

NEW CLASS A PROFESSIONAL/MEDICAL BUILDING



2355 MONTIEL ROAD

FOR LEASE \ SAN MARCOS, CALIFORNIA 92069



CBRE

2355 MONTIEL ROAD



Planned Class A office building consisting of ±32,971 SF in total
First Floor: ±15,719 SF
Second Floor: ±17,252 SF



Zoning allows for professional or medical office use
 (City of San Marcos - Commercial Zone)



Excellent freeway frontage, highly visible building signage available
 and immediate freeway access to Highway 78 and Interstate 15



Parking Ratio: 5/1,000



Convenient location near restaurants, hotels and retail, including
 North City, North County's new 200 acre urban mixed-use
 development



Approximately 2,000 SF on-site cafe planned



Abundant workforce generated by strong educational institutions:
 Cal State San Marcos, Palomar College, Pima Medical Institute,
 University of St. Augustine, and California College of San Diego



Six electric vehicle charging stations planned

Rental Rate is negotiable

2 \ \ FOR LEASE



WEST ELEVATION

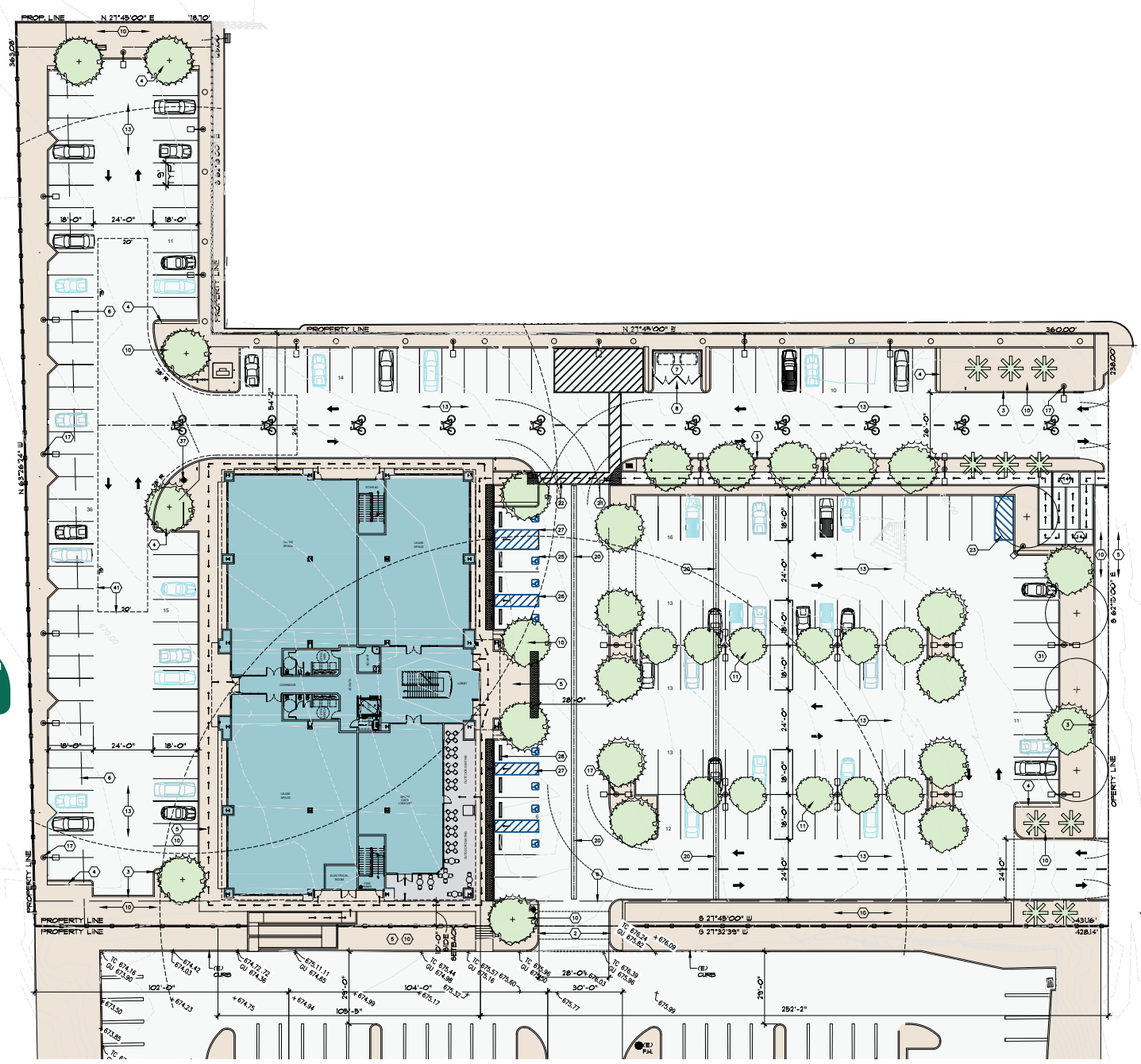


EAST ELEVATION



SITE PLAN

4 \ \ FOR LEASE



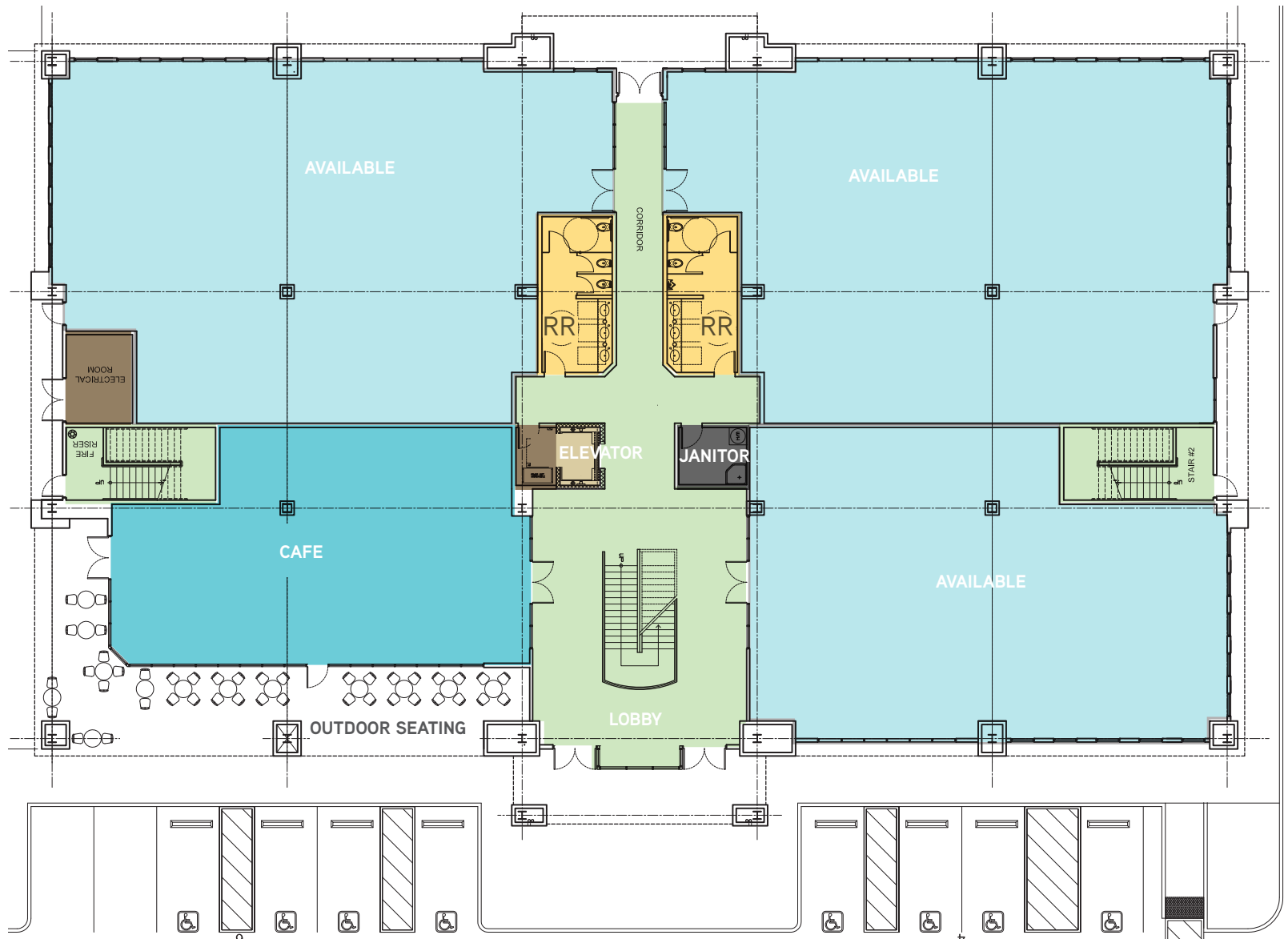
MONTIEL ROAD





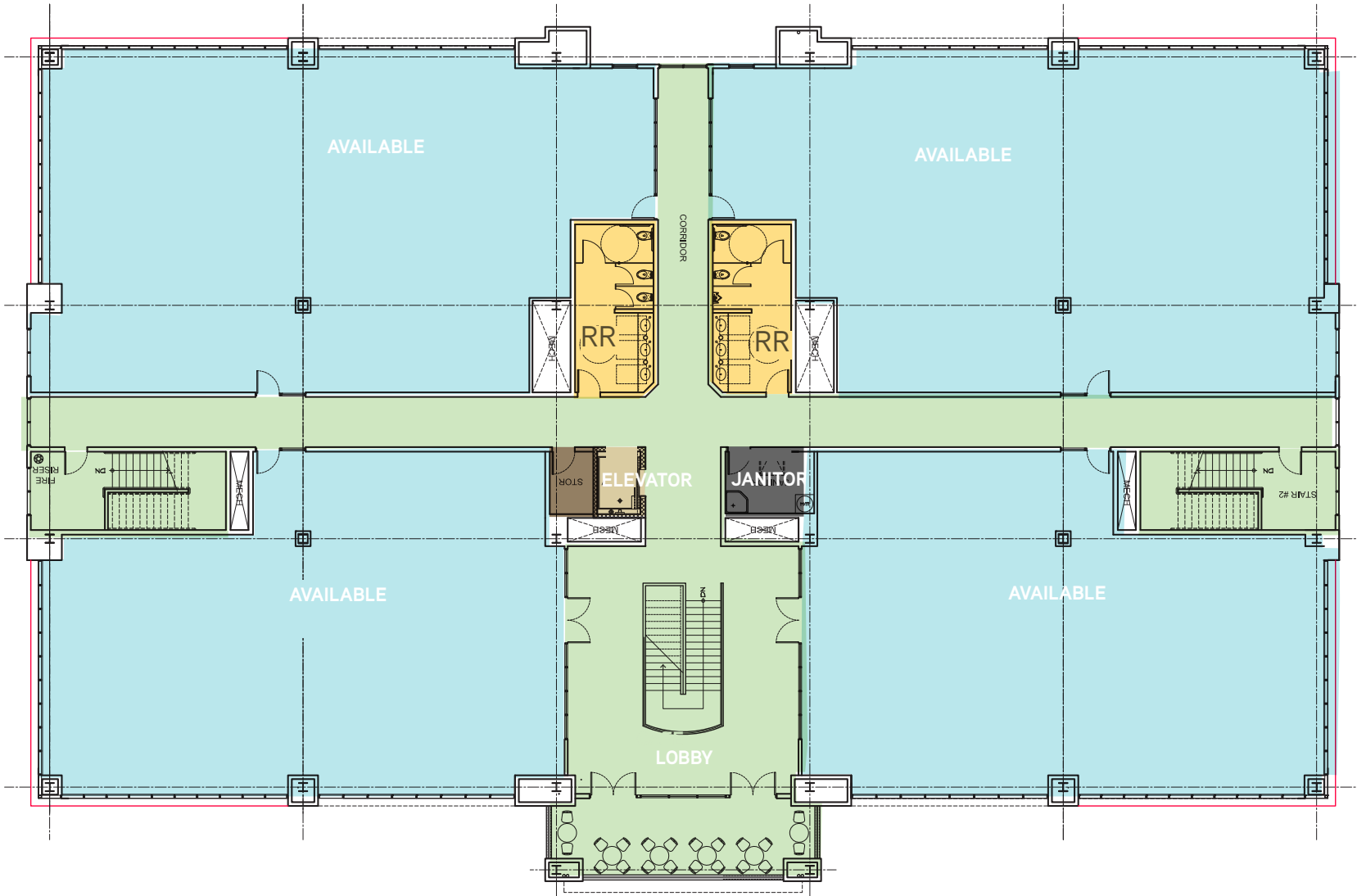
RENDERINGS

FIRST FLOOR PLAN



±15,719 SF

6 \ \ FOR LEASE

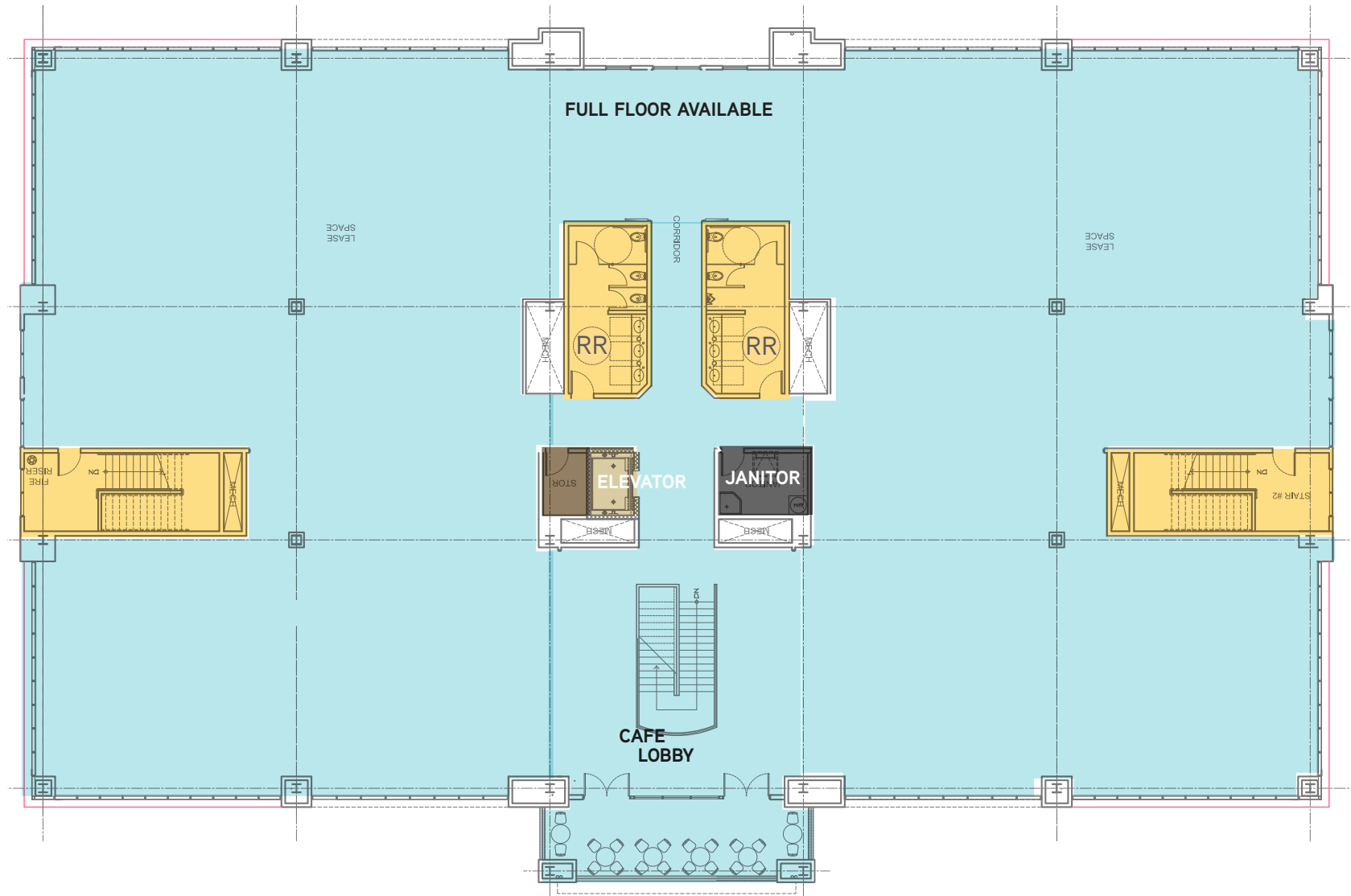


SECOND FLOOR PLAN (DIVISIBILITY)

