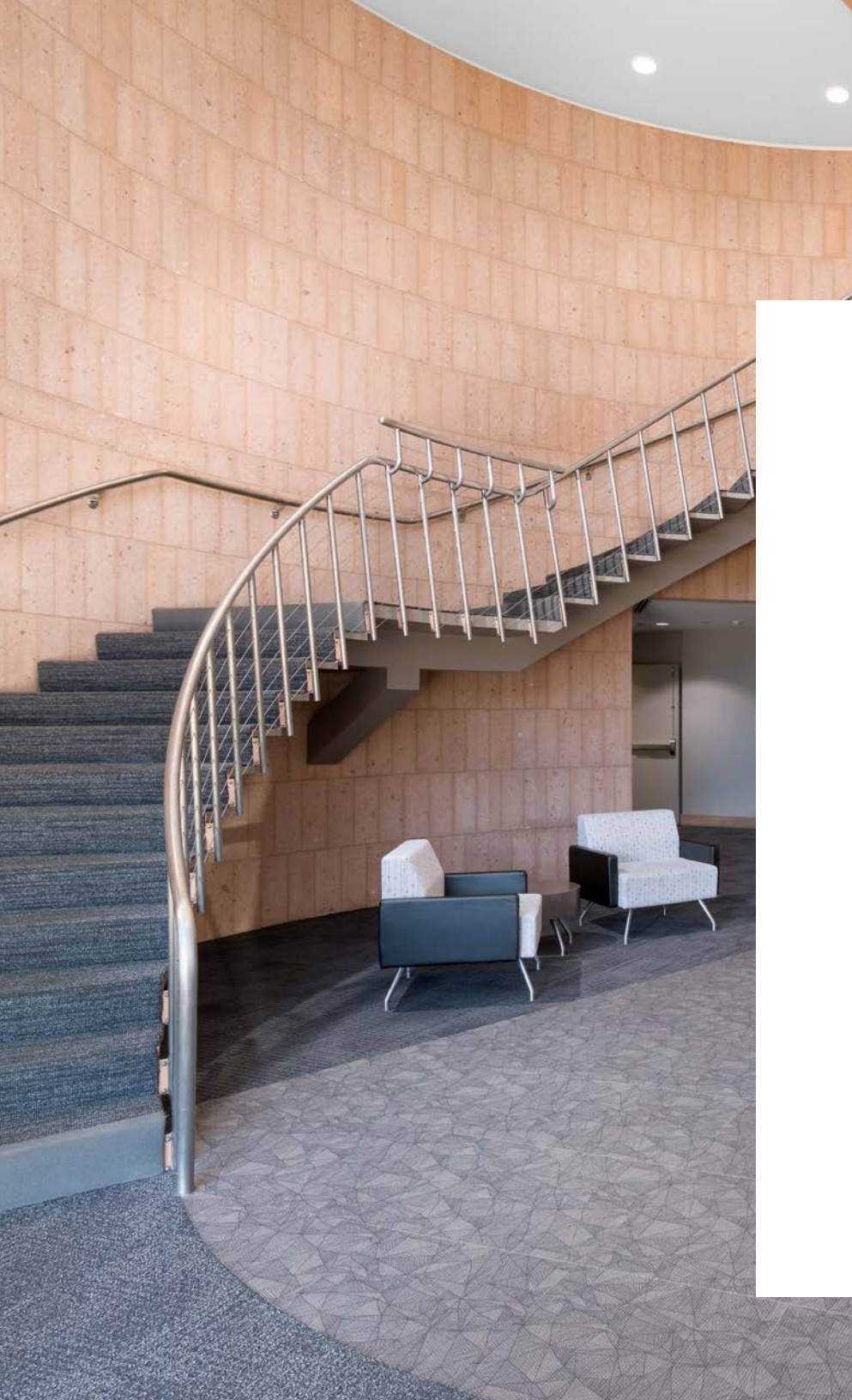




NORTH COUNTY CORPORATE CENTER

Class A Office Space For Lease

277 Rancheros Drive,
San Marcos, CA 92069



PROPERTY OVERVIEW



Outstanding freeway visibility,
frontage and exposure to Highway 78



Floor to ceiling window line
with gorgeous views



Adjacent to
San Marcos Creek



Located off of Twin Oaks Valley Road
and walking distance to San Marcos
Sprinter Light Rail Station



