



*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: \$1.60/SF NNN  
(NNN fees estimated to be \$0.36/SF)





Palomar Airport

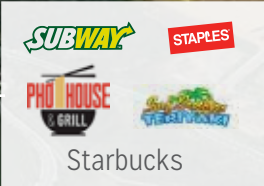


El Camino Real

Gateway Rd

Innovation Way

Palomar Airport Rd



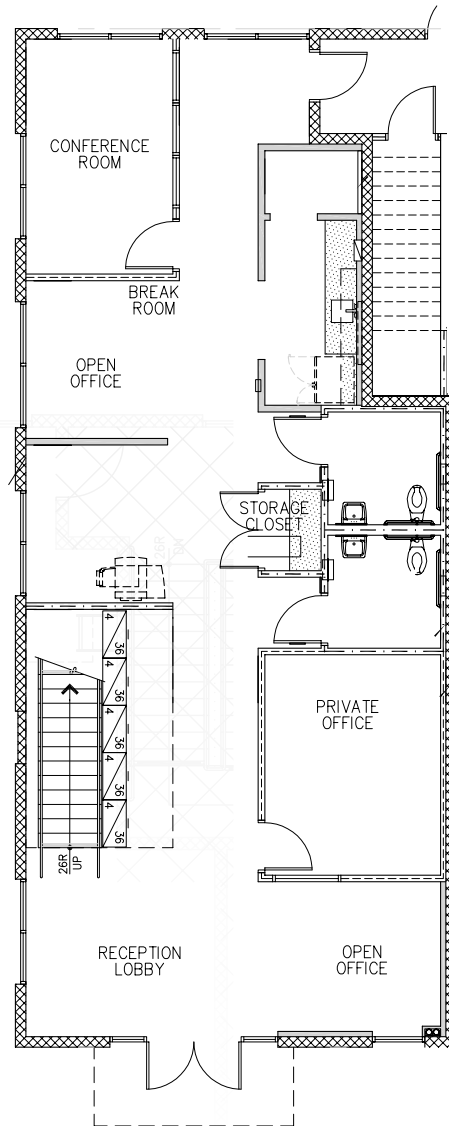
The Square At Bressi Ranch (Coming Soon) BeVmo! CVS/pharmacy



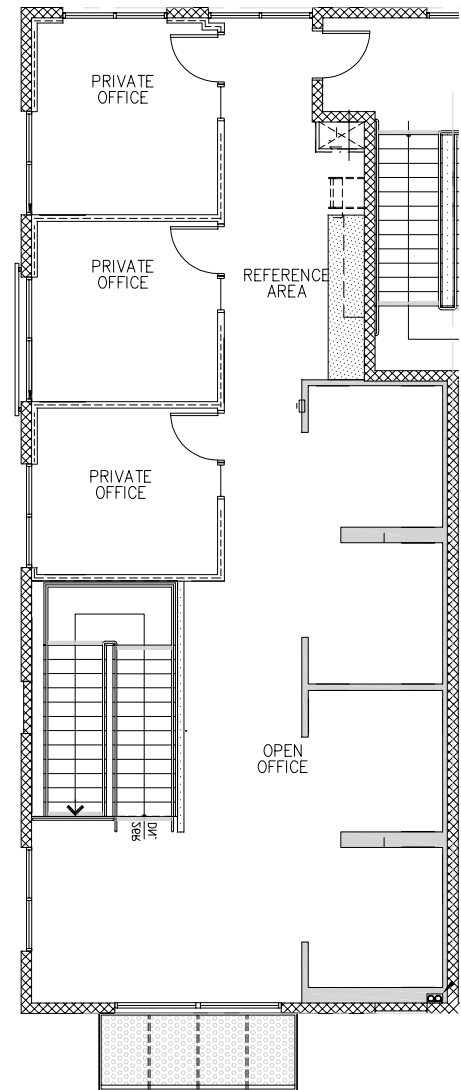
# 2540 GATEWAY

- > 3,578 SF
- > Multiple solatubes throughout space
- > Hardwood on first floor
- > Large built in workstations

