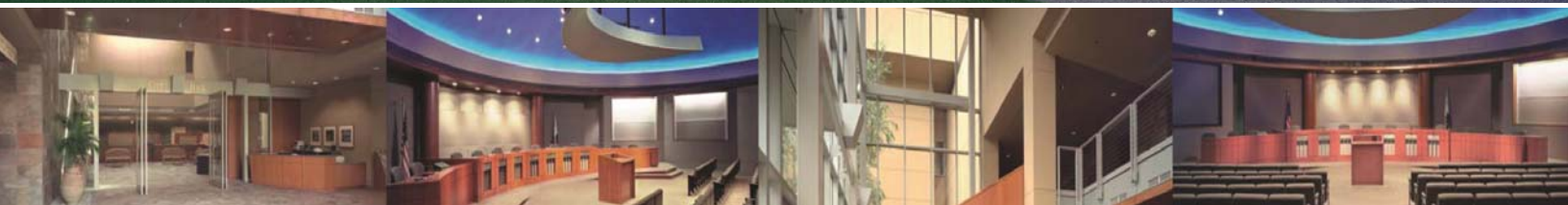
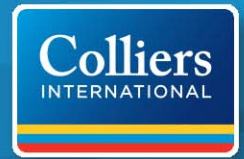


FOR LEASE > OFFICE SPACE

San Marcos City Hall Building

ONE CIVIC CENTER DRIVE, SAN MARCOS, CA 92069



Features

- > Recipient of “Gold Nugget 1995 - Best in the West Award” for project design and “Best Office/Professional Building 90,000 SF and over” from Pacific Coast Builders Conference
- > Ample covered parking in a 4-level structure
- > Outstanding conference/meeting capabilities available to tenants at a discounted rate
- > Complimentary wellness center featuring weight machines, free-weights, treadmills, exercise bikes, lockers and showers
- > Access to community services facilities: banquet halls, volleyball and basketball courts
- > Scenic water features and beautiful gardens
- > Large community lunchroom
- > Use of city’s extensive trail system for walking and jogging

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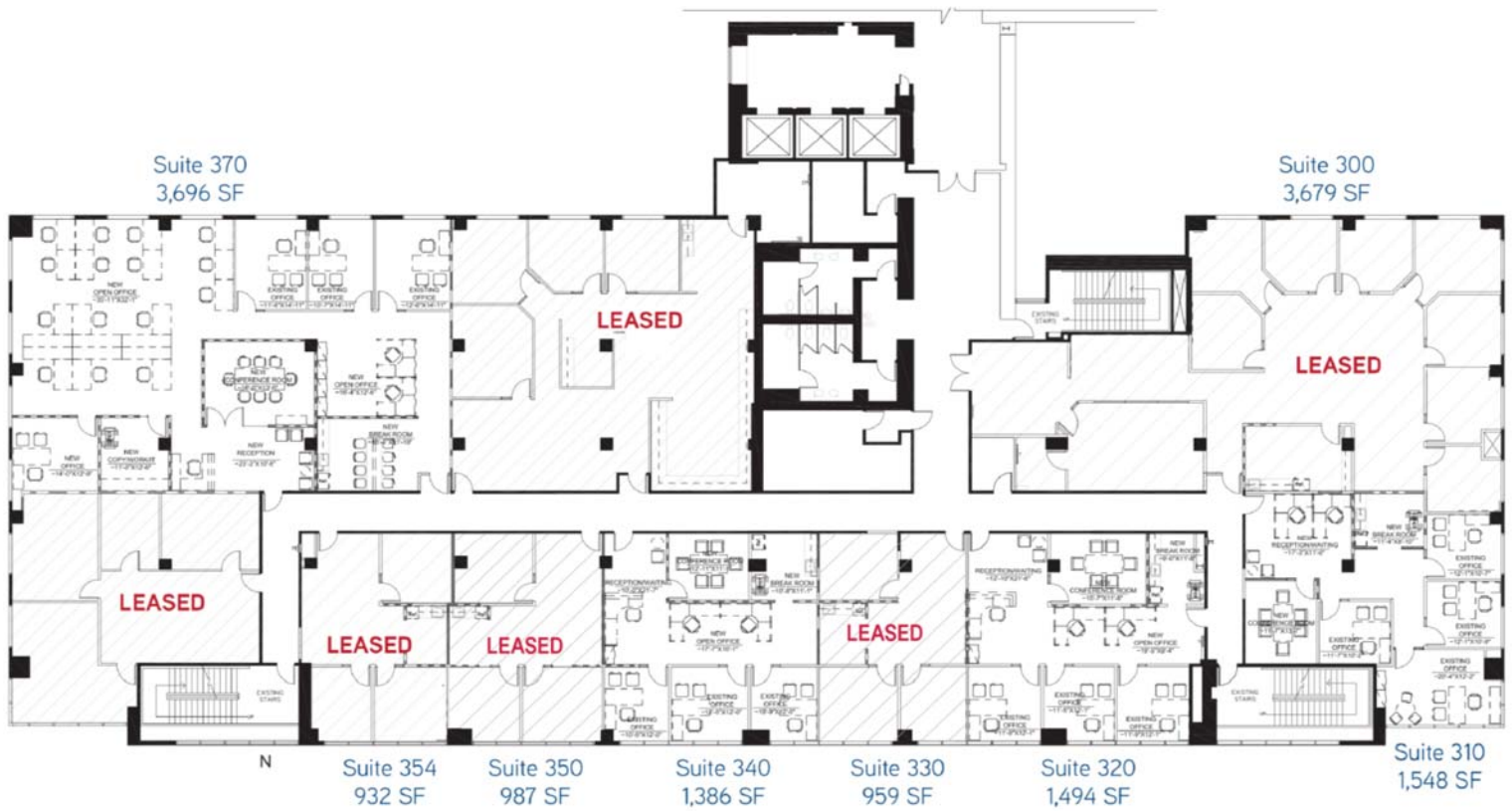
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One Civic Center Drive > Floor Plans

