



CLASS "A" OFFICE | ON-SITE AMENITIES | PROMINENT LOCATION | ENERGY STAR EFFICIENT

Civic View Corporate Centre

300 RANCHEROS DRIVE
SAN MARCOS, CA 92069



EXCEPTIONAL AMENITIES & ACCESS



Amenities



High Speed Fiber Connectivity



Fitness center



Nearby Amenities

Travel Distances



Downtown San Diego
34.8 MILES



San Diego Intl' Airport
36.8 MILES



Interstate 5
15.3 MILES



Highway 78
0.5 MILES



Interstate 15
5.1 MILES



Old California Restaurant Row
5.6 MILES



San Marcos Inland Rail Sprinter
0.3 MILES

SPECIFICATIONS

Location:	300 Rancheros Drive, San Marcos, CA 92069
Building:	95,531 rentable square foot, 4 story, Class "A" office building.
Base Rent:	Base Year Lease Rate: \$2.85/RSF/Month Includes 5 day per week janitorial service. Tenants pay separately metered electricity.
Operating Expenses:	Base Year
Parking:	398 spaces (4.0/1.000 RSF) / Covered parking available
Signage Availability:	Monument signage available (visible to Highway 78)
Bay Depths:	Ranging from 30' to 42'
Additional Features:	

• PLUG-IN AND CHARGE WHILE YOU WORK! 10 DEDICATED ELECTRIC VEHICLE CHARGING STATIONS (SDG&E POWER YOUR DRIVE PROGRAM)

- AT&T Fiber Connectivity Available
- Energy Star rating by the USEPA and Winner of the San Marcos Economic Development 2008 EDE Award for Building Excellence
- Classical Architecture with landmark building featuring a 75' tower element
- Three large koi ponds
- Lush landscaping with exotic specimen palms, shrubs and flowering trees
- Feature entrances into a spectacular 2-story lobby with waterfall within lobby cascading into koi pond
- Vibrant red sandstone feature wall running through the lobby with intricate lobby floor stone pattern with inlaid marble
- Resort quality restrooms with floor to ceiling enclosed stalls and separate shower and locker rooms
- Remotely monitored card key system for after hours access and security
- Utility cost saving SDG&E Savings by Design and designer light fixtures with energy saving lighting control program
- Double paned, floor to ceiling high performance glass
- Largely column free floor plates with 9' minimum ceiling height throughout
- Freeway frontage location with panoramic views with easy access to Highway 78 via Twin Oaks Valley Road on and off ramps and close proximity to retail, restaurants, fitness center, library and City Hall

