

30212 TOMAS, RANCHO SANTA MARGARITA

**SALE/LEASE**

**ONLY 1 VACANT UNIT LEFT**



**PROJECT FEATURES**



- Elevator served, 3-story medical/office building
- Building signage available
- New ground-up construction
- Lease or lease-option to purchase possible
- Aggressive SBA & Conventional financing available (sub 5% fixed rate financing)
- The only office condo project in Rancho Santa Margarita
- Fee simple ownership in the heart of Orange County
- Lower costs - ownership may save over 30% in occupancy costs compared to leasing

[www.rsmofficecondos.com](http://www.rsmofficecondos.com)

FOR MORE INFORMATION, CONTACT:

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# 1,305 - 2,000 SQUARE FOOT

## MEDICAL/OFFICE CONDOS FOR SALE OR LEASE

### 30212

### UPGRADES:

#### EXTERIOR

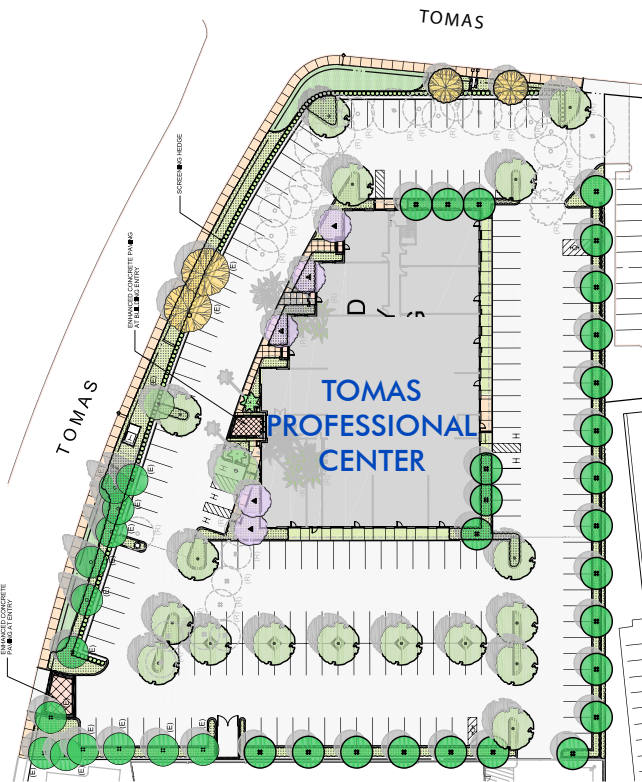
- New Ground Up Construction
- Upgraded Exterior Landscaping
- Monument Signage
- Exterior Entry for Ground Floor Units
- Exterior Suite Balconies on 3rd Floor
- Energy Efficient Dual-Glazed Windows

#### INTERIOR

- Warm Shell
- Interior Tenant Improvements Available
- Common Area Restrooms on all Floors
- Elevator-Served
- High-Quality Materials and Fixtures in Lobby, Corridors and Restrooms

#### MEDICAL/OFFICE CONDOS

- Suites from 1,305 Sq. Ft. and Up
- All Suites Separately Metered
- All New Energy Efficient HVAC Units (Included but not distributed)
- High-Quality Tenant Improvements
- Extensive Glassline
- Built-out Suites Available for Immediate Occupancy



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**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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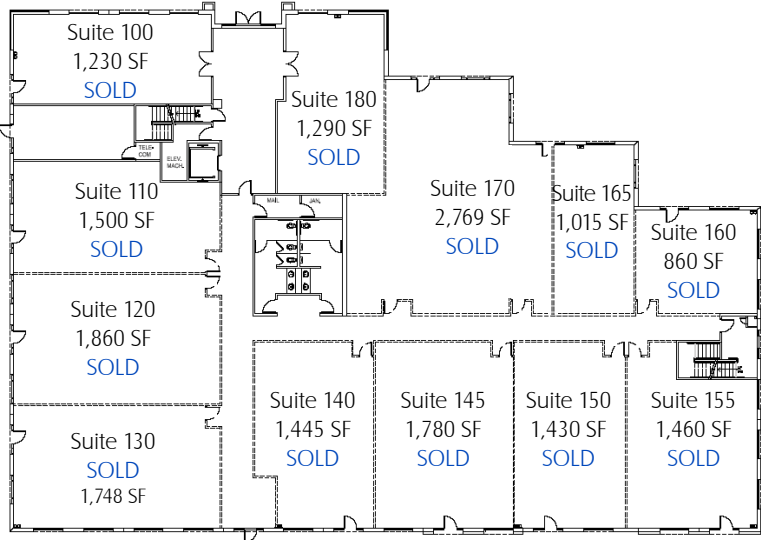


