

FOR LEASE

1305-1310 Union Plaza Court - Oceanside, CA



\$1.00/SF BROKER BONUS

Project Features & Highlights:



- North County coastal location
- Excellent accessibility via I-5 and Highway 78
- Walking distance to numerous retail amenities
- Located a few blocks from the Sprinter Station
- Extensive glass line in all suites
- On-site security
- Turn-key suites available
- All rates quoted include Utilities and Janitorial
- **Contact Broker to schedule a tour**

1305 UNION PLAZA COURT

Professionally managed Class B office complex located in the heart of Oceanside, offering a wide variety of floor plans available for immediate occupancy.



SMALL SUITES

SUITE	SIZE	RENT PER MONTH	LEASE TYPE
110	940	\$1,460	FSG
115	594	\$920	FSG

**Building standard carpet and paint included*

MEDIUM - LARGE SUITES

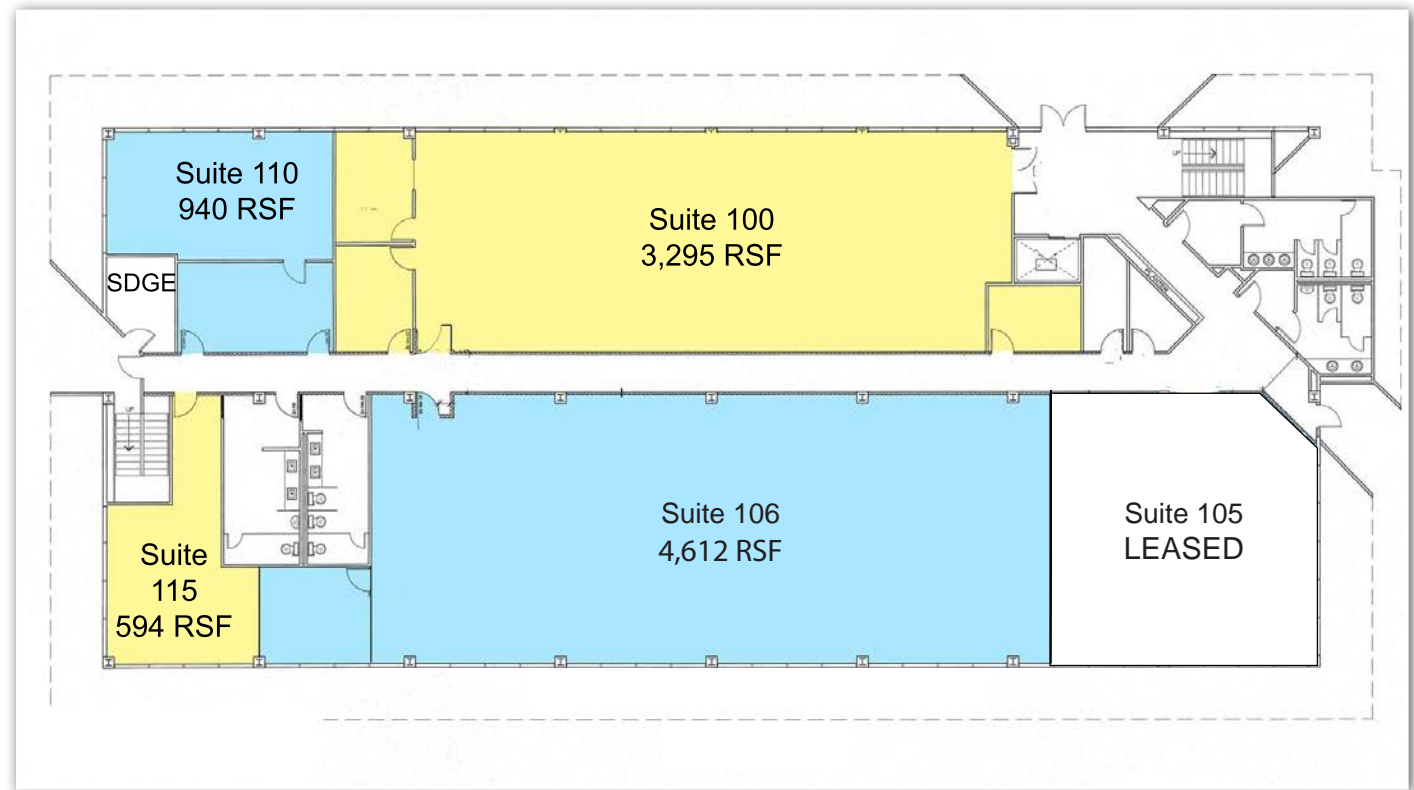
SUITE	SIZE	RENT PER SF PER MONTH
100	3,295	\$1.45/SF/Mo
105	LEASED	
106	4,612	\$1.40/SF/Mo

