



Creative Office For Sale or Lease



CBRE



Greene Properties, Inc.



PROJECT FEATURES

Contemporary urban look with open ceilings, unfinished masonry block walls and aluminum decorative store front doors

Located within the highly amenitized Bressi Ranch area

Walking distance to retail amenities

Building signage for each suite

Lease Rate: \$1.55 - \$1.65/SF NNN
(NNN fees estimated to be \$0.36/SF)



LOWE'S
Home Improvement Warehouse

FIVE GUYS
BURGERS and FRIES

Panera BREAD

CHIPOTLE
MEXICAN GRILL

Jersey Mike's Subs

Kabob Lounge

Jamba Juice

noodles
Company

Hallopoki
RESTAURANT

Palomar Airport



El Camino Real

Innovation Way

Palomar Airport Rd

Tri-City Medical Center
ADVANCED HEALTH CARE FOR YOU

SUBWAY **STAPLES**

PHO HOUSE & GRILL **Wendy's**

Starbucks

The Square At Bressi Ranch
(Coming Soon) **BevMo!** **CVS/pharmacy**

OCEAN
COLLECTION

Bressi Ranch Retail Center

Boon & Brew **Planet Fitness** **Pets Coffee & Tea** **Rubio's** **CRAVORY** **unleashed!**

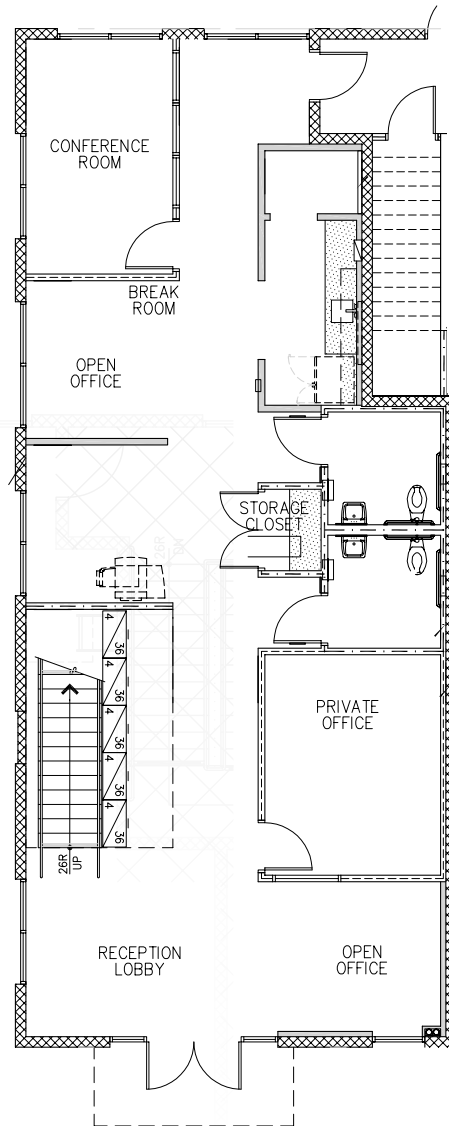
nékter **Jenny Holm** **Luna Grill** **FISH DISTRICT** **THE D.C. COFFEE**



