

100 E SAN MARCOS BLVD,
SAN MARCOS, CA



GATEWAY

AT SAN MARCOS

CBRE



66,130 SF four-story
Class A office building



Steel frame construction with
floor-to-ceiling glass and stone
clad exterior



Recently
renovated two-
story lobby



Solar vehicle charging
stations



Fitness
center



On-site guard
concierge in the lobby

BUILDING FEATURES



Free Wifi in
lobby



Parking ratio:
4.0/1,000 SF



Immediate freeway
access



Located in the heart of the
Highway 78 corridor at Twin
Oaks Valley Rd



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 ½ mile from Cal
State San Marcos



GATEWAY

AT SAN MARCOS

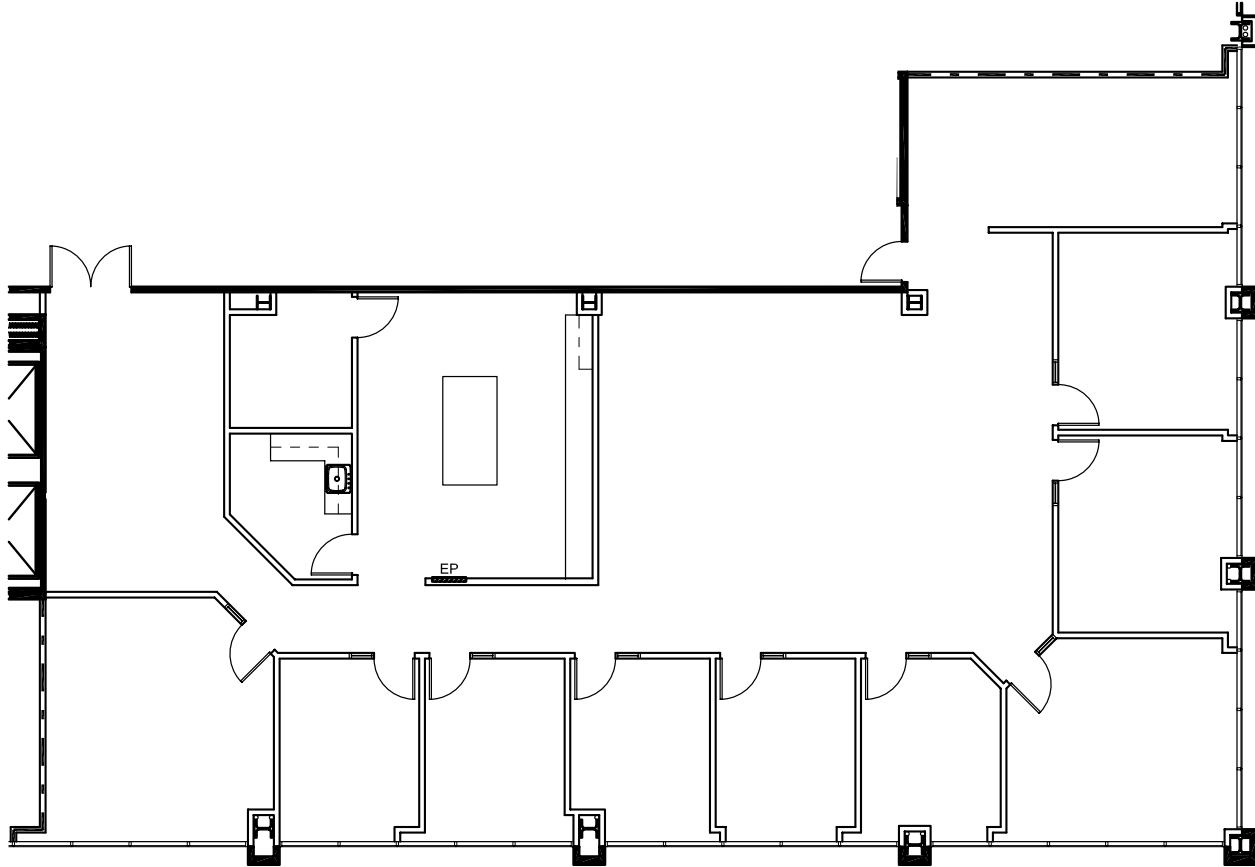
AVAILABILITY

SUITE 308 - 4,586 SF

Double door entry off of lobby. Reception area, 8 private offices, conference room, and open work area.

