

OCEAN  
COLLECTION

*Creative Office For Lease*

HOLY CROSS  
EPISCOPAL CHURCH

2510-2556 GATEWAY ROAD

the OCEAN  
COLLECTION



Professionally Managed by Greene Properties, Inc.



Greene Properties, Inc.

**CBRE**



# PROJECT FEATURES

**Contemporary urban look with open ceilings, unfinished masonry block walls and aluminum decorative store front doors**

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**Located within the highly amenitized Bressi Ranch area**

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**Walking distance to retail amenities**

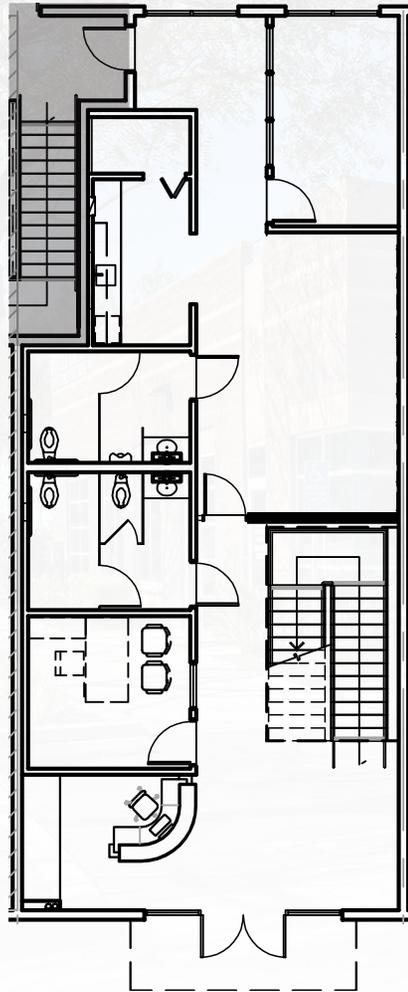
**Building signage for each suite**

**Lease Rate: \$1.90/SF NNN  
(NNN fees estimated to be \$0.44/SF)**

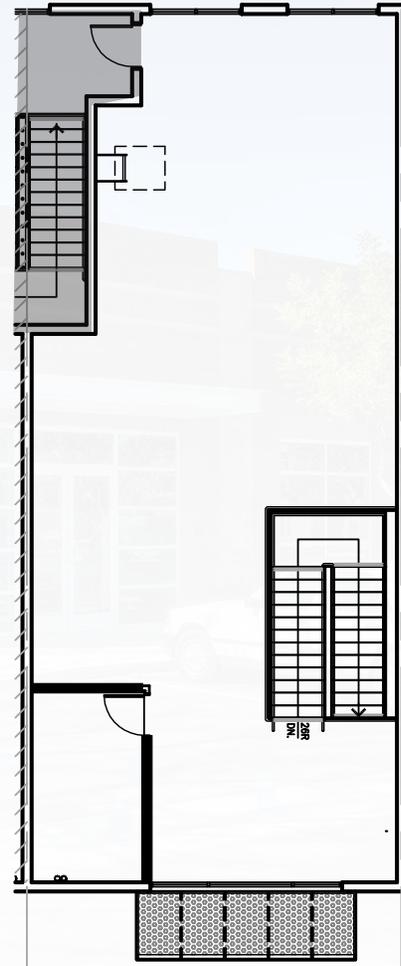


# 2542 GATEWAY

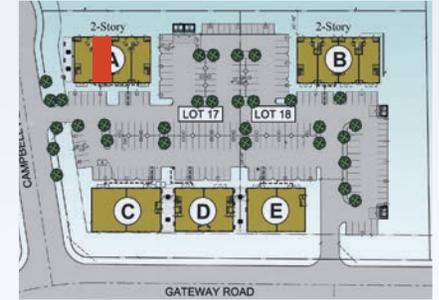
- > 3,578 SF | For Sale or Lease
- > Sale Price: \$450/SF
- > Available Now. Contiguous with 2544 for a total of 7,120 SF.



