

# TALEGA CORPORATE CENTER

1211 PUERTA DEL SOL, SAN CLEMENTE, CA 92673

INTRODUCTORY  
LEASE RATE  
\$2.25 YEAR ONE

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**Voit**  
REAL ESTATE SERVICES

**MULVANEY** SIOR  
COMMERCIAL ALLIANCE CCIM

**Lee & Associates**  
COMMERCIAL REAL ESTATE SERVICES





## THE OVERVIEW

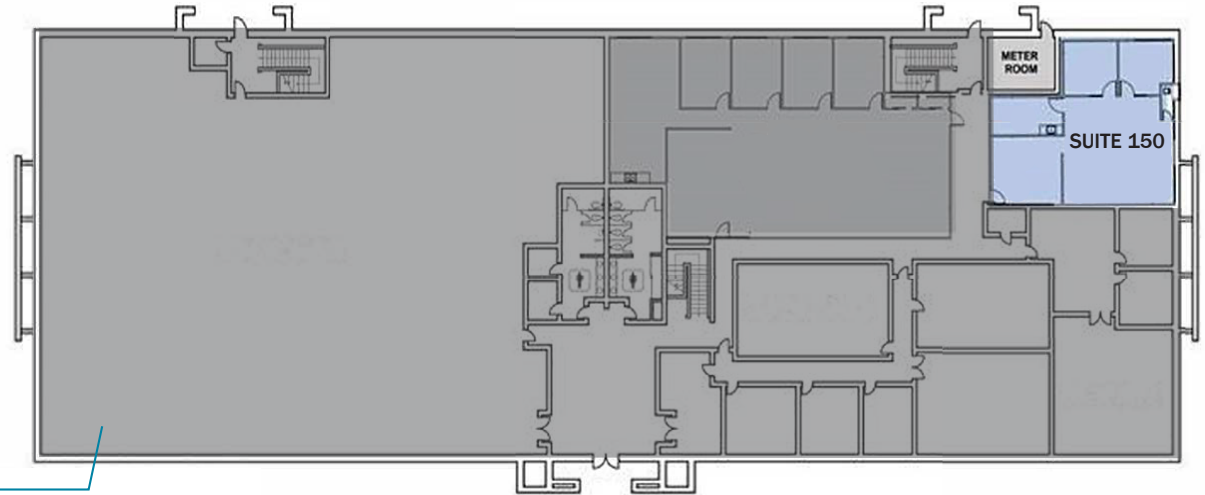
Voit Real Estate Services, as exclusive advisor, is pleased to present for lease, [1211 Puerta Del Sol](#), an approximately 43,737 square foot upscale boutique office building situated at the intersection of Avenida Pico and Avenida Vista Hermosa in San Clemente, California. [1211 Puerta Del Sol](#) was constructed in 2002 and is located within the [Talega Business Park](#). The Property will benefit tenants looking for a quality building and image in the local market.

- Class A quality improvements
- Master-Planned Community
- Access to Amenities
- Extensively landscaped surface parking area
- Convenient business location
- Modern concrete tilt-up exteriors with reflective glass fronts
- Distinctive stone arch entrances and efficient suite layouts

