

±2K-±20K RSF FOR LEASE  
> DIVISIBLE

SUITES FROM  
9K-2K AVAILABLE NOW!



100 AVENIDA LA PATA  
SAN CLEMENTE, CA | ±4:1,000 PARKING

## PROPERTY SUMMARY

This state-of-the-art building is located in the heart of San Clemente, California. The property has excellent freeway access to the I-5 and the 241 Corridor. The building delivers "Class A" creative office space with an abundance of parking and adjacent to the markets most desirable amenities.

For more information, please contact:

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**TIM WALKER**  
Cell: 949.230.7649  
timwalker@lee-associates.com  
DRE #: 01218076



**PITZER GILLS**  
Cell: 727-366-5825  
pgills@lee-associates.com  
DRE #: 02254884

Visit

[www.100lapata.com](http://www.100lapata.com)



The information contained herein has been obtained from the property owner or other third party and is provided to you without verification as to accuracy. We (Lee & Associates, its brokers, employees, agents, principals, officers, directors and affiliates) make no warranty or representation regarding the information, property, or transaction. You and your attorneys, advisors and consultants should conduct your own investigation of the property and transaction.



## PROPERTY FEATURES

- » 4:1000 Parking (Expandable)
- » Divisible to 2k SF Suites
- » Two-Story Building with Elevator Service
- » Dramatic Views from Second Floor
- » Fully Fire Sprinklered
- » Located in Close proximity to Multiple Retail Amenities and Master-Planned Residential Community
- » Excellent South Orange County location with Easy Access to the I-5 Freeway and 73 Corridor; Minutes from John Wayne Airport
- » Orange County Airport to the North and San Diego County to the South



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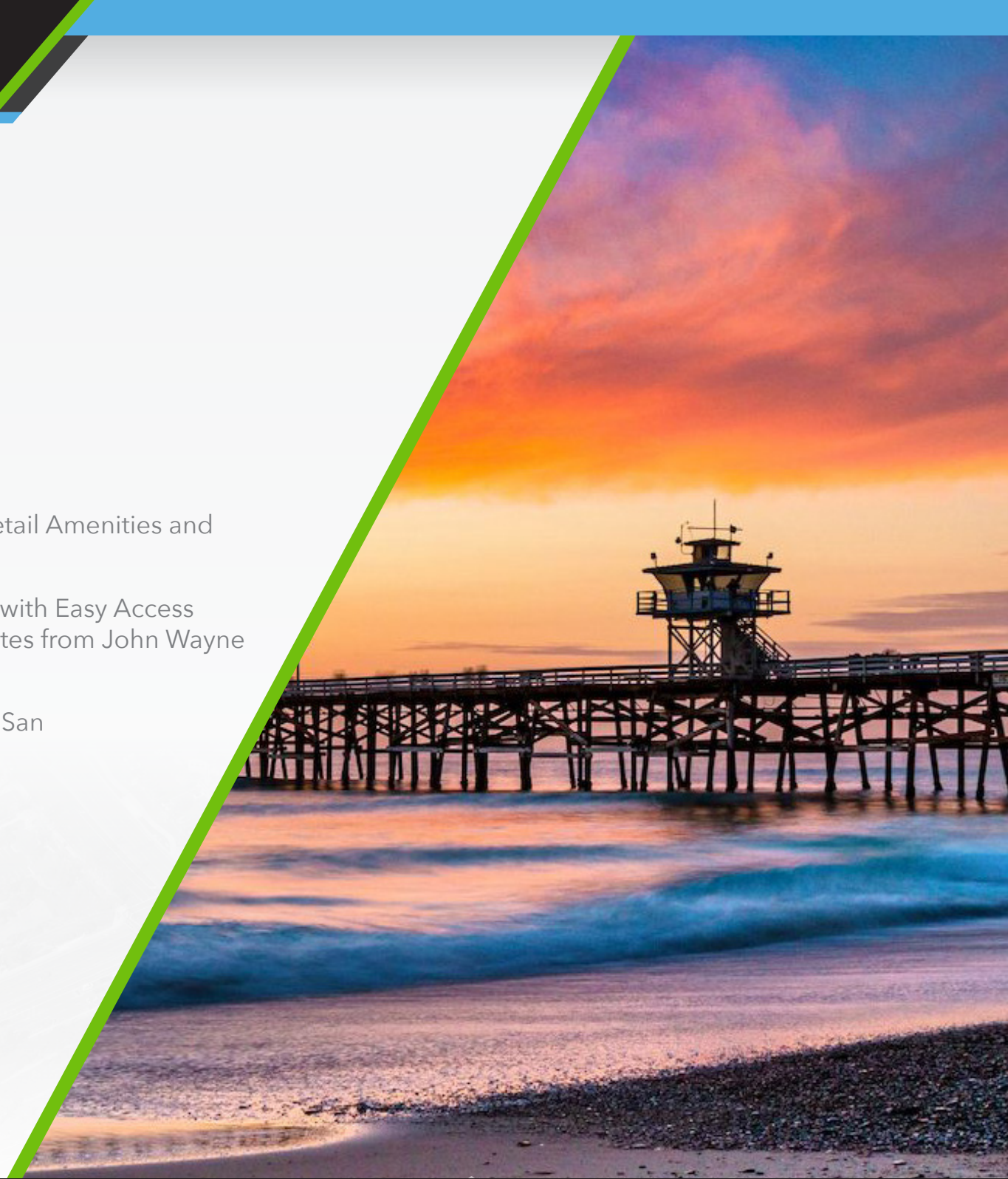