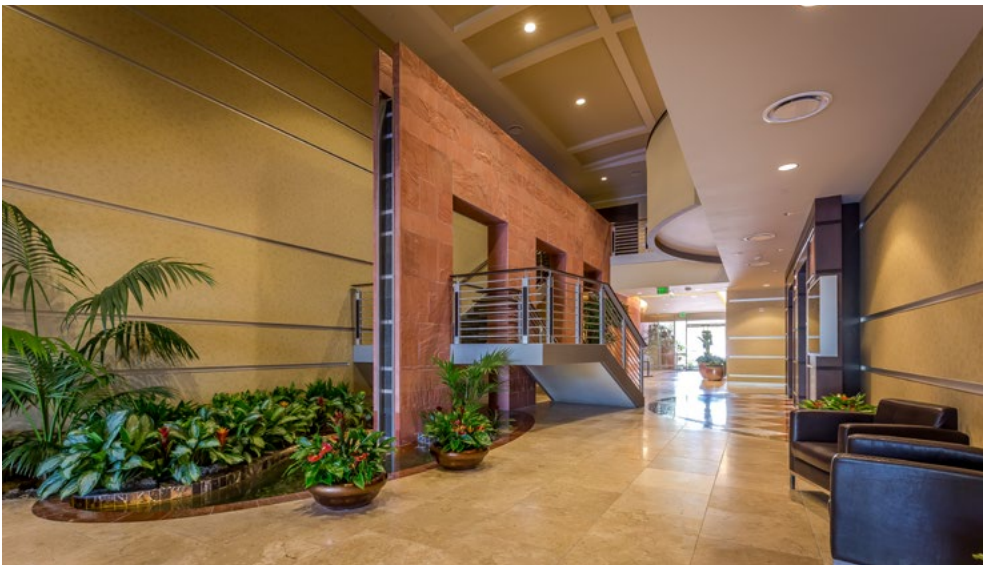


LEASE AVAILABILITY

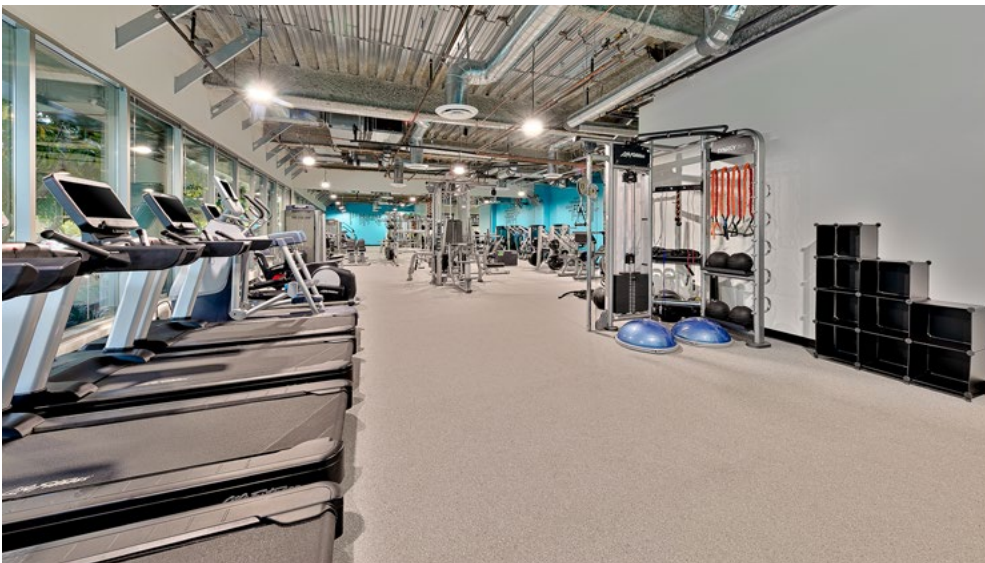
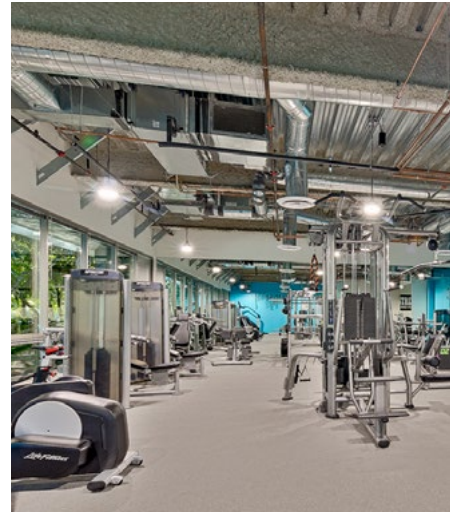
Base Year Lease Rate: \$2.85/RSF/Month

SUITE	SIZE (RSF)	AVAILABLE	CONDITION
100	3,298 RSF	Now	Built-out
140	5,669 RSF	Now	Build-out Required
230	9,366 RSF	Now	Built-out
360	1,950 RSF	Now	Built-out

*Negotiable tenant improvement allowance. Includes 5 day per week janitorial service. Tenant pays separately metered electricity. Rates, availability and terms are subject to change without notice. Furniture shown for demonstration purposes only and is not included with the lease of the space. Tenant to verify dimensions and that space is equipped to fit their needs.



