

# NOW LEASING

# COLLEGE PLAZA PROFESSIONAL BUILDING



## 3520 College Blvd., Oceanside, CA 92056

- 9,822 SF Two-story Walk-up Office Building
- Suites Available from 450 to 3,290 Square Feet
- Operable Windows in all Suites with Heating & Air conditioning
- 4 Restrooms; 2 on each Floor
- Lease Rates from \$1.65 to \$1.70 per SF gross, plus Electric & Janitorial
- Exterior Building & Monument Signage Available
- Located in the College Plaza Shopping Center. Neighboring business' include Hobby Lobby, Starbucks, Grocery Outlet, Wendy's, El Pollo Loco, and other Retailers.
- Ample Parking with up to 4 Spaces per 1,000 SF available.
- Excellent Freeway Access via College Blvd. and Plaza Drive off the 78 Freeway.



**Lockwood**  
Commercial Realty

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## RENT SCHEDULE – COLLEGE PLAZA PROFESSIONAL BUILDING

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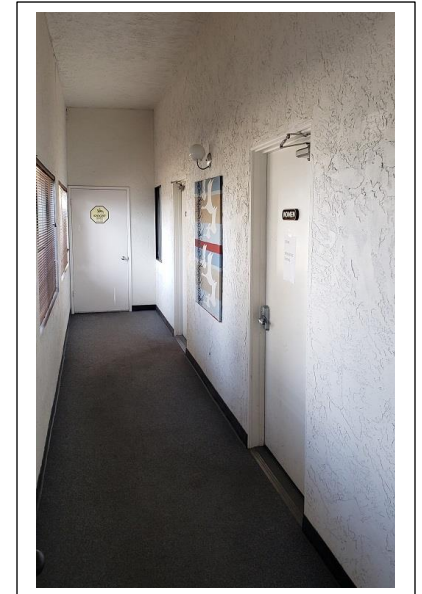
<u>SUITE</u>	<u>RENTABLE AREA*</u>	<u>RATE PER SF</u>	<u>TOTAL MONTHLY RATE**</u>
Suite 203	899 SF	\$1.65	\$1,483.00
Suite 204	454 SF	\$1.70	\$772.00
Suite 205	1,040 SF	\$1.65	\$1,716.00

\*Rates as shown for second floor suites include a core factor of 4.47% for restroom areas.

\*\*All rates as shown are plus separately metered electric utilities.

Janitorial services are provided for the common areas only and are not included for individual suites.

Rates, terms and availability are subject to change without notice.



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Information herein is deemed reliable and we have no reason to doubt its accuracy, but it is not guaranteed.