

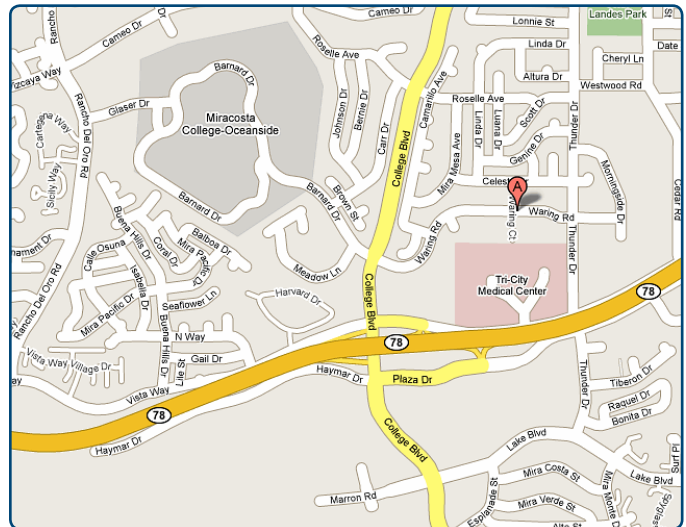
TRI-CITY MEDICAL PARK
3927 Waring Road
Oceanside, California 92056

3,496 - 4,749 SF FOR SALE / LEASE

**LEASE RATE
REDUCED**



- Three (3) Improved Medical Office Suites
- Availabilities from 3,496 - 4,749 Square Feet
- Suite A/B: 3,496 Square Feet
(May be Combined with Suite C for 4,749 Square Feet)
- Immediate Access to Tri-City Hospital and Hwy-78
- Multiple Entries for Physicians and Staff
- Flexible Ownership: Lease / Option / Seller Carry
- See Floor Plan on Reverse
- Lease Rate: \$1.95 / Square Foot / Month NNN
Sale Price: \$325 / Square Foot
- Call Agent to Show / Condos are Currently Occupied



For Further Information, Please Contact:



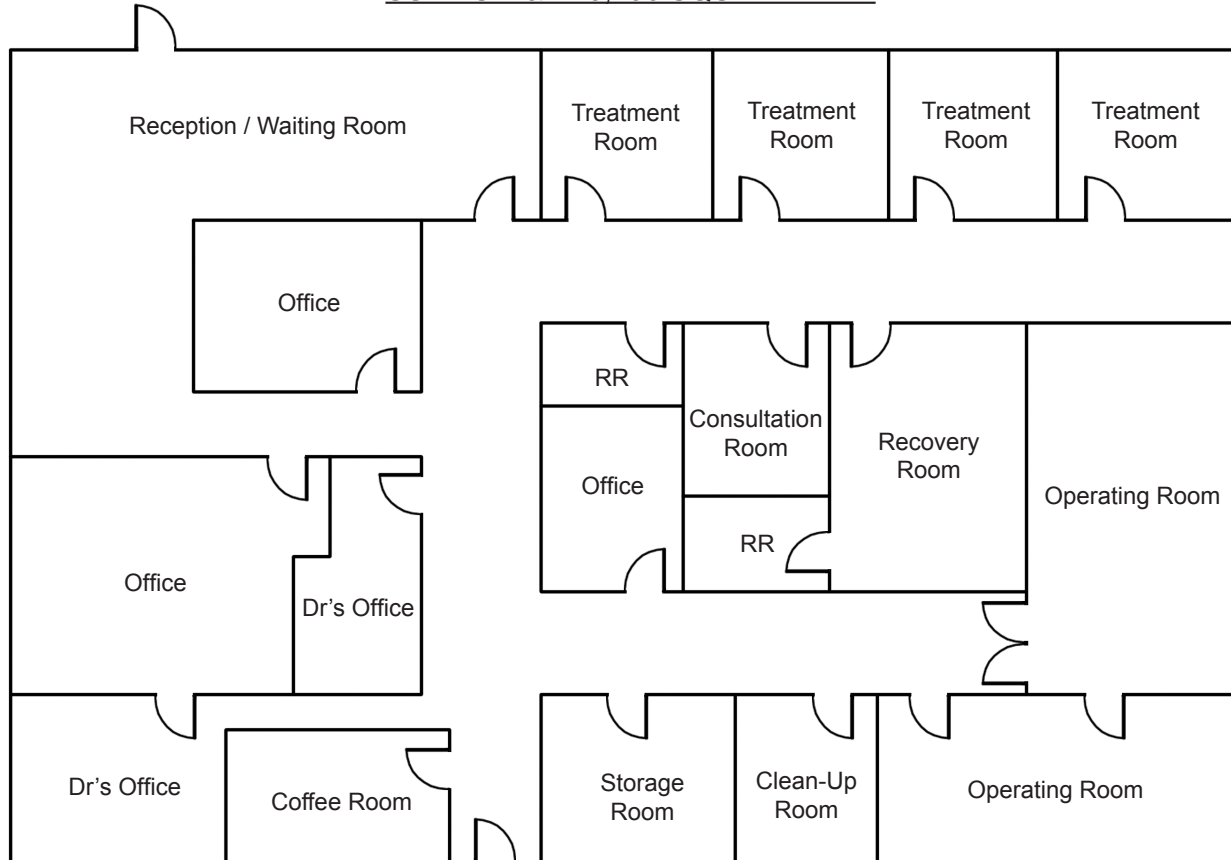
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SUITES A & B: 3,496 SQUARE FEET



(Suite C Not Shown)

CURRENT AVAILABILITY:

Suite A & B: Approx. 3,496 Square Feet

Suites A, B & C: Approx. 4,749 Square Feet



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