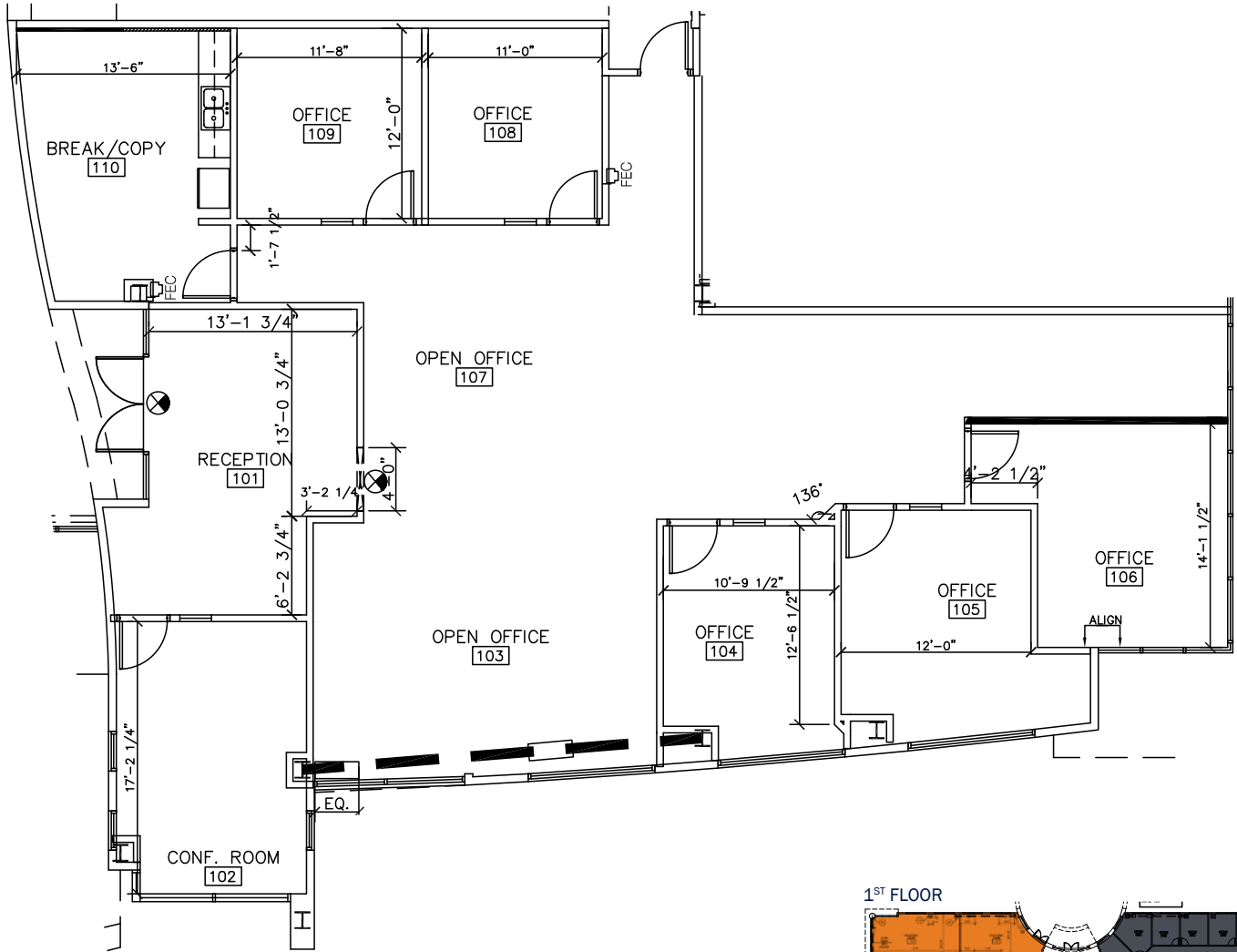
GYMNASIUM PHOTOS



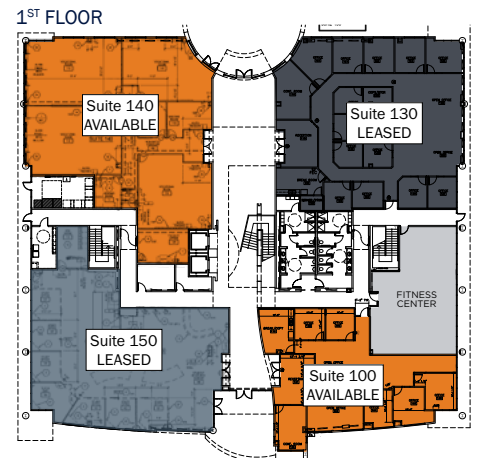
AVAILABILITY & FLOOR PLANS

Suite 100 | Approx. 3,298 RSF

Double door reception off the ground floor lobby, conference room, break room, 5 private offices and open office area.



