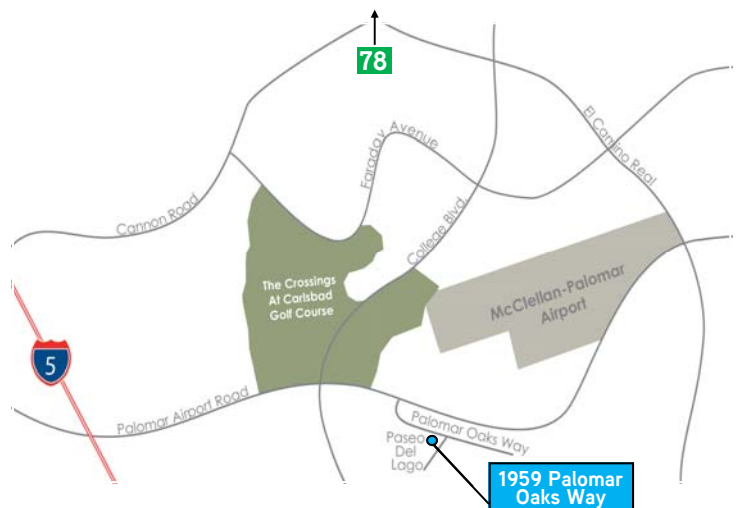




## PROPERTY HIGHLIGHTS

- 3 Story, 47,437 SF Class B Office Building
- Open collaborative space layouts capable of accommodating creative office requirements
- Conveniently located 1 mile from Palomar Regional Airport, halfway between Irvine and San Diego
- Easy access to Interstate 5 via Palomar Airport Road
- Close proximity to restaurants, shopping and housing
- Serene park like setting with lush landscaping
- Professionally managed by an experienced property management team and on-site ownership
- 4 / 1,000 SF parking ratio
- 24 hour, card key access/security system
- Monument and building signage available
- Janitorial service provided five days per week
- High speed AT&T fiber optics serving the building
- 24 hour monitored security cameras
- On-site training/meeting rooms







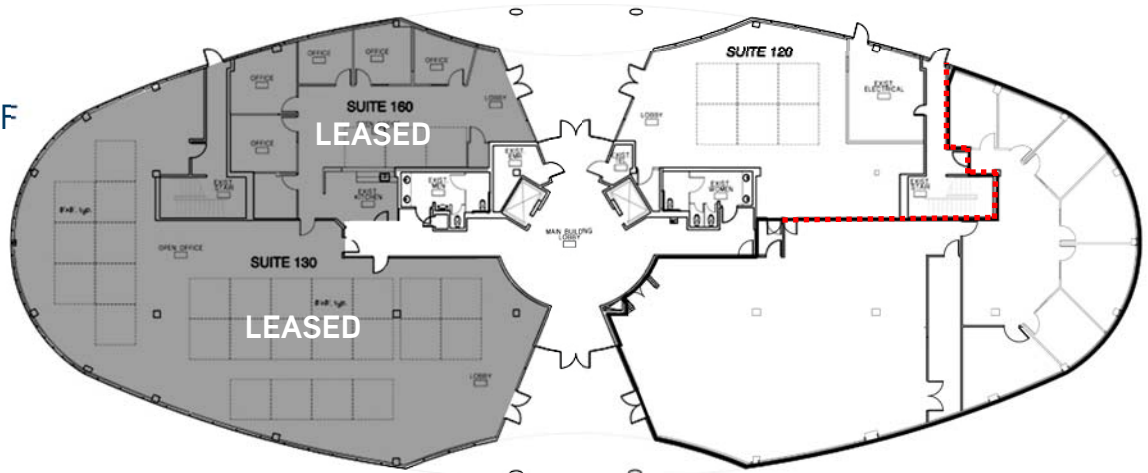
## AVAILABLE SPACE

Building	Size (SF)	Lease Rate	Status	Description
100	6,987	\$1.75/SF + Electric	Vacant	Reception, 7 private offices, open kitchen, storage area, large open office area
3rd Floor	16,984	\$1.75/SF + Electric	Vacant	Mostly warm shell condition with some existing improvements *Divisible to approximately 8,000 SF

## Ground Floor

Suite 100—6,987 SF

\*Divisible to +/-2,000 SF



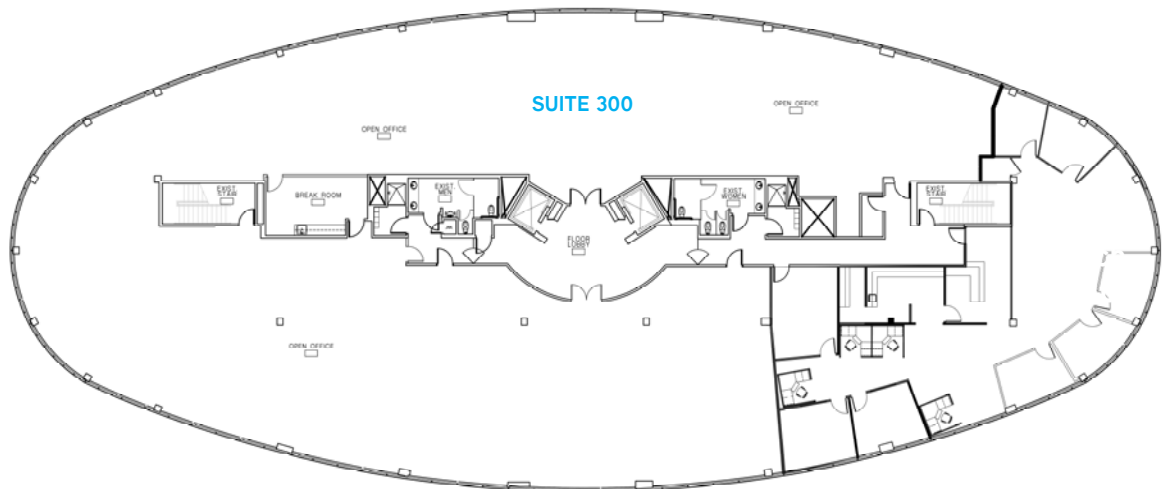
## 2nd Floor

100% Leased



## 3rd Floor

Full Floor - 16,984 SF



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