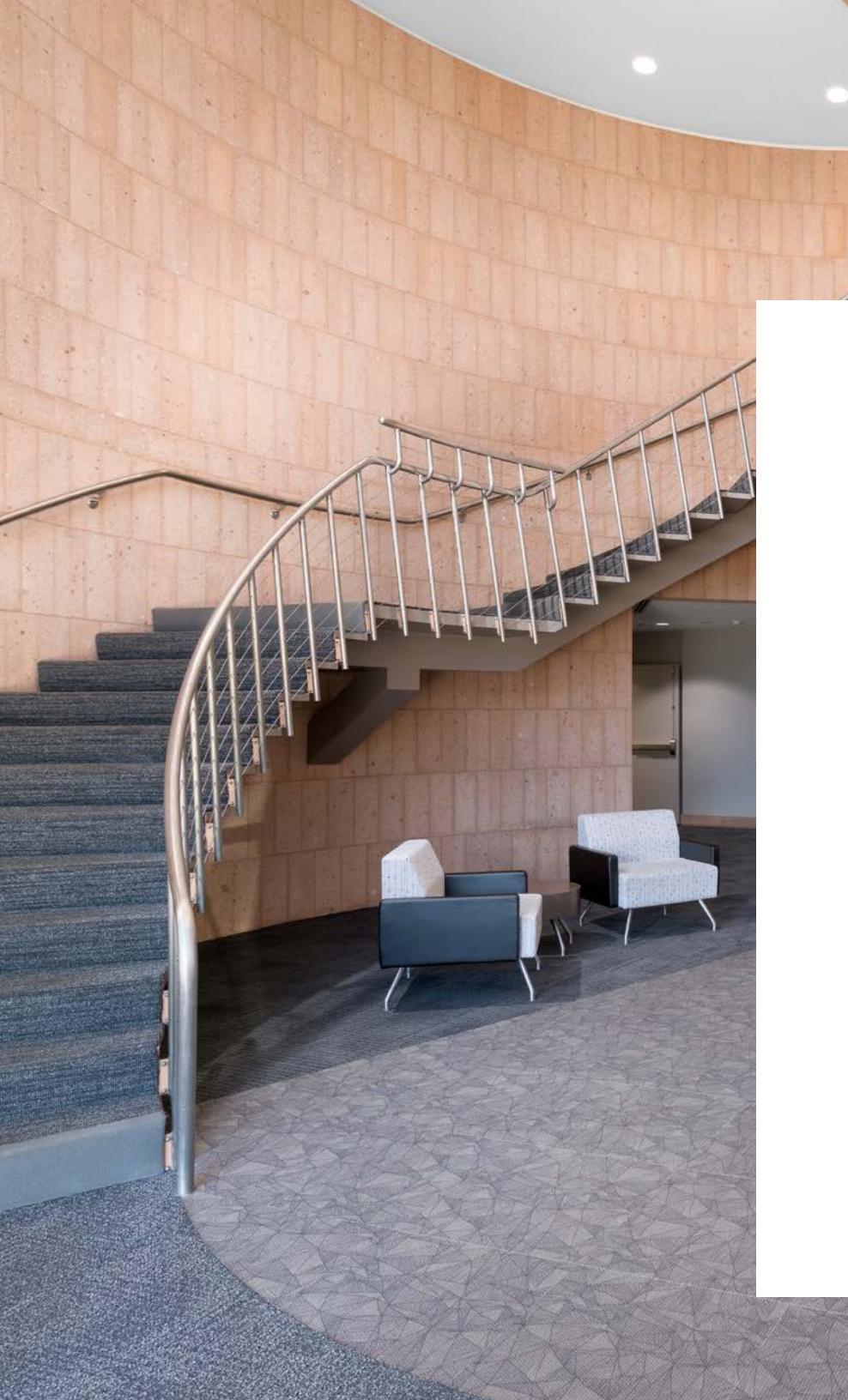




# NORTH COUNTY CORPORATE CENTER

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



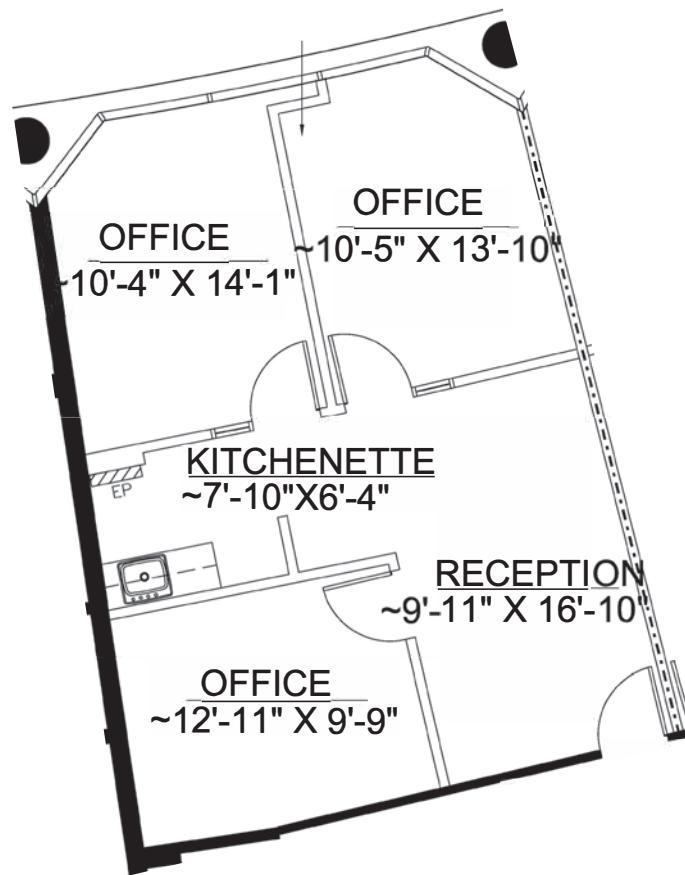
Walking trail to adjacent retail center



Solar powered electric vehicle charging stations