Tenant to verify dimensions and that space is equipped to fit their needs.

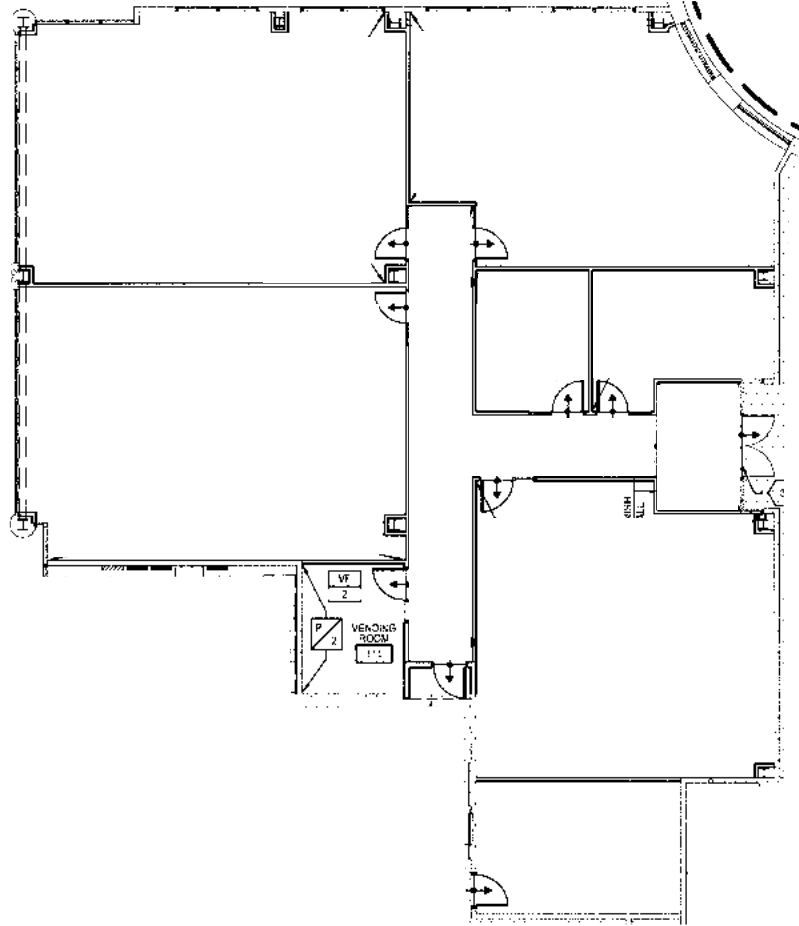


AVAILABILITY & FLOOR PLANS

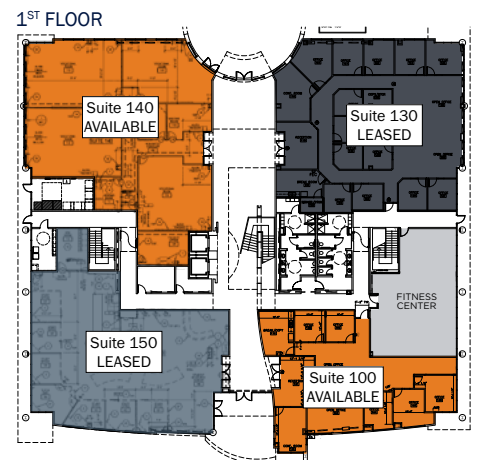


Suite 140 | 5,669 RSF

Ground floor suite with prominent double door entry off the ground floor lobby. Ready for custom tenant improvements.



Tenant to verify dimensions and that space is equipped to fit their needs.

