

FOR LEASE

Industrial & Flex / Office Condos



SEAGATE
Corporate Center
a Rockefeller Group Development

From 2,223 SF



3508, 3512, 3516 & 3520 Seagate Way | Oceanside, California

MOVING ALLOWANCE ~ Up to \$1,500*
***\$500 Per Year Up to 3 Years**

- Rates from \$0.72 modified gross (with \$0.05 CAM charges)
- 24' warehouse clear height
- Convenient access from Oceanside Boulevard, Corporate Center Drive & Rancho Del Oro Road
- Centrally located near I-5, Hwy 78, & Hwy 76
- 200 amps, 120/208 volts per unit
- Excellent parking (3.33 spaces per 1,000 sq. ft.)
- Dock high & grade level loading
- No CFD fees or Mello Roos fees
- Lease with Option to Purchase Negotiable



www.SeagateCC.com

RON KING
760-517-5830
Lic #00868661
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BOB WILLINGHAM
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5800 Armada Drive, Suite 101, Carlsbad, California 92008 | Phone - (760) 602-4800 | Fax - (760) 602-4801

The information herein has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it.

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 Mezzanine

 Master Lock Box Locations
for Each Building (JX-130)

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Suite	Total Sq. Ft	Office Sq. Ft.	2nd Floor Sq. Ft.	Lease Rate
3508 Seagate Way				
110	2,269	0	672*	\$0.72 MG
140	2,265	1,290**	700	\$0.74 MG
150	2,237	1,250	665	\$0.72 MG
170	2,225	1,238	660	\$0.72 MG
180	2,225	0	660*	\$0.72 MG
3512 Seagate Way				
120	2,403	1,329	709	\$0.72 MG
160	2,403	1,329	709	\$0.72 MG
170	2,417	1,342	716	\$0.72 MG
3516 Seagate Way				
120	2,759	1,476	767	\$0.72 MG
3520 Seagate Way				
100	3,547	3,547	1,771	\$0.99 MG
105	2,416	0	604*	\$0.72 MG
125	2,227	1,244	662	\$0.72 MG
130	2,223	1,238	660	\$0.72 MG
135	2,223	1,238	660	\$0.72 MG
145	2,238	0	667*	\$0.72 MG

* *Shell Condition*

** *Custom Improvements*

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