**Building standard carpet and paint included*

FULL FLOOR

SUITE	SIZE	RENT PER SF PER MONTH
1st Floor	10,458	\$1.35/SF/Mo

**Building standard carpet and paint included*



1305 UNION PLAZA COURT

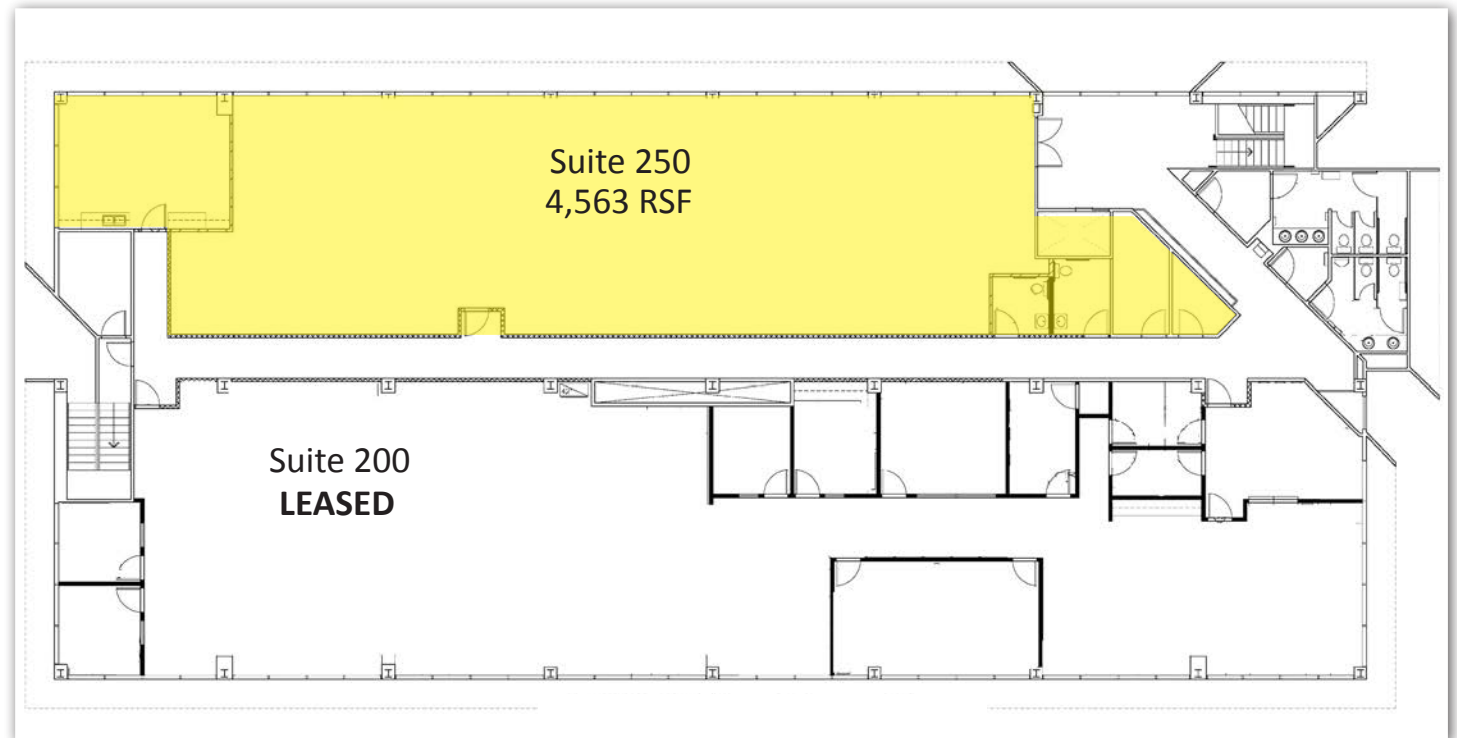
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SECOND FLOOR

SUITE	SIZE	RENT PER SF PER MONTH
200		LEASED
250	4,563	\$1.40/SF/Mo

**Building standard carpet and paint included*



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SMALL SUITES

SUITE	SIZE	RENT PER MONTH	LEASE TYPE
101	1,641	\$2,460	FSG
103	1,673	\$2,510	FSG
105	1,004	\$1,555	FSG
106	744	\$1,116	FSG