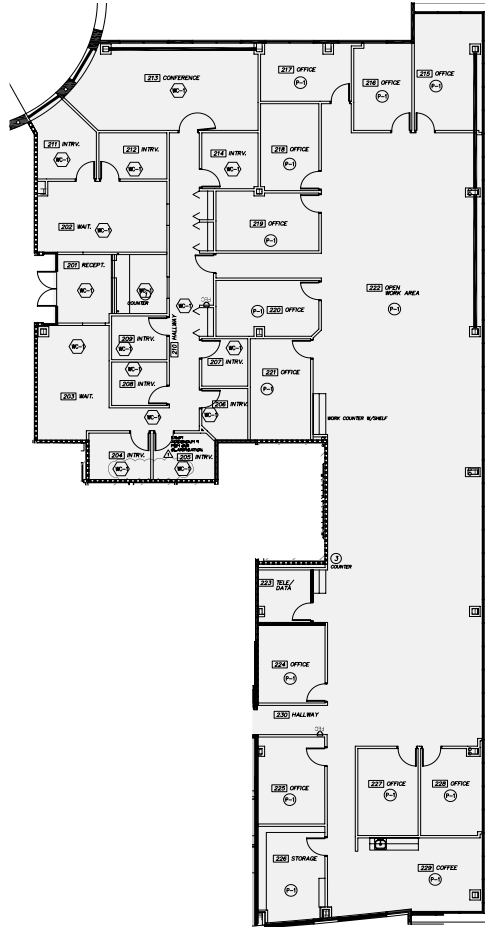


AVAILABILITY & FLOOR PLANS



Suite 230 | 9,366 RSF

Reception area, kitchen, conference room, 11 private offices, storage, work area and open office.



Tenant to verify dimensions and that space is equipped to fit their needs.

2ND FLOOR

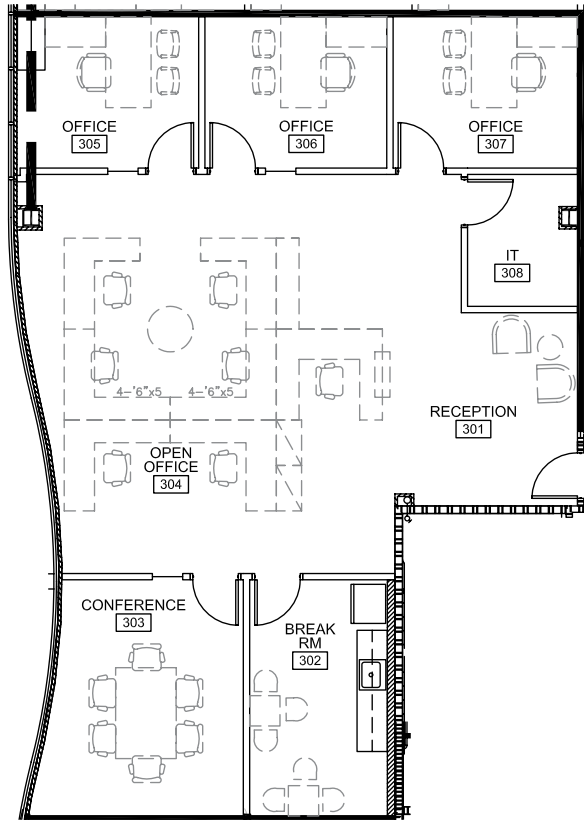


AVAILABILITY & FLOOR PLANS



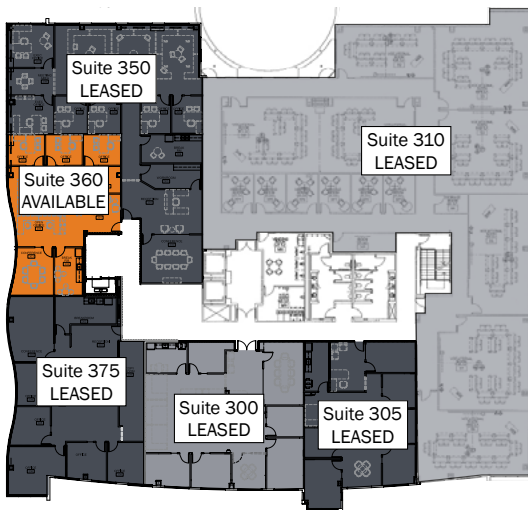
Suite 360 | 1,950 RSF

Reception area, conference room, kitchen, 3 private offices, storage and open office.



Tenant to verify dimensions and that space is equipped to fit their needs.

3RD FLOOR



CIVIC VIEW CORPORATE CENTRE



Leasing Information



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