ASKING RATE: \$2.60/SF/MONTH + E

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



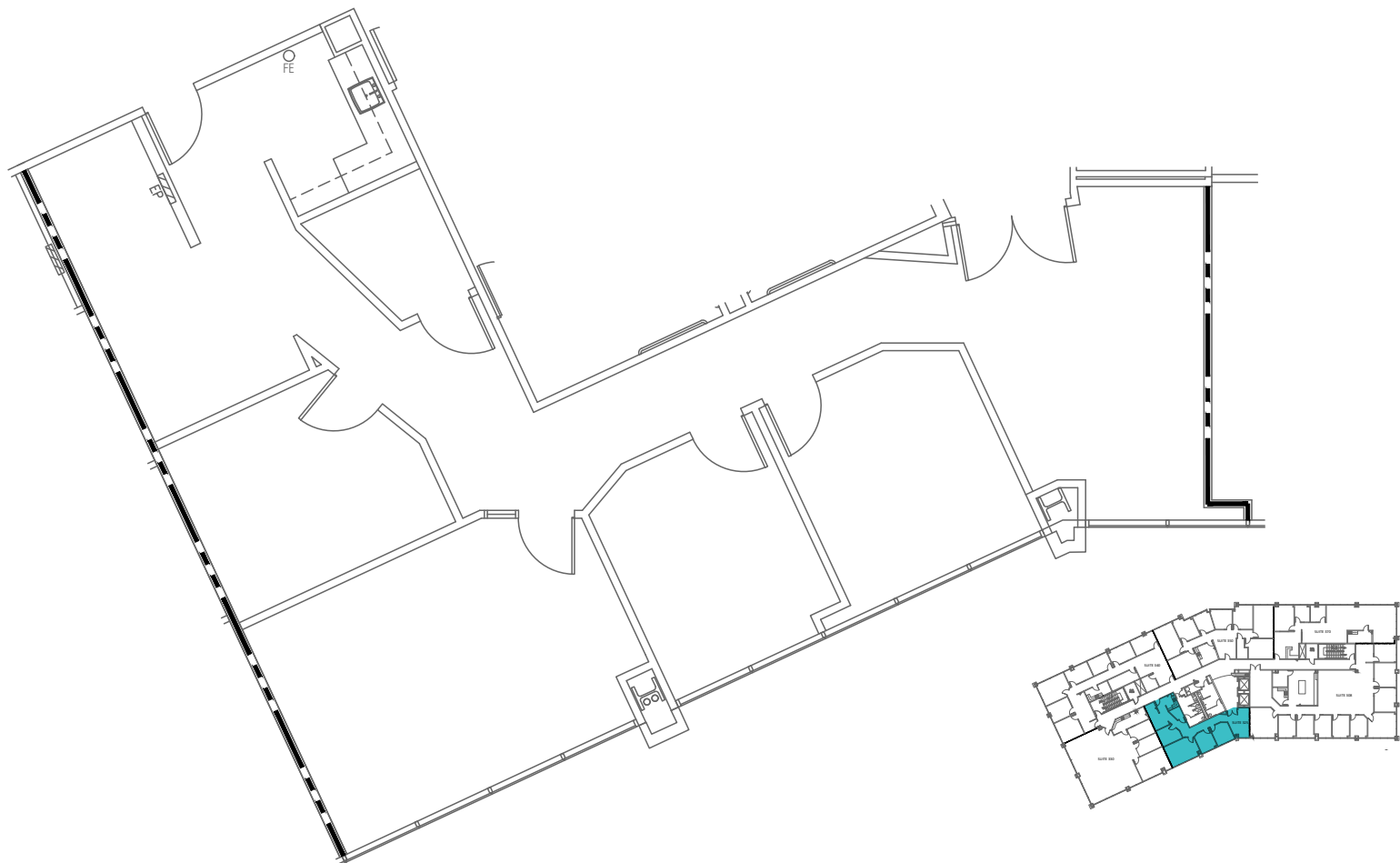
AVAILABILITY

SUITE 325 - 1,607 SF

Prestigious double door entry directly off of 3rd floor elevator lobby. Reception area, 3 private offices, conference room, work room, break room and storage