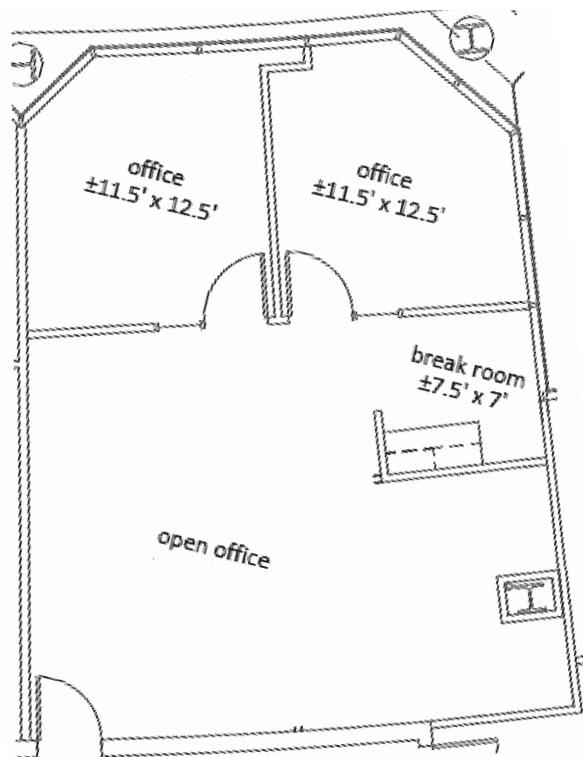
# FLOOR PLANS

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



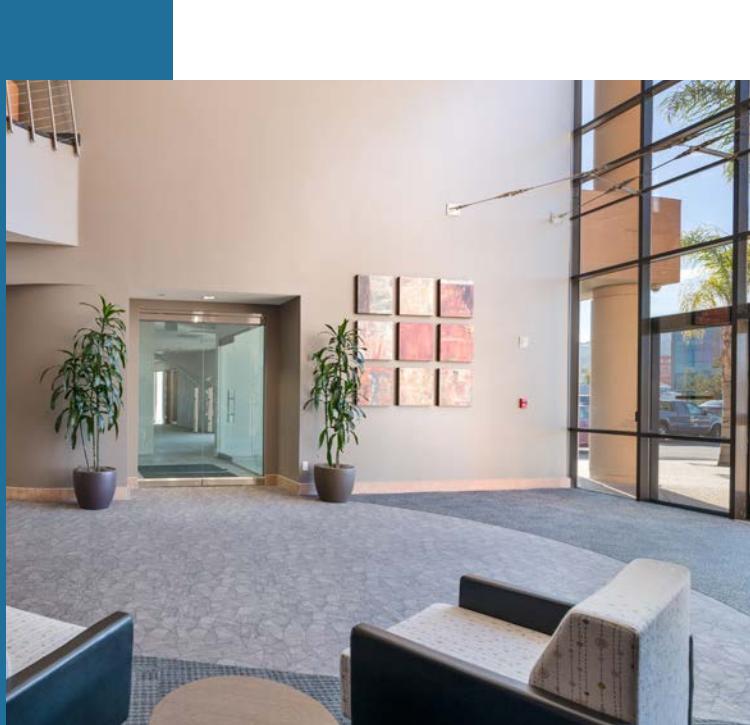
# FLOOR PLANS

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





# NORTH COUNTY CORPORATE CENTER



# AMENITIES



# LOCATION



Walking distance to San Marcos  