**Building standard carpet and paint included*

MEDIUM - LARGE SUITES

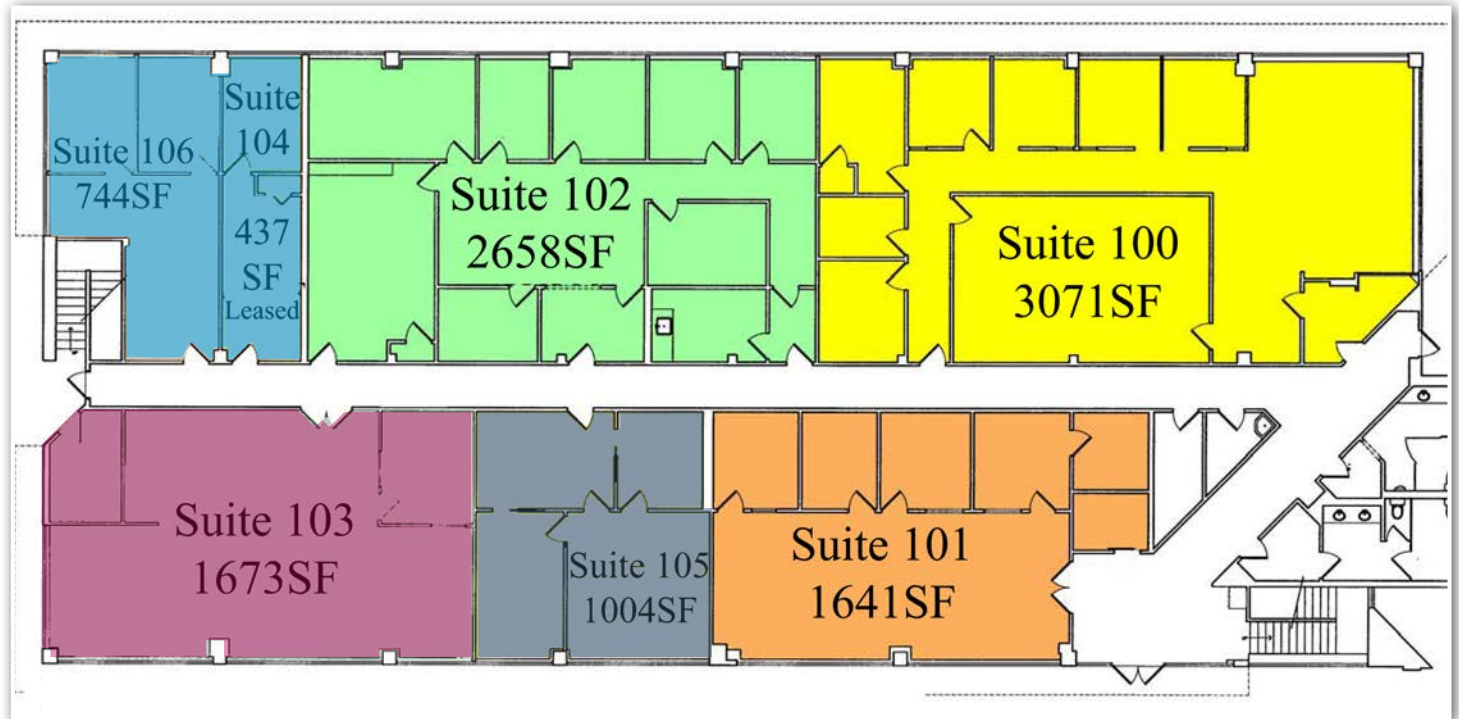
SUITE	SIZE	RENT PER SF PER MONTH
100	3,071	\$1.45/SF/Mo
102	2,658	\$1.45/SF/Mo