±17,252 SF

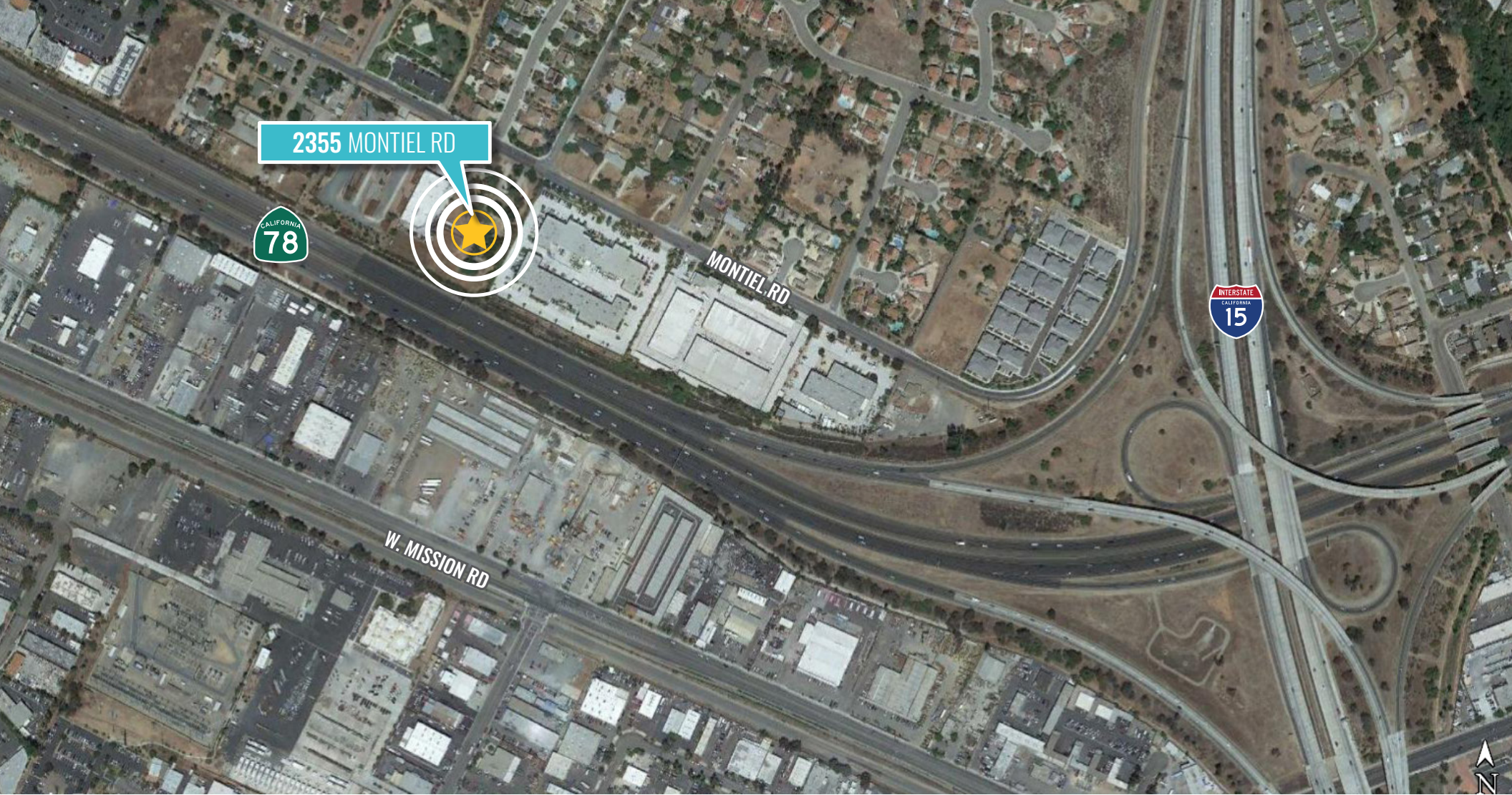
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SECOND FLOOR PLAN



8 \ \ FOR LEASE

±17,252 SF



2355 MONTIEL RD



MONTIEL RD



W. MISSION RD



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