4.0/1,000
parking ratio



\$2.75/SF/month, plus Electric
including Janitorial Services



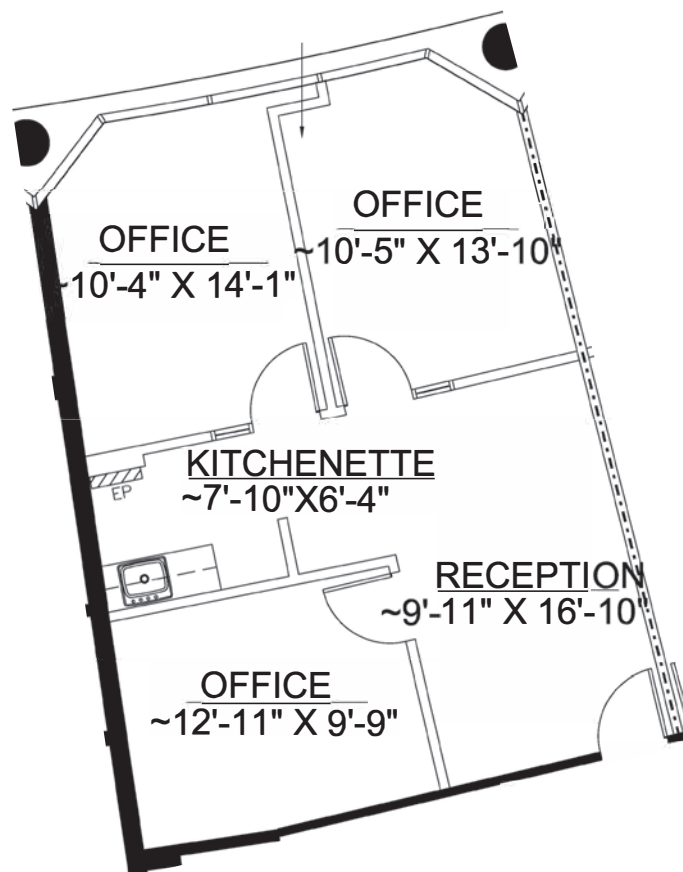
Walking trail to
adjacent retail center



Solar powered electric vehicle
charging stations

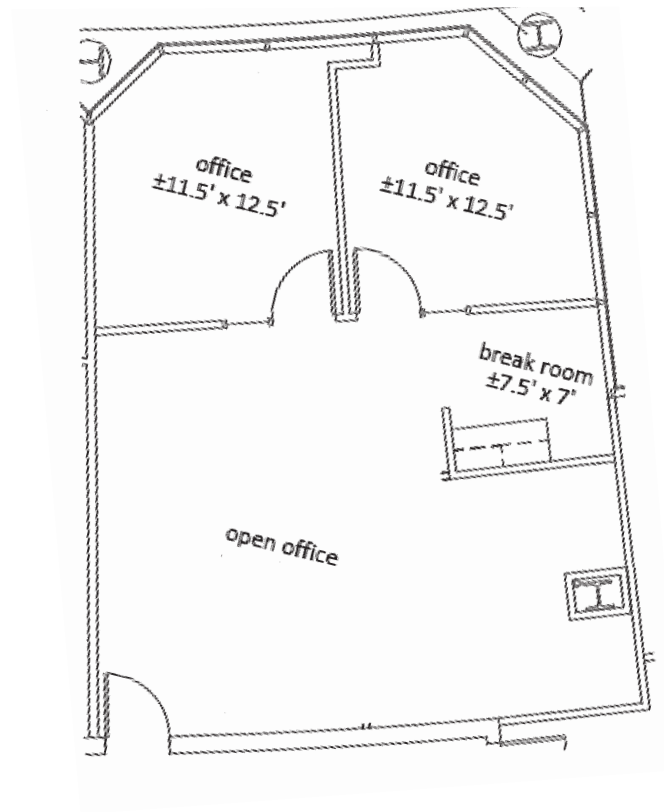
FLOOR PLANS

SUITE 160 - 810 SF | \$2.75/SF + ELECTRIC



FLOOR PLANS

SUITE 365 – 908 SF | \$2.75/SF + ELECTRIC



FLOOR PLANS

SUITE 370 – 2,837 SF | \$2.75/SF + ELECTRIC, AVAILABLE 11/1/2025





NORTH COUNTY CORPORATE CENTER



AMENITIES



E Mission Rd



San Marcos Library

San Marcos City Hall



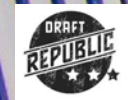
San Marcos Civic Center



New 650 unit residential development by Shea/Lennar

Twin Oaks Valley Road

North City - Future Downtown of all North County (www.northcity.com)



LOCATION



Walking distance to San Marcos
Sprinter Light Rail Station



Adjacent to San Marcos City Hall, San Marcos
Public Library and Community Center



Across the freeway from
CSU-San Marcos



Proximity to restaurants, hotels, and
residential communities of San Marcos



NORTH COUNTY CORPORATE CENTER



Twin Oaks Valley Road

CAL STATE SAN MARCOS

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