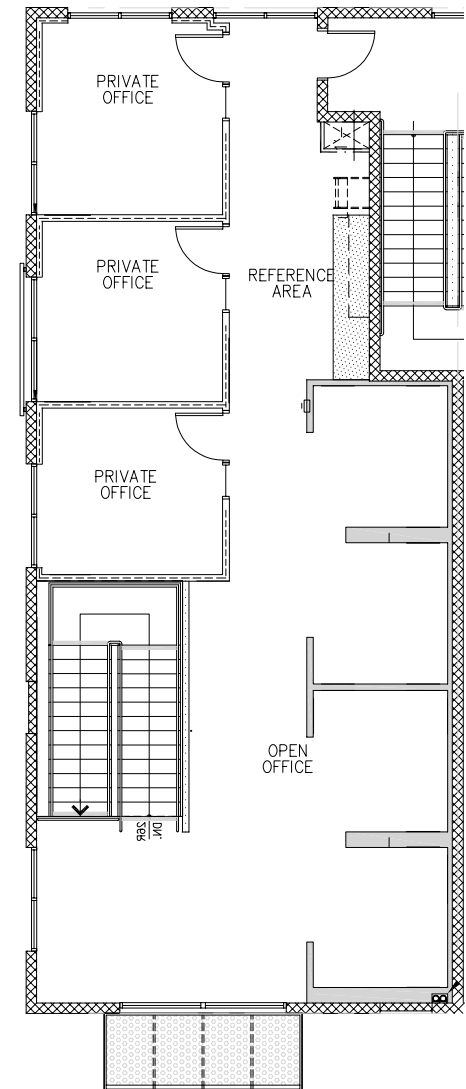
2540 GATEWAY

- > 3,578 SF
- > \$1.65/SF NNN
- > Multiple solatubes throughout space
- > Hardwood on first floor
- > Large built in workstations

