#### **FOR LEASE**

Industrial & Flex / Office Condos



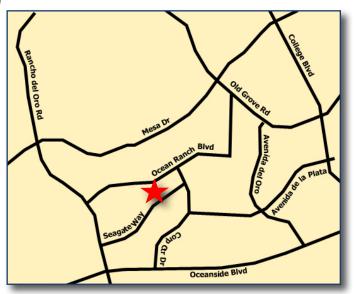
### From 2,223 SF



### 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

760-517-5830 Lic #00868661 ron.king@cushwake.com BOB WILLINGHAM 760-517-5846 Lic #01469841 bob.willingham@cushwake.com



www.SeagateCC.com

JOHN WITHERALL 760-517-5836 Lic #01759453 john.witherall@cushwake.com



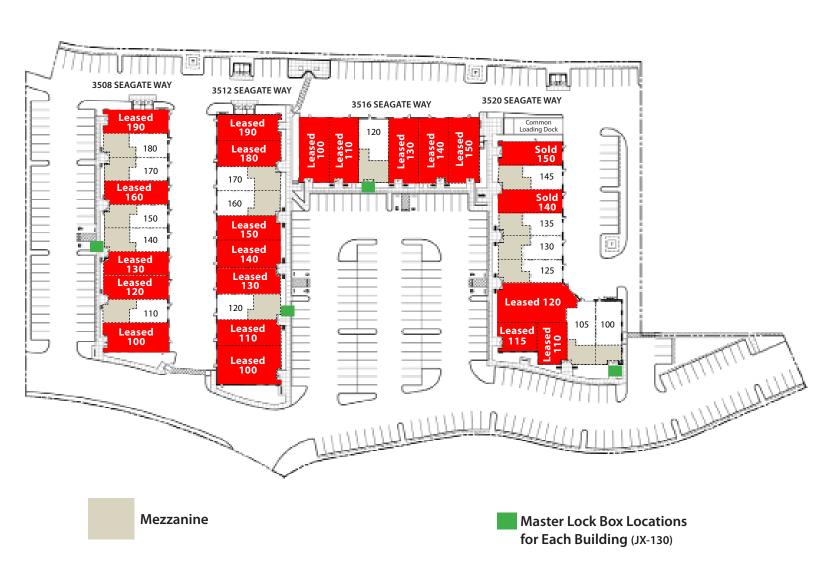
#### FOR LEASE

Industrial & Flex / Office Condos



# From 2,223 SF

www.SeagateCC.com



RON KING 760-517-5830 Lic #00868661 ron.king@cushwake.com BOB WILLINGHAM 760-517-5846 Lic #01469841 bob.willingham@cushwake.com JOHN WITHERALL 760-517-5836 Lic #01759453 john.witherall@cushwake.com



### FOR LEASE Industrial & Flex / Office Condos



## From 2,223 SF

www.SeagateCC.com

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 W	•	
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

RON KING 760-517-5830 Lic #00868661 ron.king@cushwake.com BOB WILLINGHAM 760-517-5846 Lic #01469841 bob.willingham@cushwake.com JOHN WITHERALL 760-517-5836 Lic #01759453 john.witherall@cushwake.com



<sup>\*</sup> Shell Condition

<sup>\*\*</sup> Custom Improvements