

FOR LEASE > OFFICE SUITES IN PRESTIGIOUS CLASS "A" OFFICE BUILDING

# GATEWAY AT SAN MARCOS

100 San Marcos Boulevard, San Marcos, CA 92069



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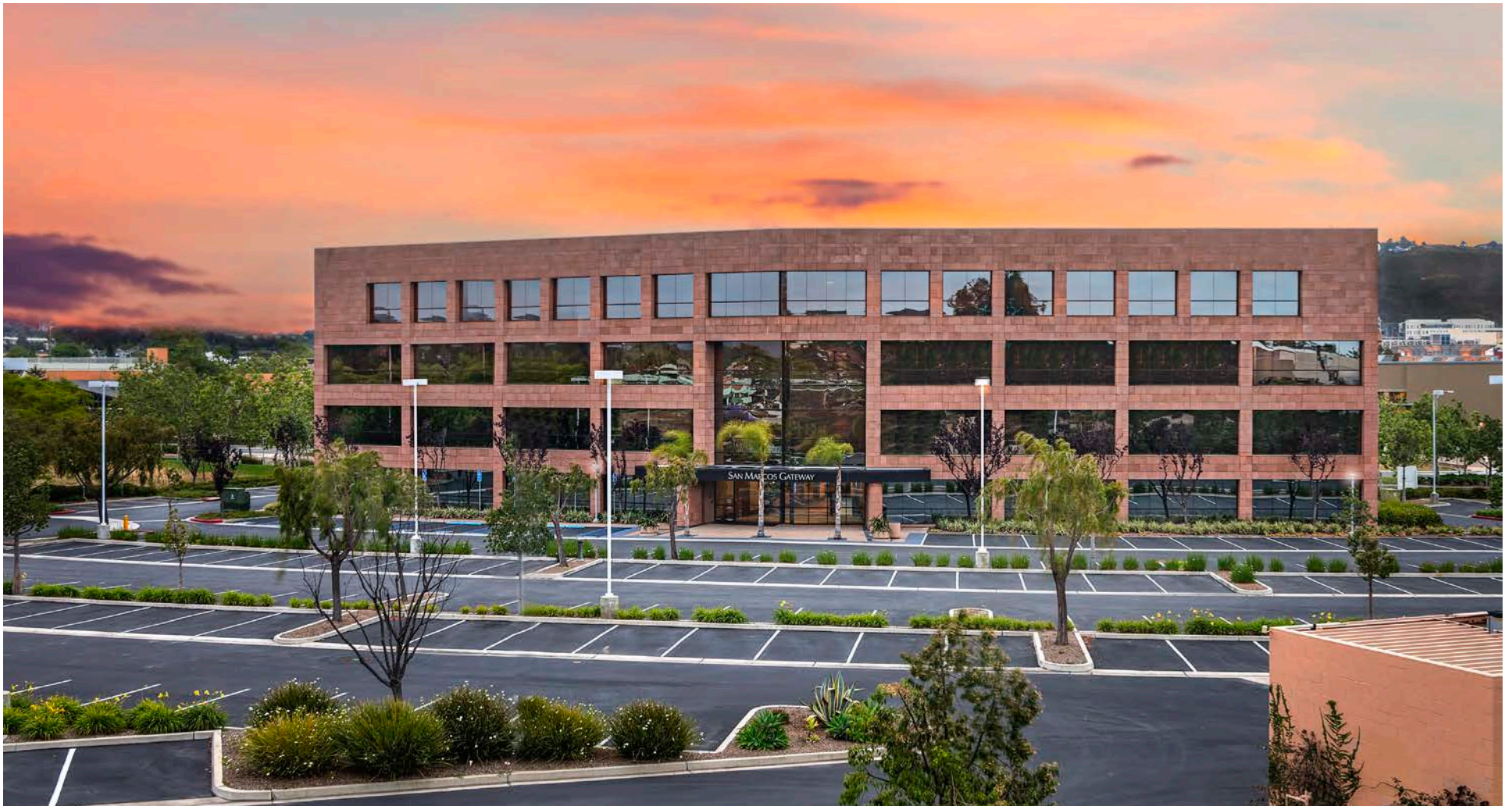
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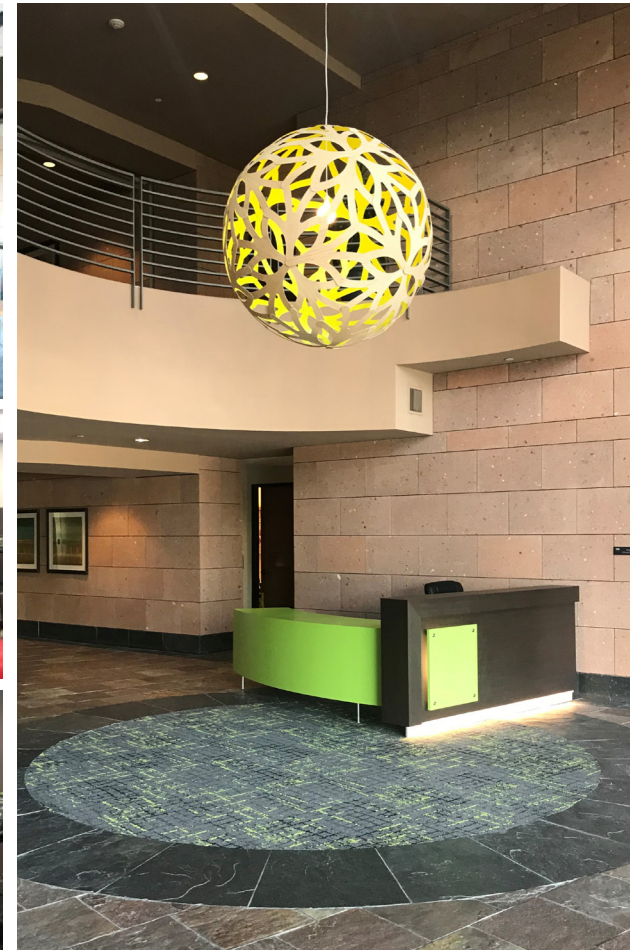
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## GATEWAY AT SAN MARCOS