*First Floor*



*Second Floor*



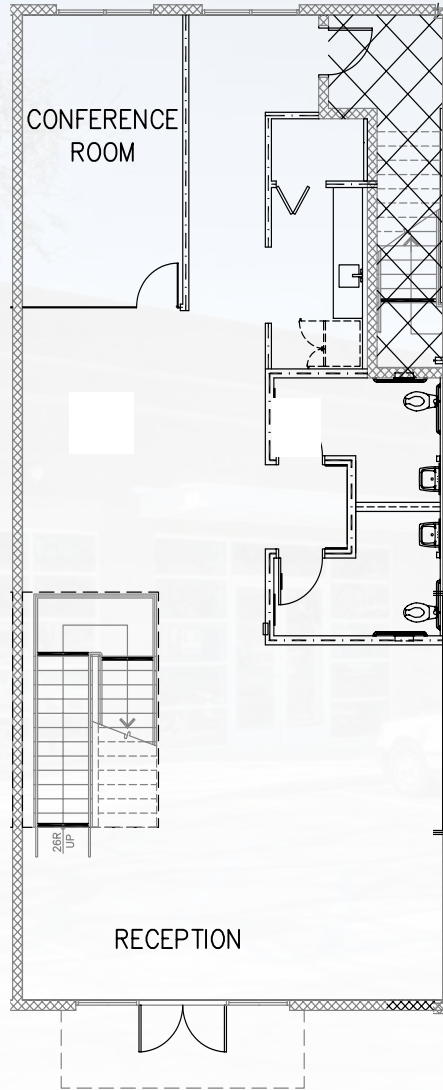
# 2554 GATEWAY

*For Sale! Contact Broker*

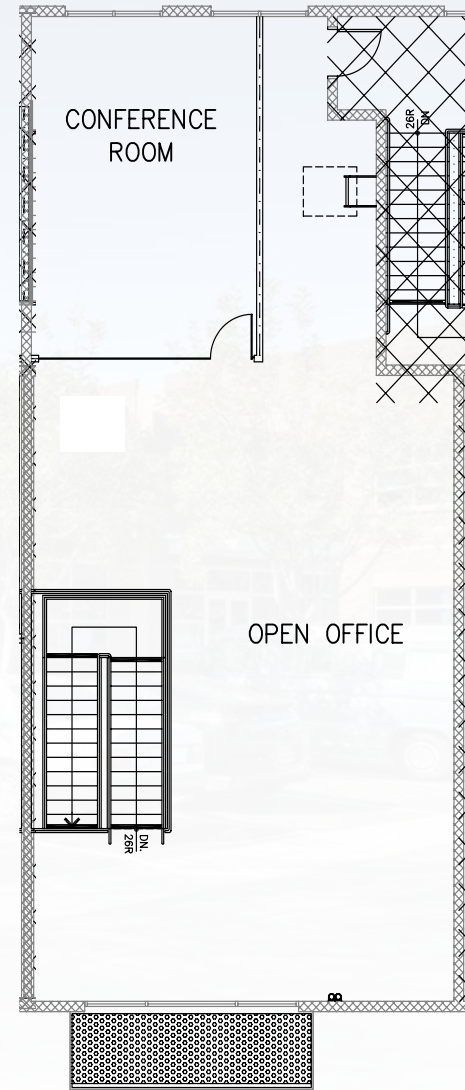
- > 3,844 SF
- > Creative Office
- > Open Ceiling
- > Glass walled conference rooms



*First Floor*



*Second Floor*





**FOR MORE INFORMATION, CONTACT:** **LARRY CAMBRA**  
Lic. 01492381  
+1 760 438 8538  
larry.cambra@cbre.com

**CBRE**  
CBRE, INC.  
Broker Lic. 00409987

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. Any projections, opinions, or estimates are subject to uncertainty. The information may not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. and/or its affiliated or related companies in the United States and other countries. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.