



OFFICE SUITE WITH WAREHOUSE AVAILABLE FOR SALE OR LEASE

216 Avenida Fabricante
Suite 110, San Clemente

3,236 SF office condominium

TWO STORY suite with reception, private offices, conference room, kitchenette & 2 restrooms

1,105 SF WAREHOUSE with loading door & high ceiling

FURNITURE available for use

RESERVED & open parking

BEAUTIFUL VIEWS inside & out

VIRTUAL TOUR available at
WynneCRE.com

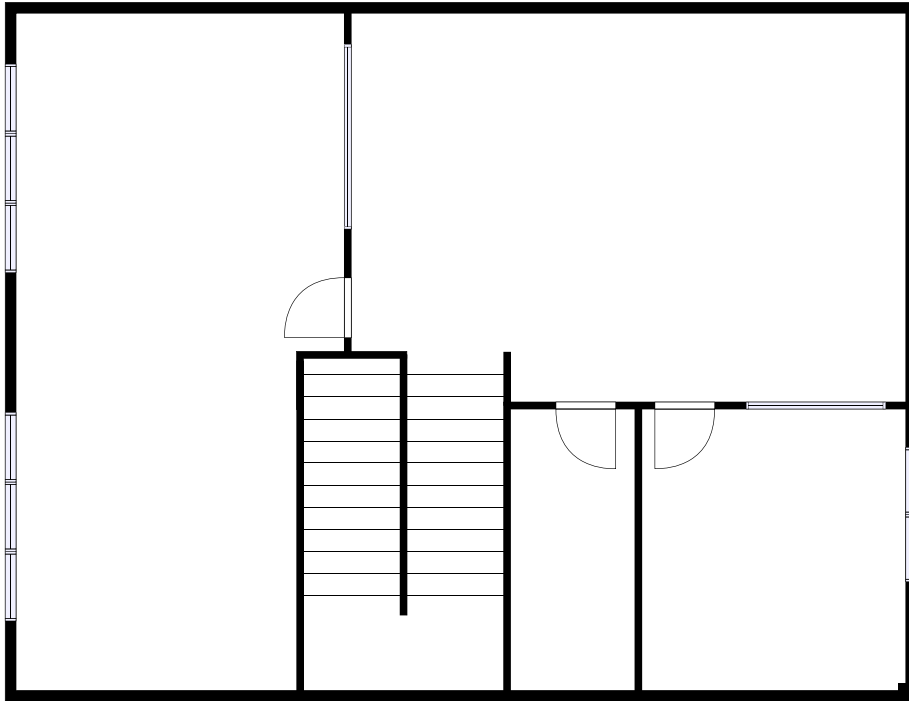
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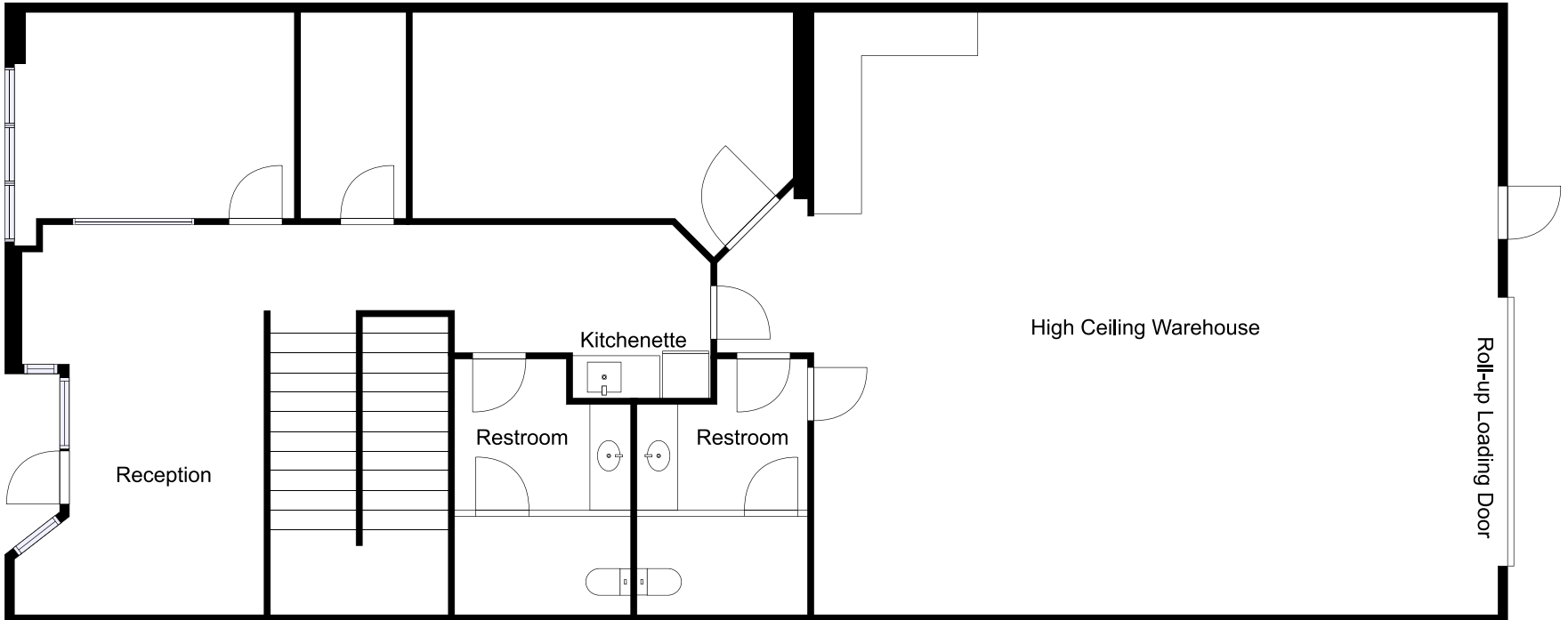


SECOND FLOOR



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FIRST FLOOR



Approximate floor plan shown. The information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. A prospective buyer or tenant should conduct an independent investigation and verification of all matters deemed to be material. Consult your attorney, accountant, or other professional advisor.