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### Amenities & Features

- » Four-story office building totaling approximately 65,000 SF
- » The most prestigious office building in the Highway 78 corridor
- » All steel and concrete with floor-to-ceiling glass exterior
- » Contemporary and dramatic two-story lobby newly updated
- » Free solar vehicle charging stations
- » Brand new on-site fitness facility
- » On-site guard concierge in the lobby
- » Free WiFi in lobby
- » 4/1,000 parking ratio
- » Tremendous freeway access and visibility
- » Located in the heart of the Highway 78 corridor at Twin Oaks Valley Road
- » Close proximity to restaurants, retail services, residential communities and San Marcos City Hall
- » Across the street from San Marcos Civic Center, next door to the Sprinter Trolley Station and 1/2 mile from Cal State San Marcos



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### Availability

SUITE #	SQUARE FEET	COMMENTS
Suite 200	16,273 RSF	Full floor availability, divisible to 916 RSF
Suite 330	2,482 RSF	Reception, 4 private offices, open office, break area, and server/storage room

**ASKING RENTAL RATE: \$2.50/SF/MONTH, NET OF UTILITIES**

*The above rentable square footage is based on a 14.82% core factor*



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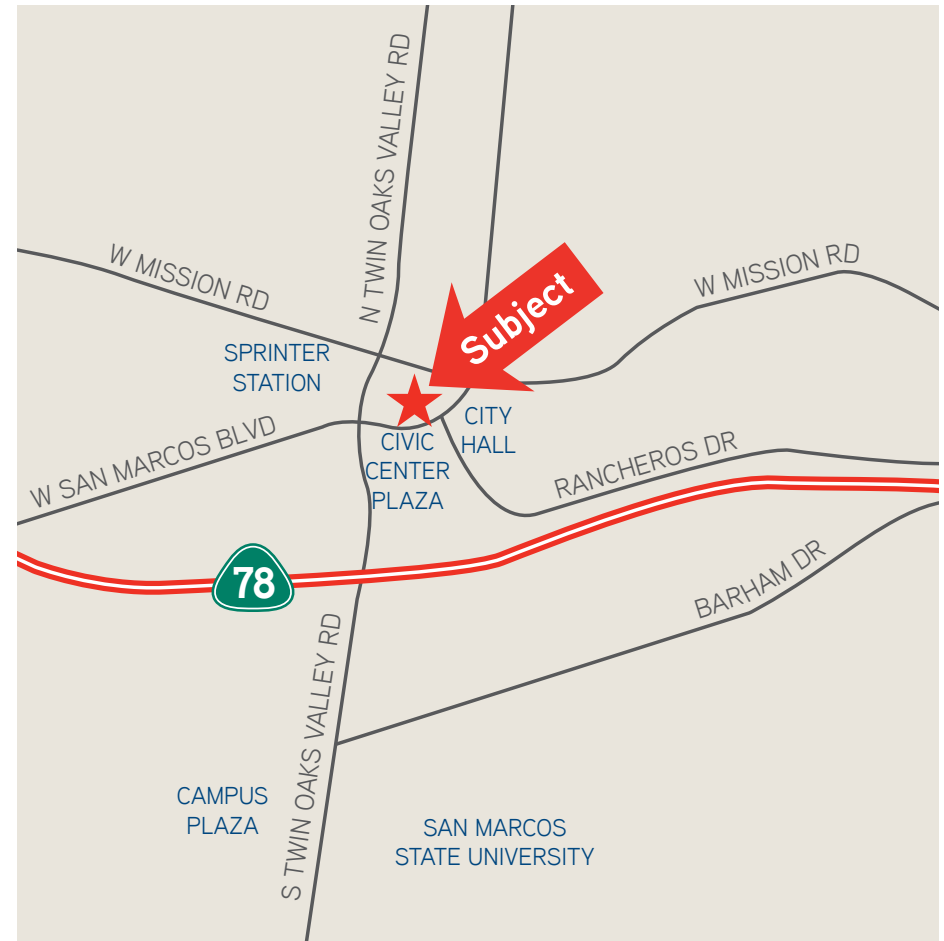
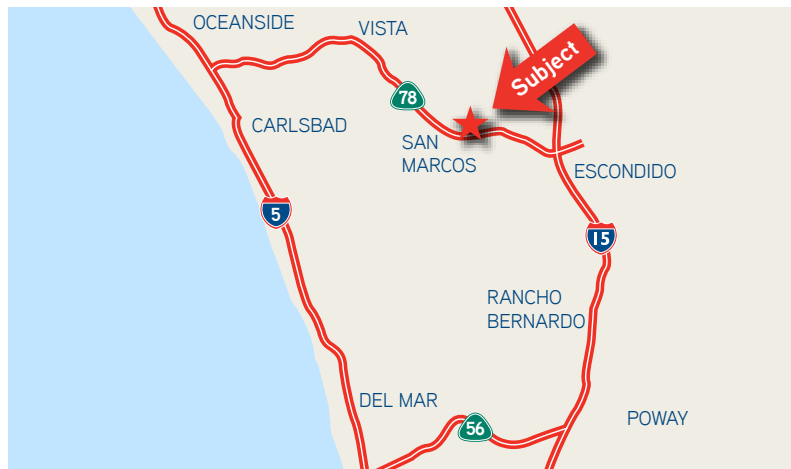
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### Location

- » Across the street from the new Civic Center Plaza retail center with a fitness facility and a food court
- » Allows a more productive commute- Sprinter Light Rail Station next door allows you to work or relax on your way to/from the office
- » Proximity to new restaurants, hotels and residential communities of San Marcos
- » Adjacent to San Marcos City Hall and the San Marcos Public Library and Community Center
- » Near both Cal State University —San Marcos and Palomar College



