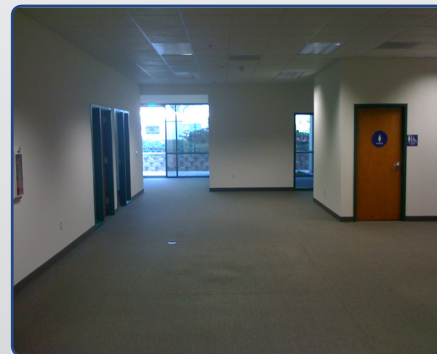
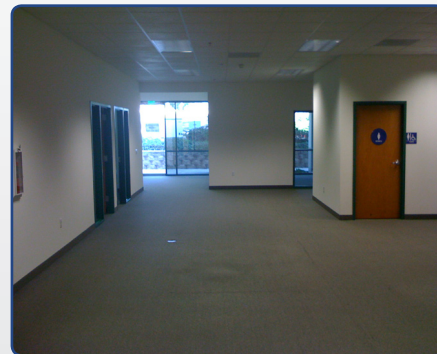
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**Distinguished Exclusive Entrance Facing Avenida Del Oro
End Cap Suite with Extensive Glass Window Line
Sign Rights Above Entrance AND on Monument,
Facing Oceanside Boulevard**

**6 Private Offices
Conference Room
Lunch Room
Large, Efficient Bullpen Area
Storage Room
2 Restrooms**



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