First Floor

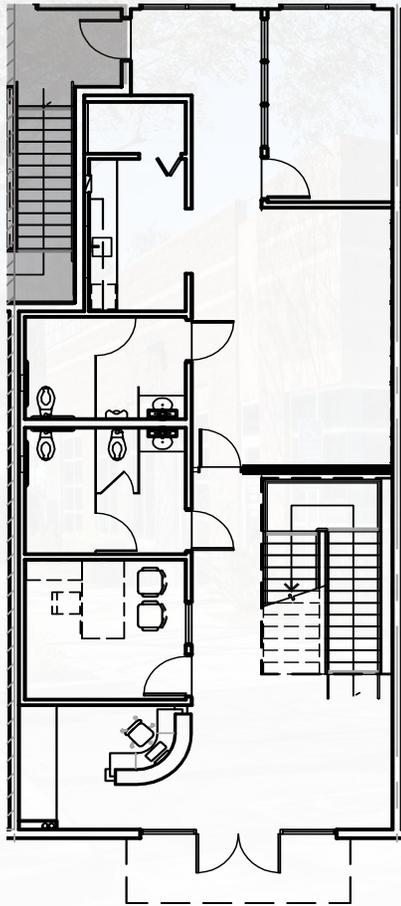


Second Floor

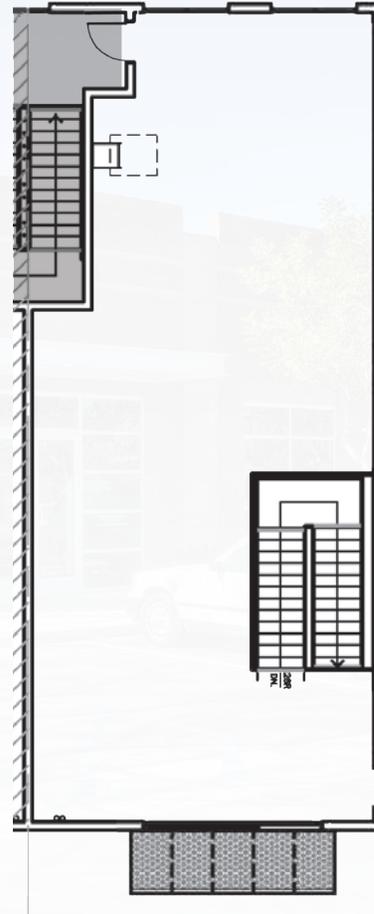


# 2544 GATEWAY

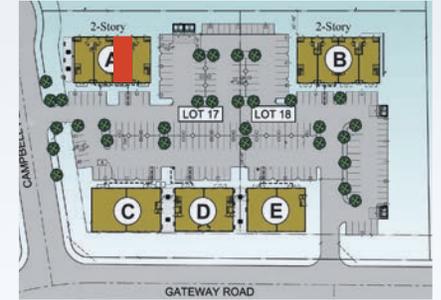
- > 3,542 SF | For Sale or Lease
- > Sale Price: \$450/SF
- > Available Now. Contiguous with 2542 for a total of 7,120 SF.



*First Floor*

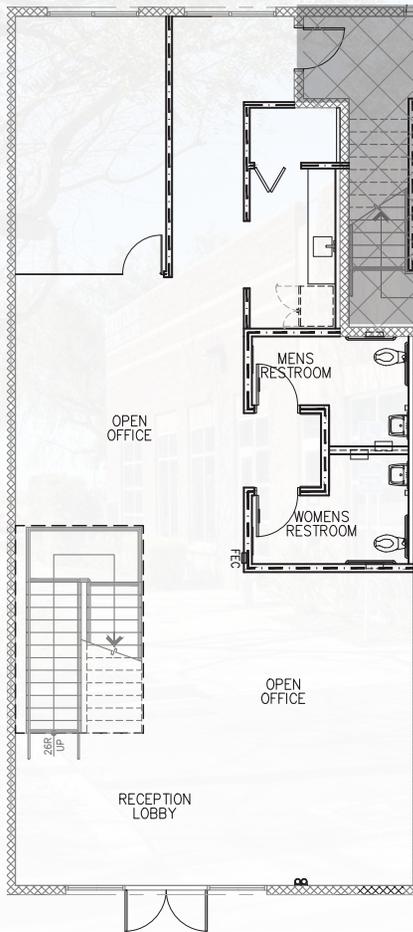


*Second Floor*

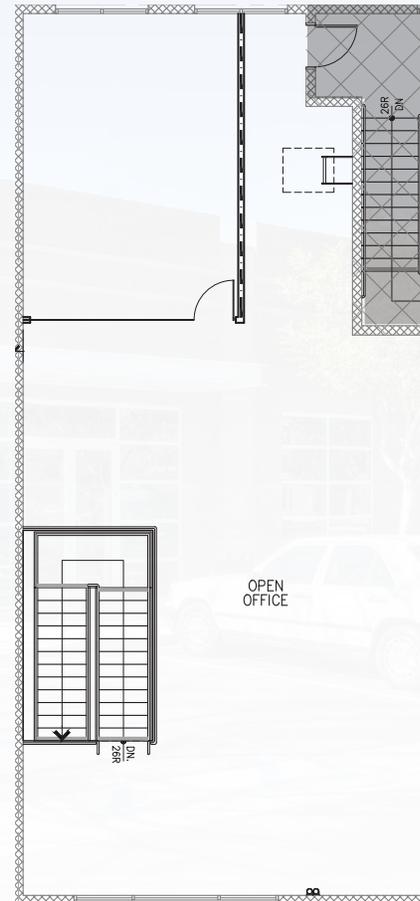


# 2554 GATEWAY

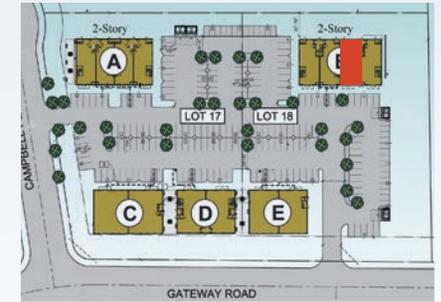
- > 3,844 SF
- > Unique two-story loft style creative office space
- > Available Now



*First Floor*



*Second Floor*



# LOCAL AMENITIES

Palomar Airport

El Camino Real

Palomar Airport Rd

El Fuerte St

Starbucks

*The Square at Bressi Ranch*

*Bressi Ranch Retail Center*



**FOR MORE  
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