ASKING RATE: \$2.60/SF/MONTH + E

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



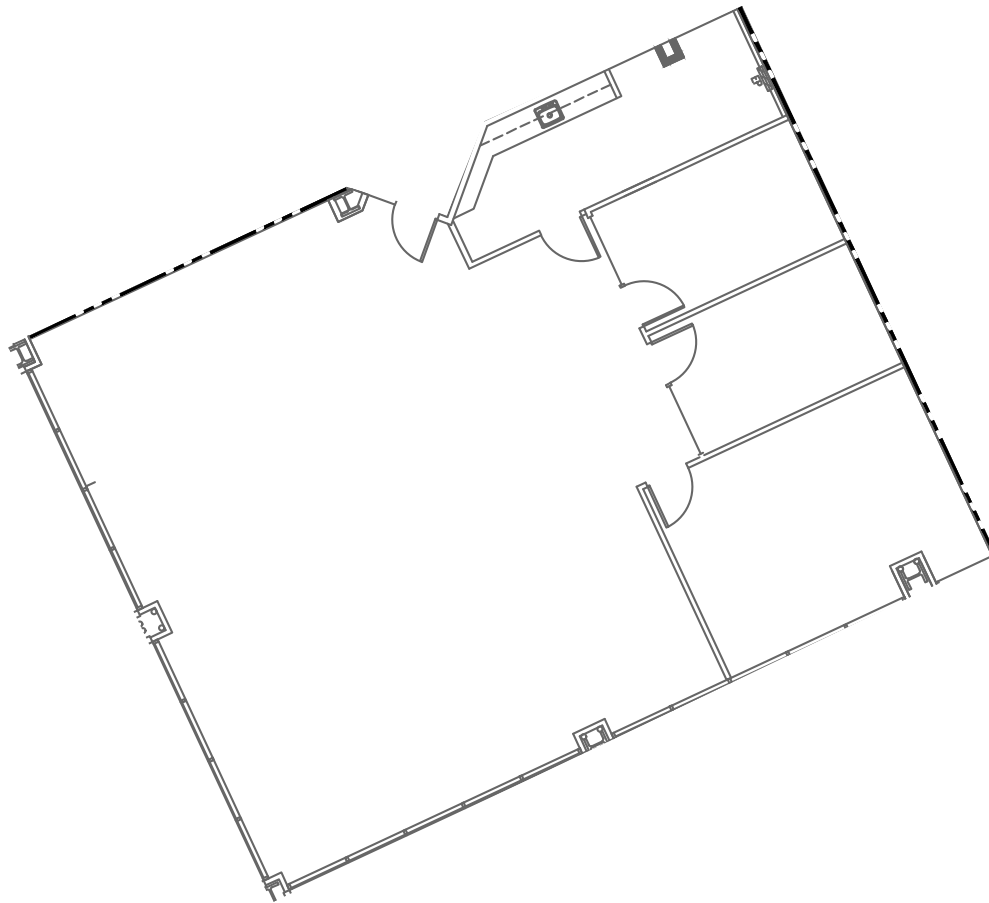
AVAILABILITY

SUITE 330 - 2,482 SF

Large open work area, two private offices, conference room, and break area

ASKING RATE: \$2.60/SF/MONTH + E

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

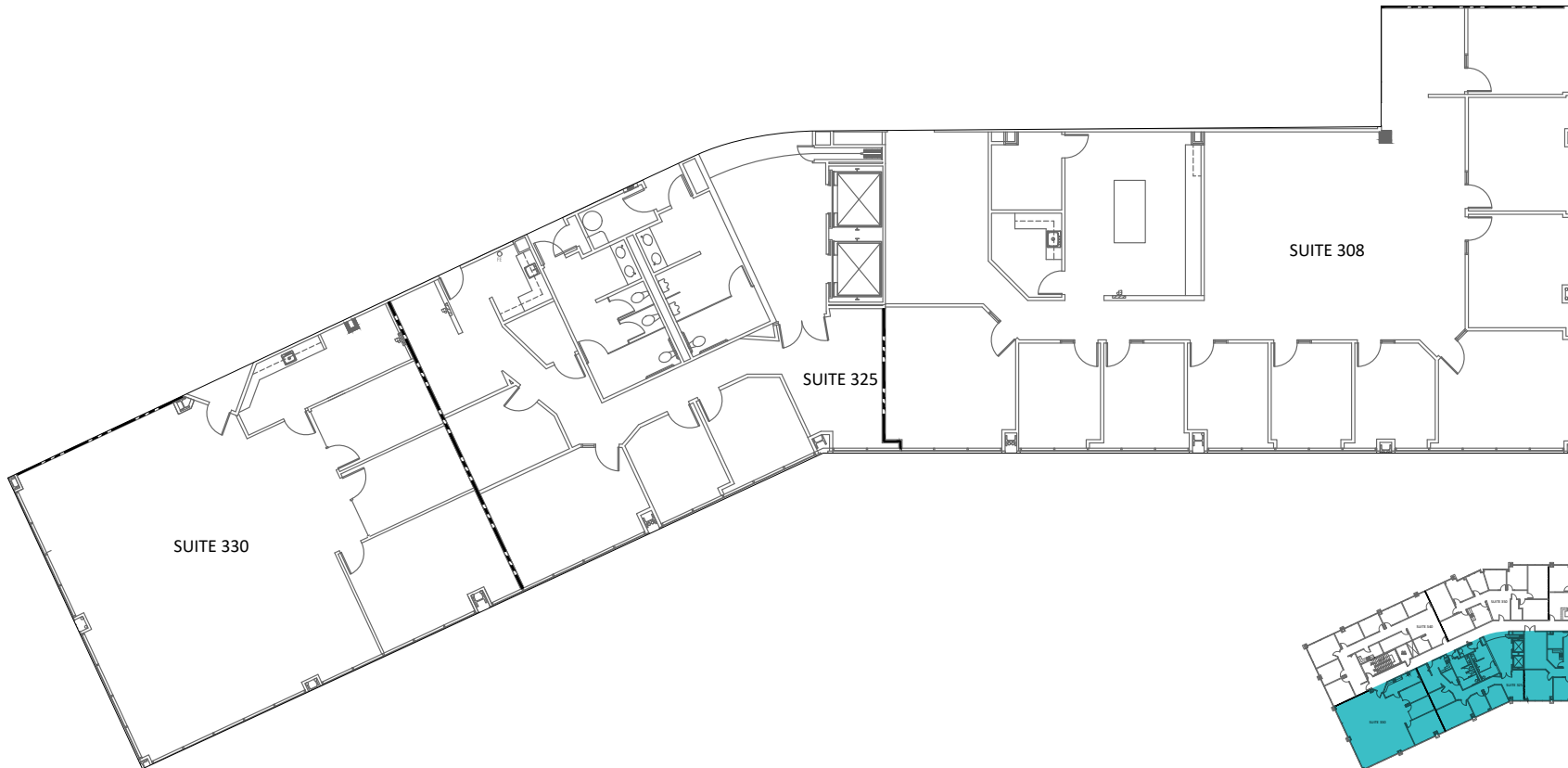


AVAILABILITY

SUITES 308, 325 & 330 - CONTIGUOUS TO 8,675 SF