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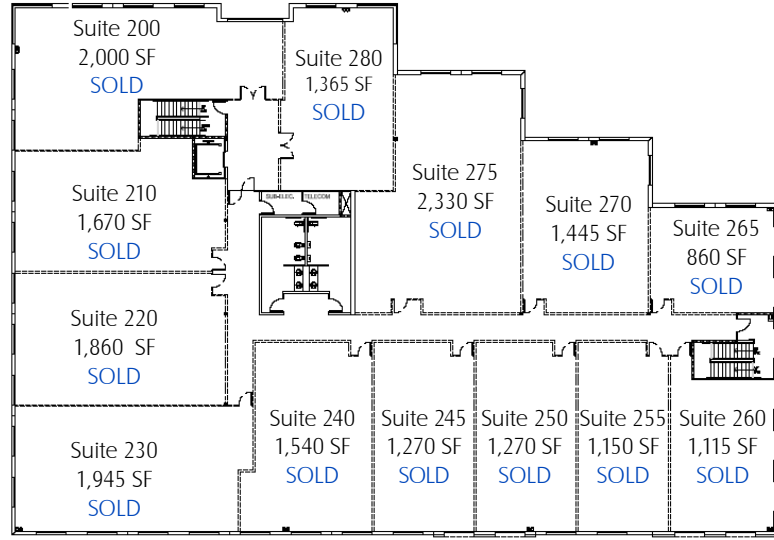
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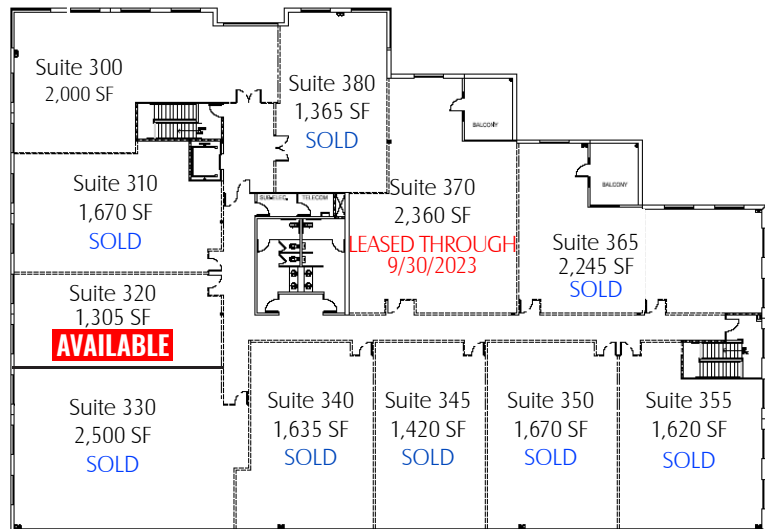
## FIRST FLOOR



## SECOND FLOOR



## THIRD FLOOR



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# TOMAS PROFESSIONAL CENTER

MEDICAL/OFFICE CONDOS FOR SALE OR LEASE

FIRST FLOOR AVAILABILITY

SQUARE FEET

PRICE PER SQ. FT.

TOTAL ASKING PRICE

LEASE RATE

FIRST FLOOR 100% SOLD

SECOND FLOOR AVAILABILITY

SQUARE FEET

PRICE PER SQ. FT.

TOTAL ASKING PRICE

LEASE RATE

SECOND FLOOR 100% SOLD

THIRD FLOOR AVAILABILITY

SQUARE FEET

PRICE PER SQ. FT.

TOTAL ASKING PRICE

LEASE RATE

320 (Shell)

1,305

\$315

\$411,075

\$1.90 NNN

370 (Leased Investment)

2,360

\$380

\$896,800

Lease Expires  
9/30/2023

**SBA FINANCING: 5.0% WITH 10% DOWN PAYMENT**