

NOW LEASING

COLLEGE PLAZA PROFESSIONAL BUILDING



3520 College Blvd., Oceanside, CA 92056

- 9,822 SF Two-story Walk-up Office Building
- Suites Available from 454 to 2,393 Square Feet
- Operable Windows in all Suites with Heating & Air conditioning
- 4 Restrooms; 2 on each Floor
- Lease Rates from \$1.65 to \$2.00 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 depending upon arrangements with the shopping center.
- Excellent Freeway Access via College Blvd. and Plaza Drive off the 78 Freeway.



Lockwood
Commercial Realty

Charles Currey, SIOR #00658596
760.730.9100 x 301
chuck@lockwoodcommercial.com

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RENT SCHEDULE – COLLEGE PLAZA PROFESSIONAL BUILDING

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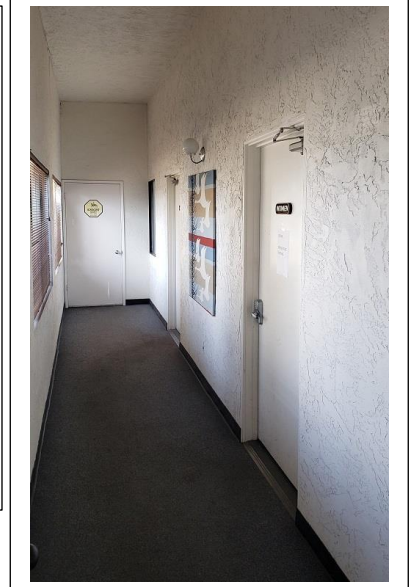
<u>SUITE</u>	<u>RENTABLE AREA*</u>	<u>RATE PER SF</u>	<u>TOTAL MONTHLY RATE**</u>
Suite 101	1,013 SF	\$2.00	\$2,026.00
Suite 102	1,035 SF	\$2.00	\$2,070.00
Suite 203	899 SF	\$1.65	\$1,483.00
Suite 204	454 SF	\$1.70	\$772.00
Suite 205	1,040 SF	\$1.65	\$1,716.00

*Rates as shown for second floor suites include a core factor of 12.60% for 1st floor areas and 4.47% for 2nd floor 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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2725 Jefferson Street, Suite 1 Carlsbad CA, 92008 Phone 760.730.9100 Fax 760.730.9200 www.lockwoodcommercial.com

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