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## Suite 200

*As-built*

*16,273 RSF*



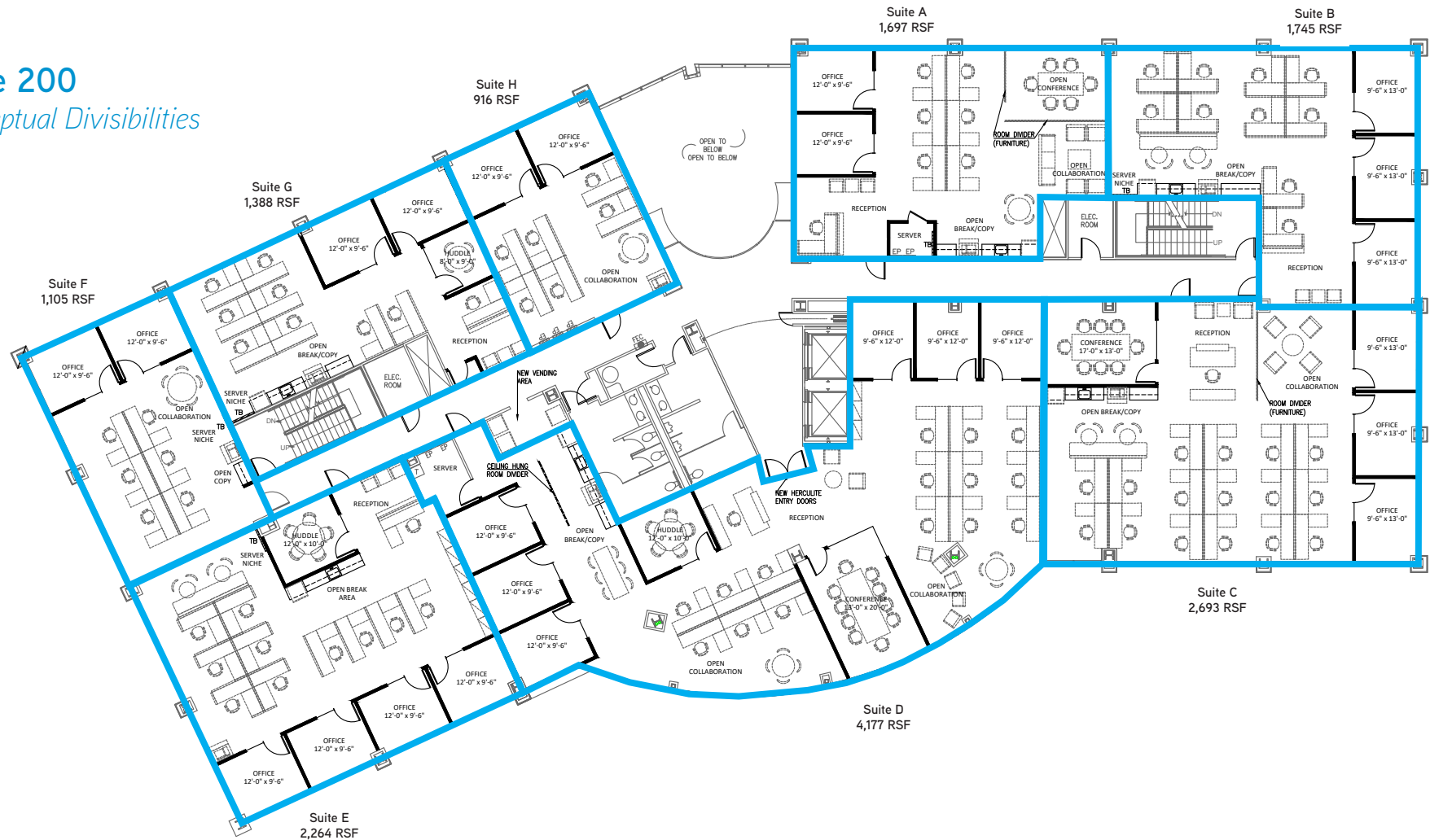
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## Conceptual Divisibilities