First Floor



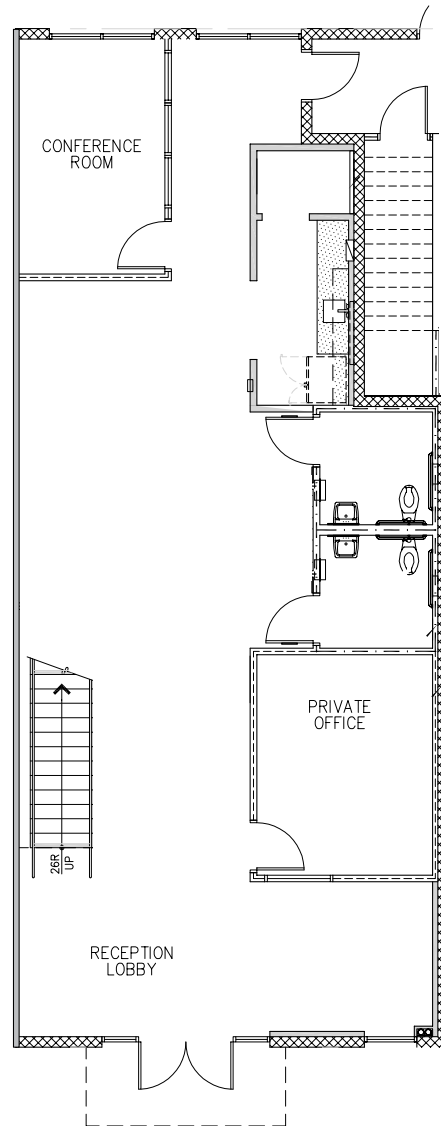
Second Floor



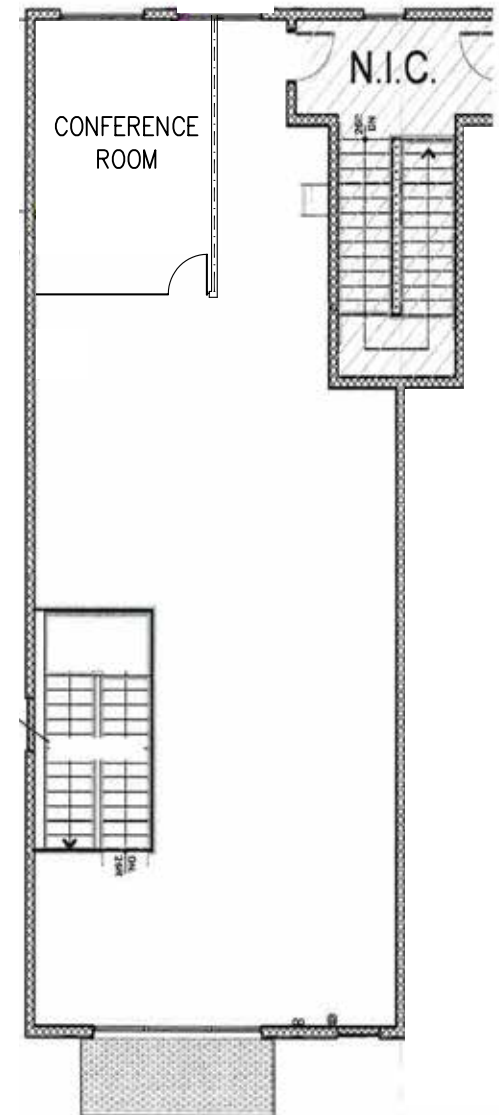
2544 GATEWAY

- > 3,578 SF
- > \$1.55/SF NNN
- > Multiple solatubes throughout space
- > Hardwood on first floor
- > Large built in workstations

First Floor



Second Floor

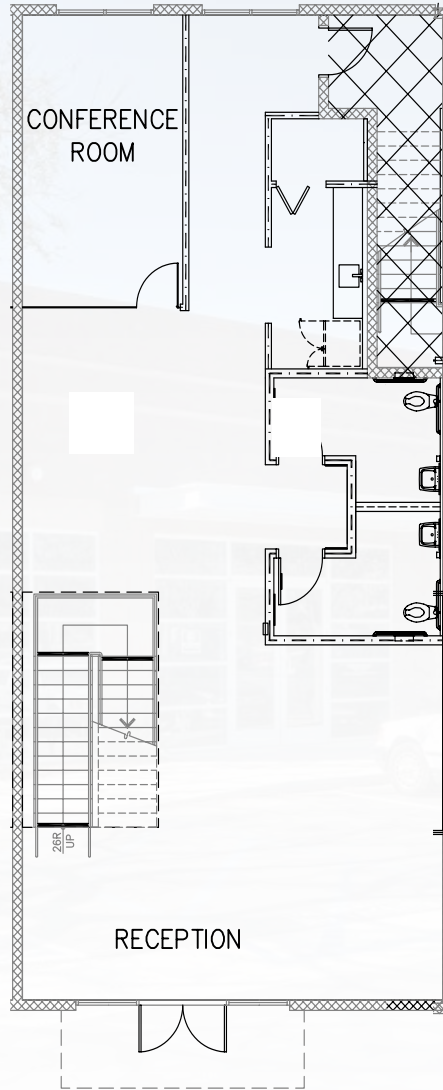


2552 GATEWAY

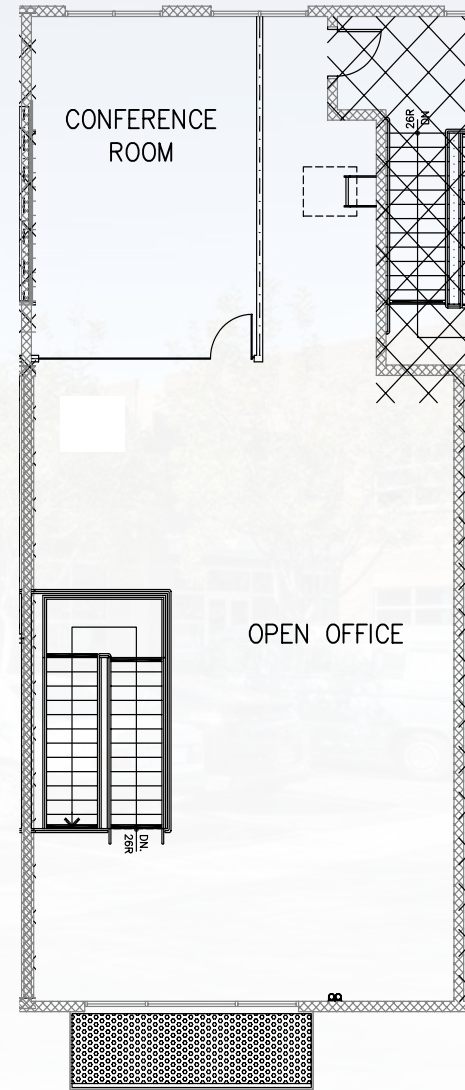
- > 3,876 SF
- > \$1.55/SF NNN
- > Creative Office
- > Open Ceiling
- > Glass walled conference rooms