SUITES 325 & 330 - CONTIGUOUS TO 4,089 SF

SUITES 325 & 308 - CONTIGUOUS TO 6,193 SF



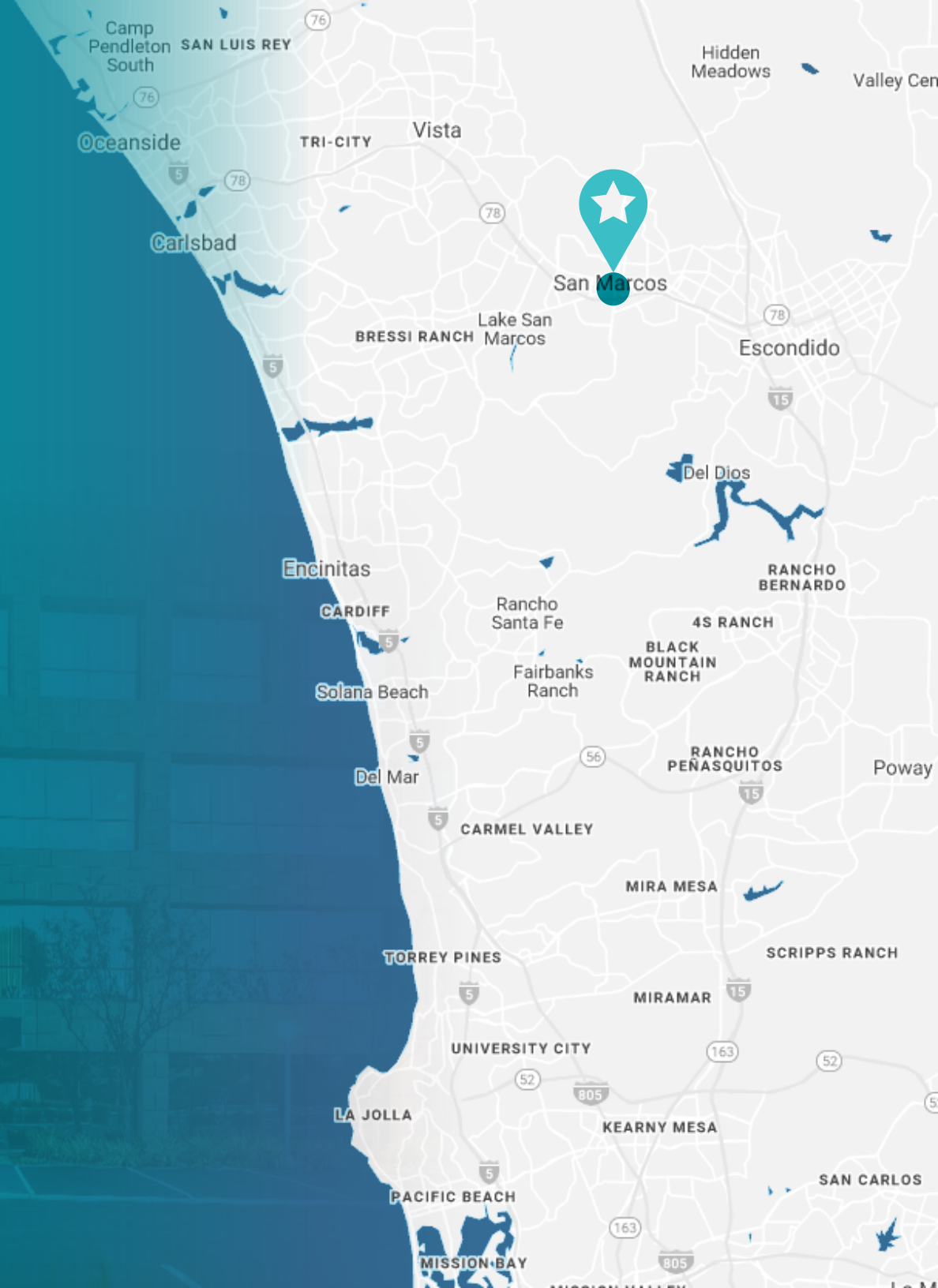
LOCATION

Adjacent to San Marcos Sprinter Light Rail Station

Across the street from San Marcos City Hall, San Marcos Public Library, Community Center and Civic Center Plaza food court

Across the freeway from CSU-San Marcos

Proximity to restaurants, hotels, and residential communities of San Marcos



AMENITIES



E Mission Rd



SPRINTER



San Marcos Library

San Marcos City Hall



San Marcos Civic Center



New 650 unit residential development by Shea/Lennar

Twin Oaks Valley Road



North City - Future Downtown of all North County
(www.northcity.com)



GATEWAY
AT SAN MARCOS

78

Twin Oaks Valley Road

CAL STATE SAN MARCOS

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