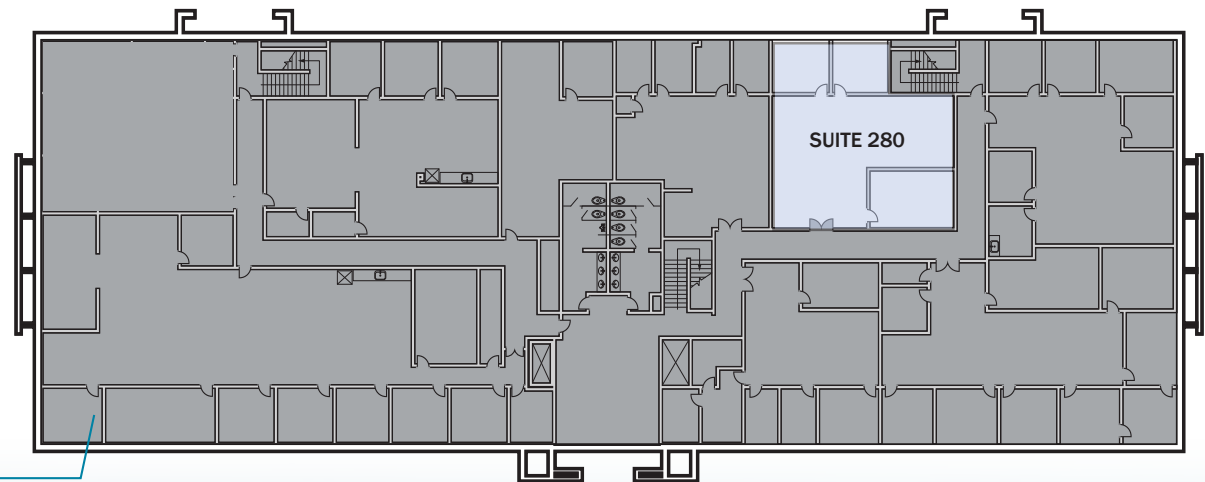
## Availabilities

SUITE NO.	SQ FT
150	±1,521 SF
280	±1,533 SF

FIRST FLOOR



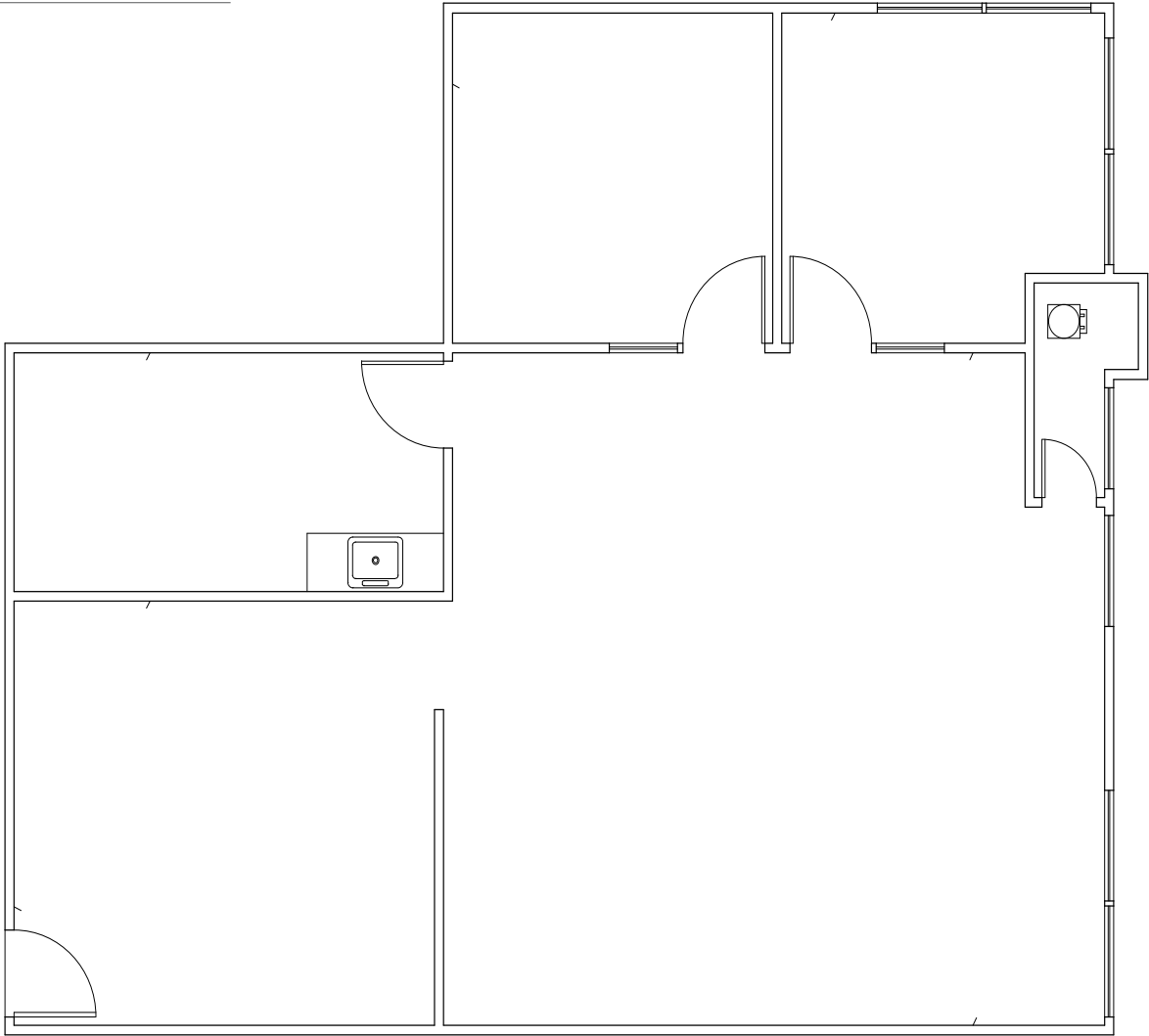
SECOND FLOOR



SUITE 150

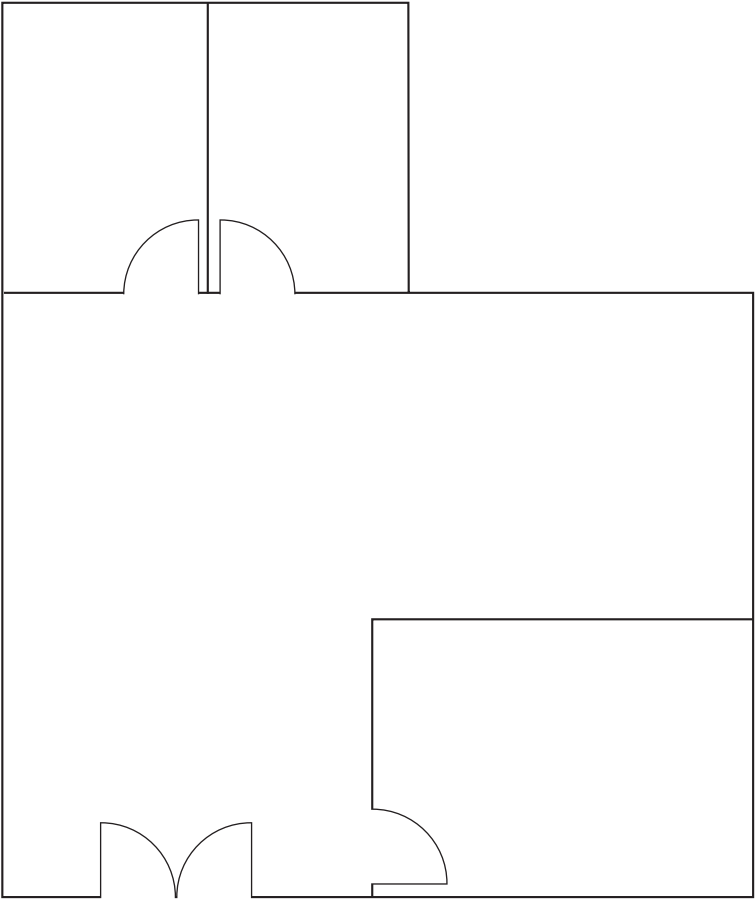
SQ FT	±1,521 SF
LEASE RATE	\$2.40 FSG
AVAILABLE	30 Days Notice

**INTRODUCTORY  
LEASE RATE  
\$2.25 YEAR ONE**



SUITE 280

SQ FT	±1,533 SF
LEASE RATE	\$2.40 FSG
AVAILABLE	60 Days Notice





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PACIFIC OCEAN

OUTLETS AT  
SAN CLEMENTE

SAN CLEMENTE  
HIGH SCHOOL

RICHARD T. STEED  
MEMORIAL PARK  
San Clemente Sports  
Park

MENCHIE PLAZA  
PACIFICA

VISTA  
HERMOSA  
SPORTS PARK

VISTA HERMOSA  
SPORTS PARK

BELLA COLLINA  
SAN CLEMENTE  
Golf Club

LEFT COAST  
BREWING CO.

TALEGA  
VILLAGE CENTER

TALEGA  
GOLF CLUB

**SITE**

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