First Floor



Second Floor



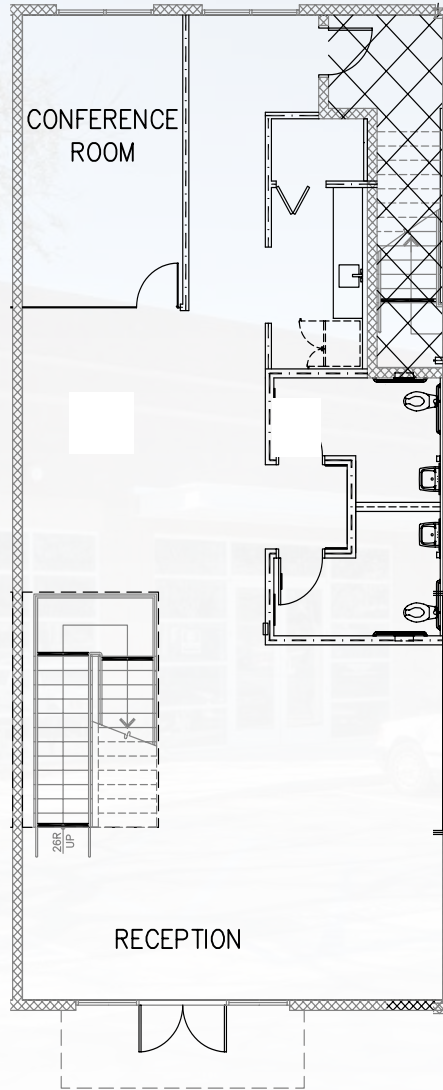
2554 GATEWAY

For Sale! Contact Broker

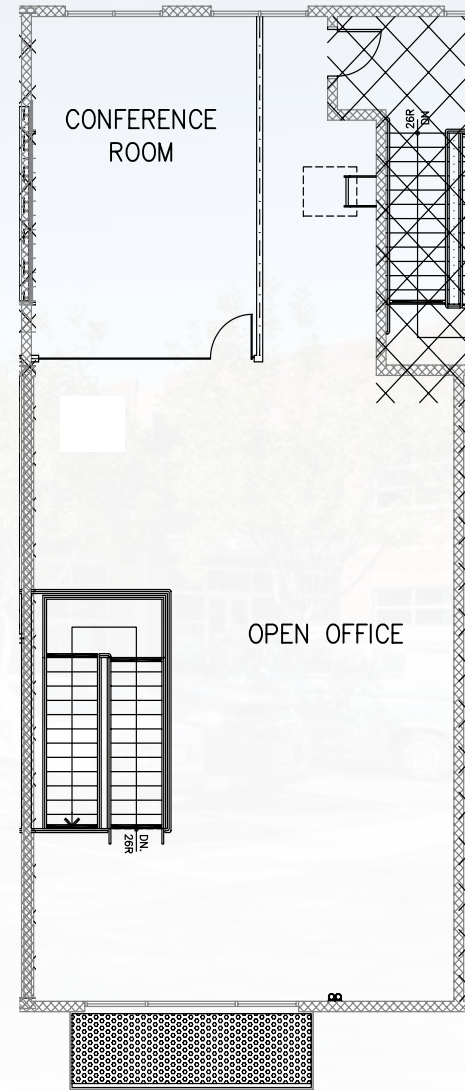
- > 3,844 SF
- > \$1.55/SF NNN
- > Creative Office
- > Open Ceiling
- > Glass walled conference rooms



First Floor



Second Floor





FOR MORE INFORMATION, CONTACT: **LARRY CAMBRA**
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