3rd Floor Layout

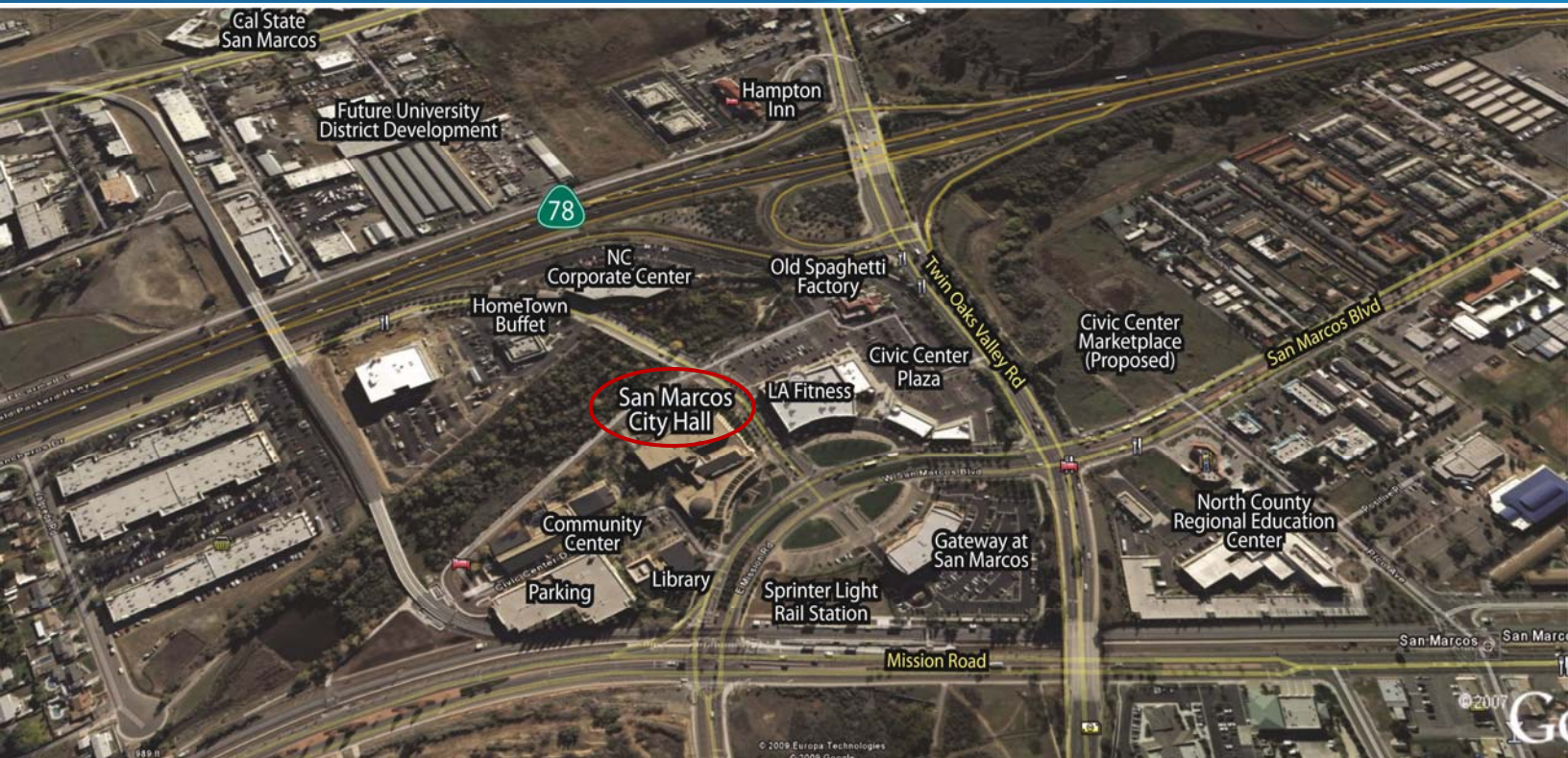
Asking Rental Rate: \$2.55/SF/Month + Electric
(Includes Janitorial Service)



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Benefits

- › Tremendous freeway access and visibility to Highway 78 at Twin Oaks Valley Road
- › Located in the heart of the 78 corridor
- › Close proximity to restaurants, hotels and retail - including the newly constructed Civic Center Plaza
- › Directly across Highway 78 from Cal State San Marcos and a short distance to Palomar College
- › Steps away from the San Marcos Branch Library adjacent to City Hall
- › Across the street from the San Marcos Sprinter Light Rail Station
- › Recognized as one of the fastest growing communities in the region

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