Sprinter Light Rail Station



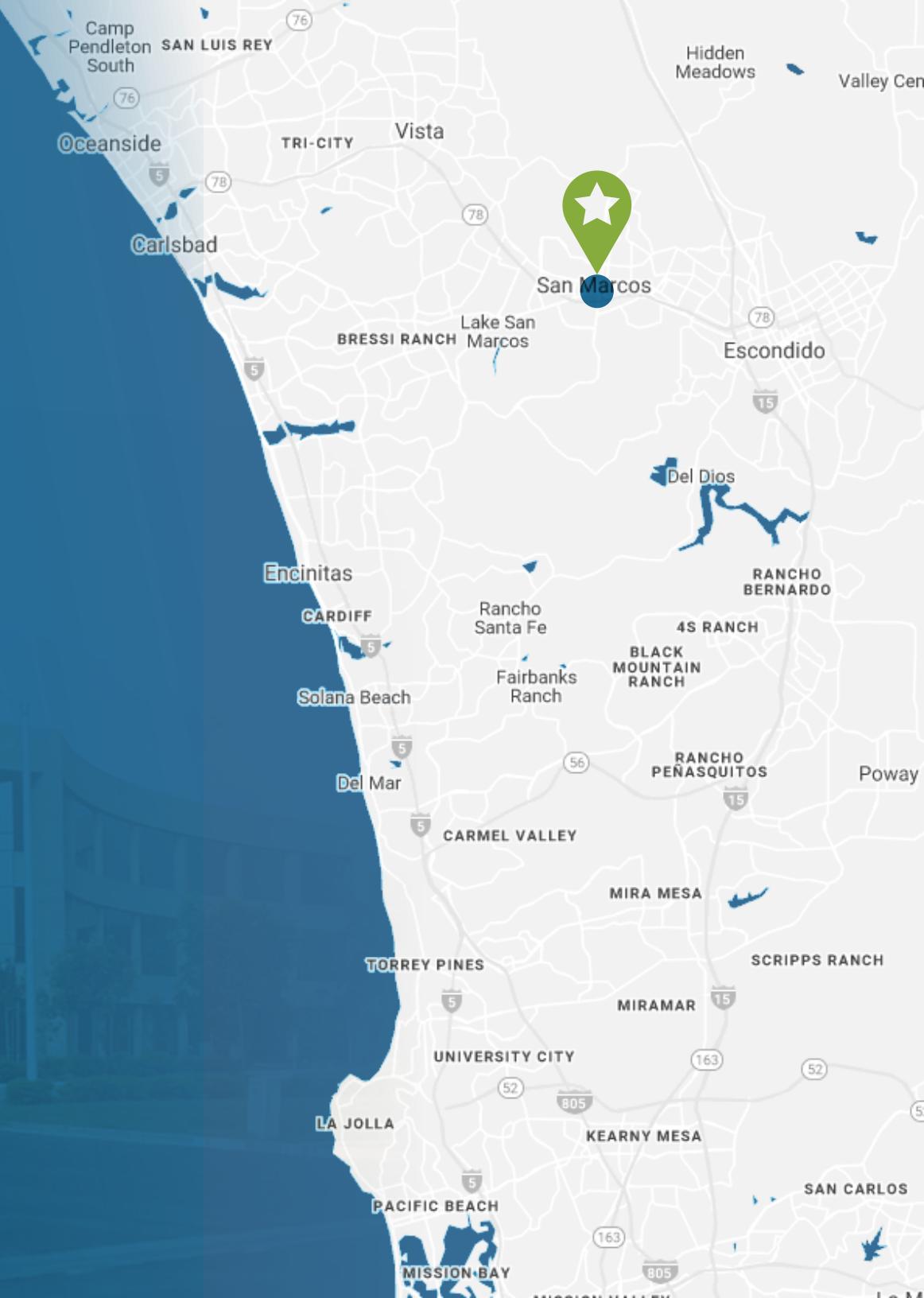
Adjacent to San Marcos City Hall, San Marcos  
Public Library and Community Center



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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