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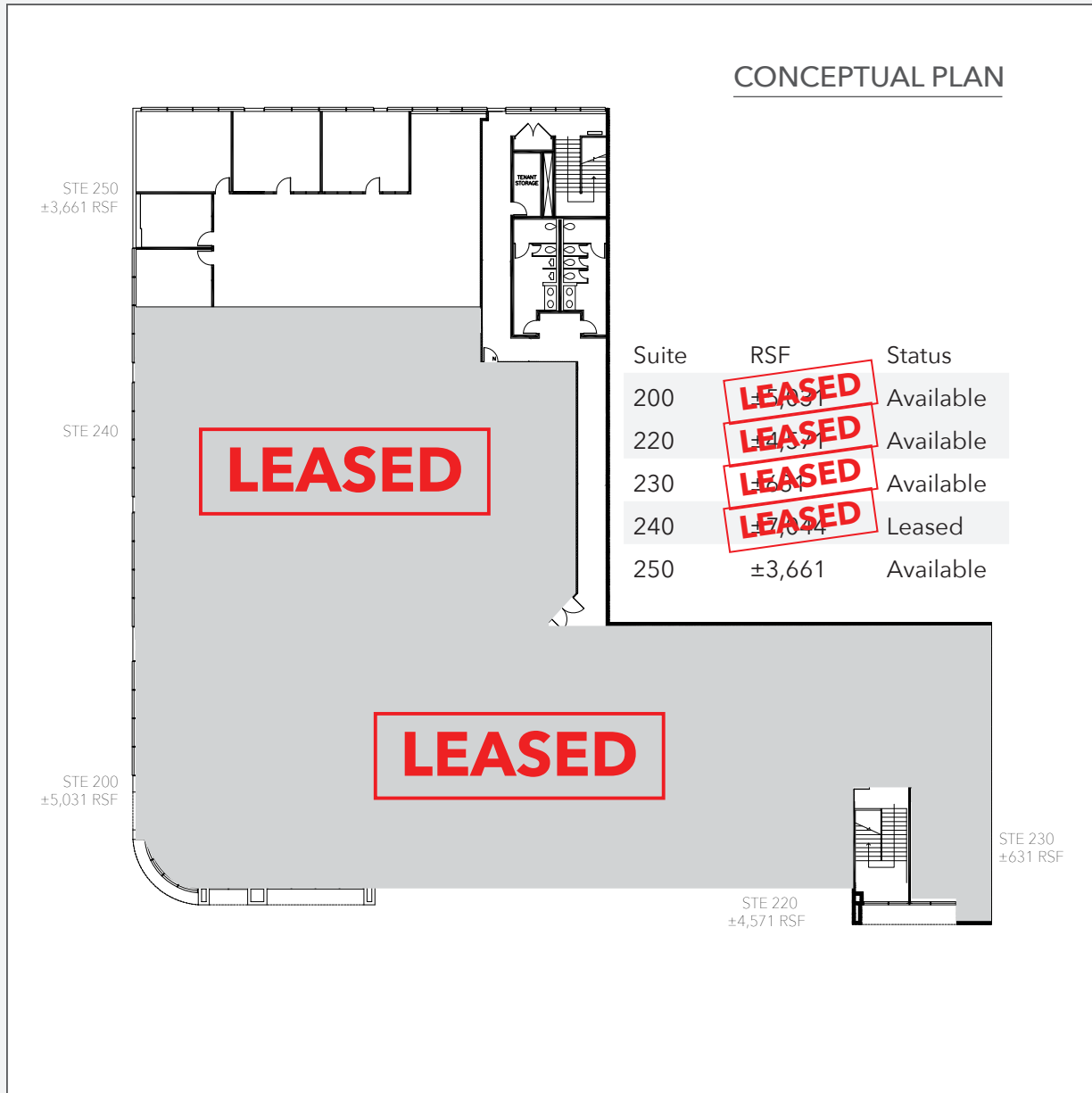
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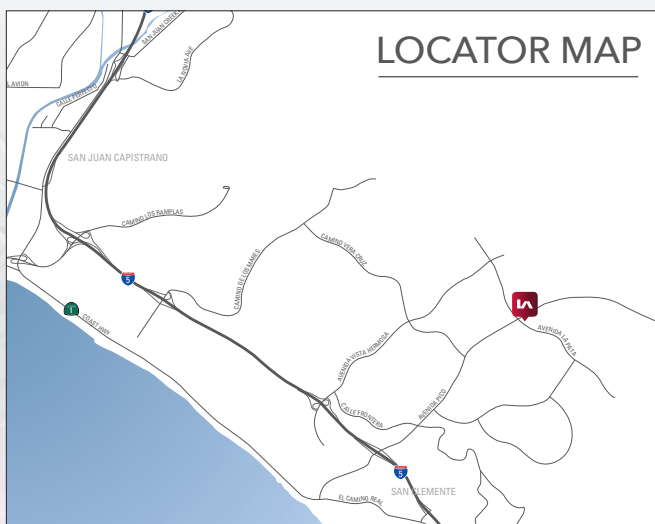




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## LOCATOR MAP



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**LEE & ASSOCIATES**  
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NEWPORT BEACH

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