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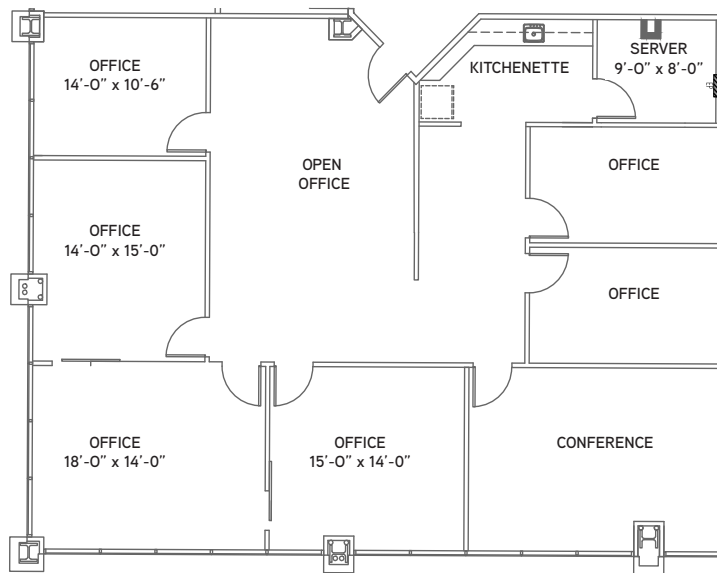
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### Third Floor Availability

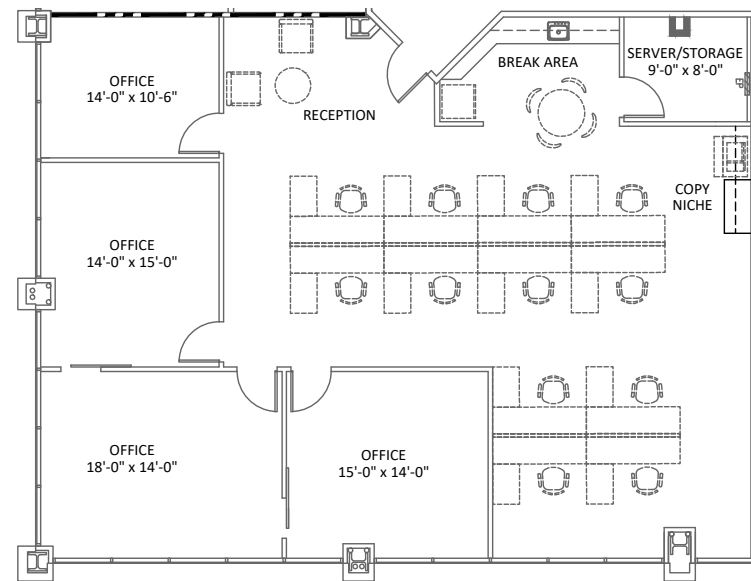
*Suite 330 As-built*

*(2,482 Contiguous RSF)*



*Suite 330 Conceptual (2,482*

*Contiguous RSF)*



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- ① In-N-Out, Best Buy, Chick-fil-A, Nothing Bundt Cakes, Jamba Juice, Panera Bread, Phil's BBQ, Applebee's, Winco, Staples, Hobby Lobby
- ② Starbucks, Carl's Jr., Slater's 50/50
- ③ McDonald's, Home Depot, Albertaco's

- ④ LA Fitness, Pizza Nova, Ryan Brothers Coffee, The Pita Guys, Subway, Ahi Sushi, The Old Spaghetti Factory, FedEx Office
- ⑤ City of San Marcos Buildings **(CLICK LOGO TO LEARN MORE)**
- ⑥ Ralph's, CVS, Starbucks, Subway, Dickey's Barbecue Pit, Tabu Sushi, Flippin' Pizza, Mr. Taco, Player's Sport Grill, Wing-n-Things, Froyo

- ⑦ Kaiser Permanente **(CLICK LOGO TO LEARN MORE)**
- ⑧ Palomar Health Services
- ⑨ **NORTH CITY**  
Block C  
Halcyon  
Stella  
The QUAD  
Taqueria Chispa  
Tapioca Express  
URGE  
**(CLICK LOGOS TO LEARN)**

- ① Palomar Community College
  - ② University of St. Augustine for Health Services
  - ③ California State University San Marcos
  - ④ Pima Medical Institute
- (CLICK LOGOS TO LEARN)**

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