**Building standard carpet and paint included*

FULL FLOOR

SUITE	SIZE	RENT PER SF PER MONTH
1st Floor	11,228	\$1.35/SF/Mo

**Building standard carpet and paint included*





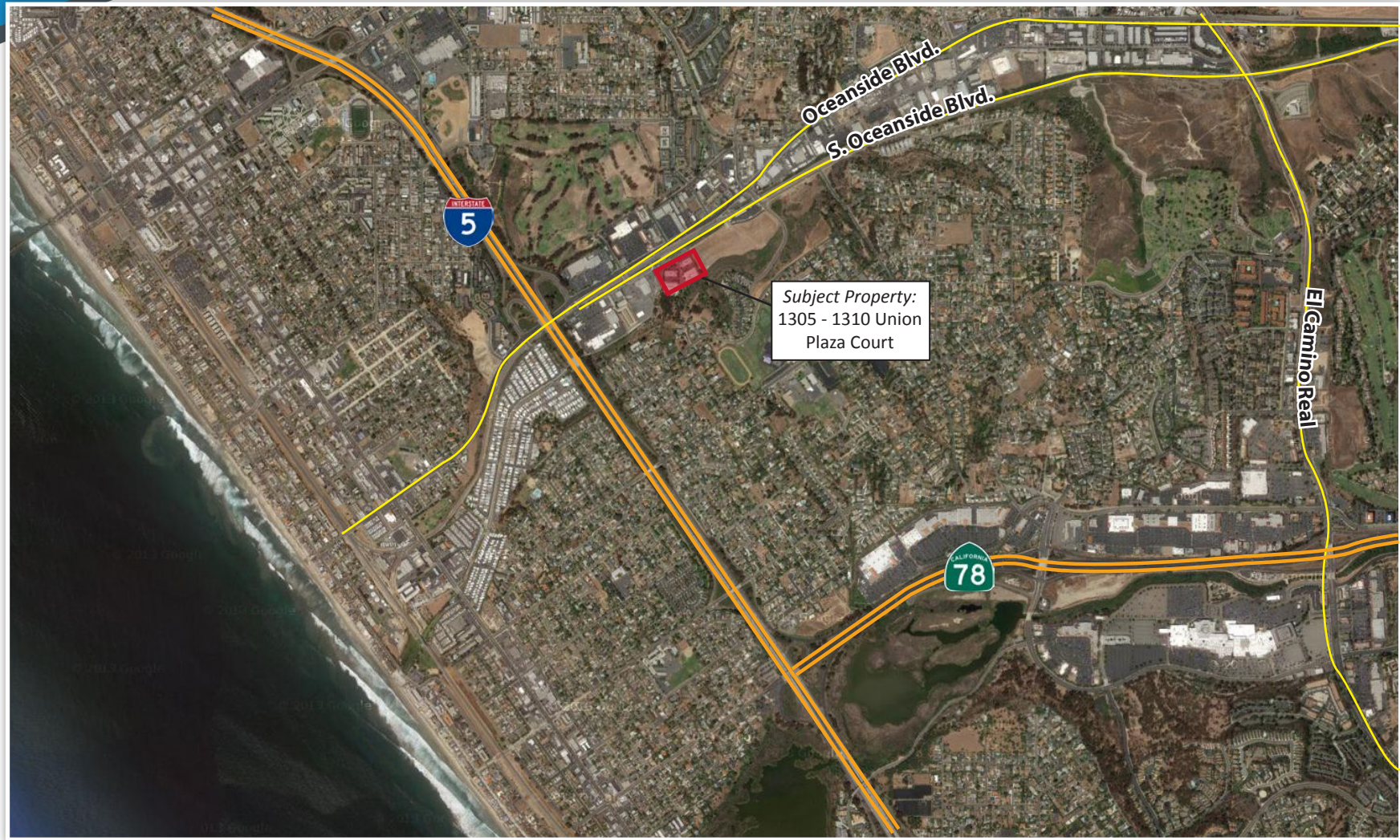
PROJECT SUMMARY

Oceanside Office Park is a ± 93,552 SF four-building class B office complex located at 1305 – 1320 Union Plaza Court in Oceanside, CA. The property is currently 74% leased to a variety of governmental agency and professional service companies with various divisions of the County of San Diego occupying 68,216 SF (61% of the project). The buildings vary with the two larger buildings featuring a pyramid-shaped architectural design, two-story atrium entries and single-level under-building parking garages. The two larger buildings are currently leased as single tenant buildings to two different divisions of the County of San Diego. The other two buildings are slightly smaller in size and have multi-tenant configurations ranging from just over 400 square feet to a potential full floor layout of approximately 10,000 square feet. Situated on approximately six acres of total land, each office building is located on a separate legal parcel. The buildings include 279 private parking spaces with substantial public and off street parking available adjacent to the property. The property offers great regional access via Interstate 5 and California Highway 78, located within minutes of the subject property.



TURN-KEY SUITES AVAILABLE - CALL FOR A TOUR
(760) 929-9700

LOCATION AERIAL





No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.