



FOR SUBLEASE

3907
WARING ROAD
SUITE 3

OCEANSIDE, CA

Turnkey ±2,172 SF
Medical Office Suite



RYAN FOLEY
lic 02018340
ryan.foley@colliers.com
+1 760 930 7924

COLLIERS INTERNATIONAL
4350 La Jolla Village Drive, Suite 500
San Diego, CA 92122
colliers.com/sandiego



SUITE HIGHLIGHTS

Suite features:

Reception Area

Nurse Station

4 Exam Rooms

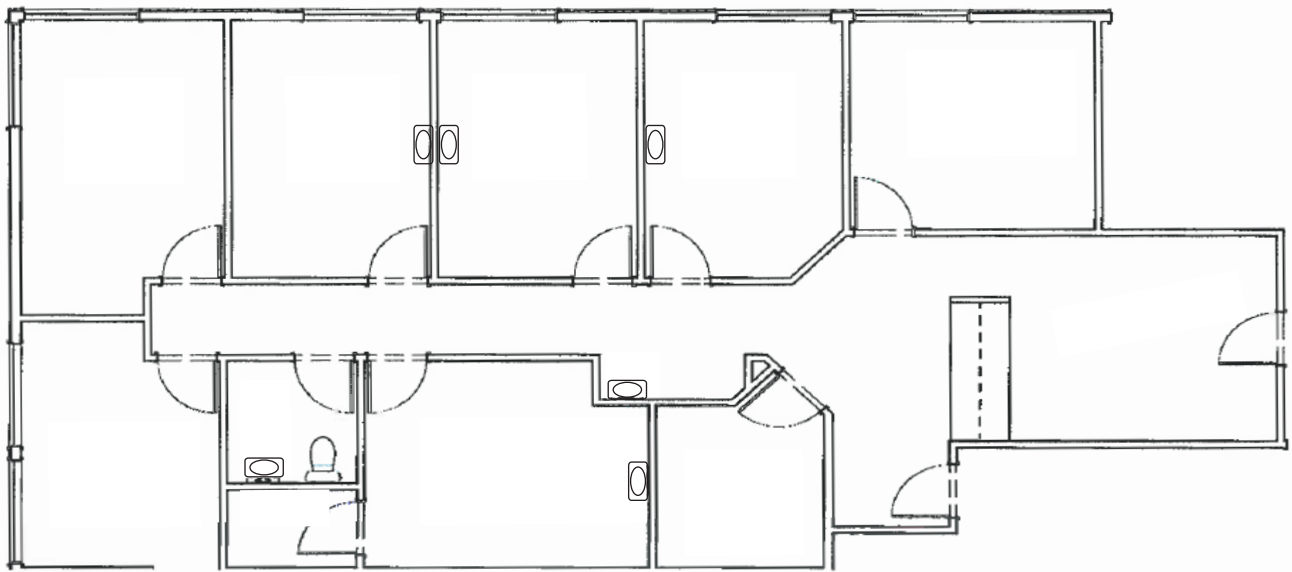
3 Offices

Restroom

Storage

Recently upgraded with brand new finishes.

Furniture could be available



FLOOR PLAN

LOCATION HIGHLIGHTS



Less than 0.5 miles from
Tri-City Medical Center and
4.3 miles to I-5



Close proximity to
amenities such as shopping
centers & restaurants



Quick access to Emerald Drive,
Plaza Drive and College Boulevard
exits off Highway 78





3907 Waring Road, Suite 3



± 2,172 SF
MEDICAL OFFICE
SUITE



NEW OWNERSHIP/
MANAGEMENT



ABUNDANT PARKING:
5/1,000 SF



COMMON AREA
RENOVATIONS COMPLETE



CLOSE PROXIMITY TO TRI-
CITY MEDICAL CENTER

ASKING PRICE: \$1.75/SF NNN

Lease Term Expires August 31, 2021



RYAN FOLEY
lic 02018340
ryan.foley@colliers.com
+1 760 930 7924

COLLIERS INTERNATIONAL
4350 La Jolla Village Drive,
Suite 500
San Diego, CA 92122



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2018. All rights reserved.