

# Rancho Santa Fe Road Medical/Professional Building

365 S. RANCHO SANTA FE ROAD, SAN MARCOS, CA 92078

**\*No Additional Rent or CAMs charged to Tenants**



## NATE WHITE

Senior Director

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## COLIN PANCRAZI, CCIM

Associate

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# Property Features

**THREE-STORY OFFICE BUILDING TOTALING 27,250 SF  
AVAILABLE SUITES RANGING FROM 917 - 2,027 SF**

- » Attractive three-story Class “B” medical and professional building
- » Ideal for medical, dental, and general office uses
- » Multi-tenant layout with elevator access to all floors
- » Recently renovated common areas including:
  - » Upgraded lobby flooring and finishes
  - » Modernized elevator cab panels
  - » Contemporary restrooms on each level
- » Above-standard parking ratio, including convenient front and rear surface lots
- » Spacious and welcoming lobby with abundant natural light
- » Several suites offer scenic views of the surrounding area
- » Convenient access to Hwy 78, San Marcos Blvd, and surrounding communities
- » Walking distance to shopping centers, dining, and other daily amenities
- » Professionally managed and well-maintained



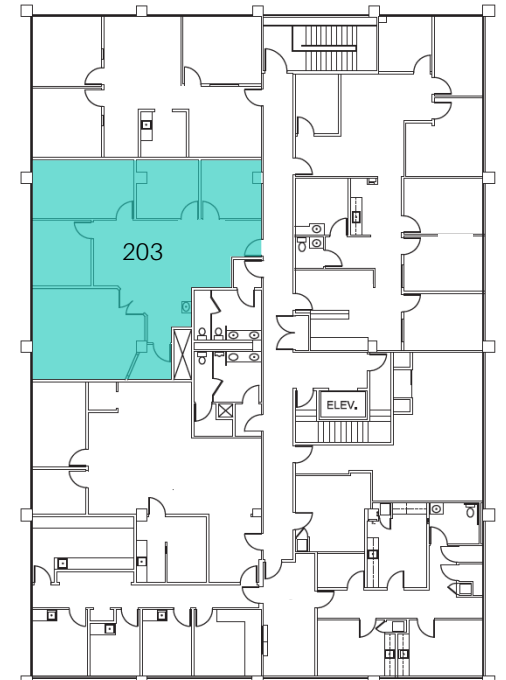
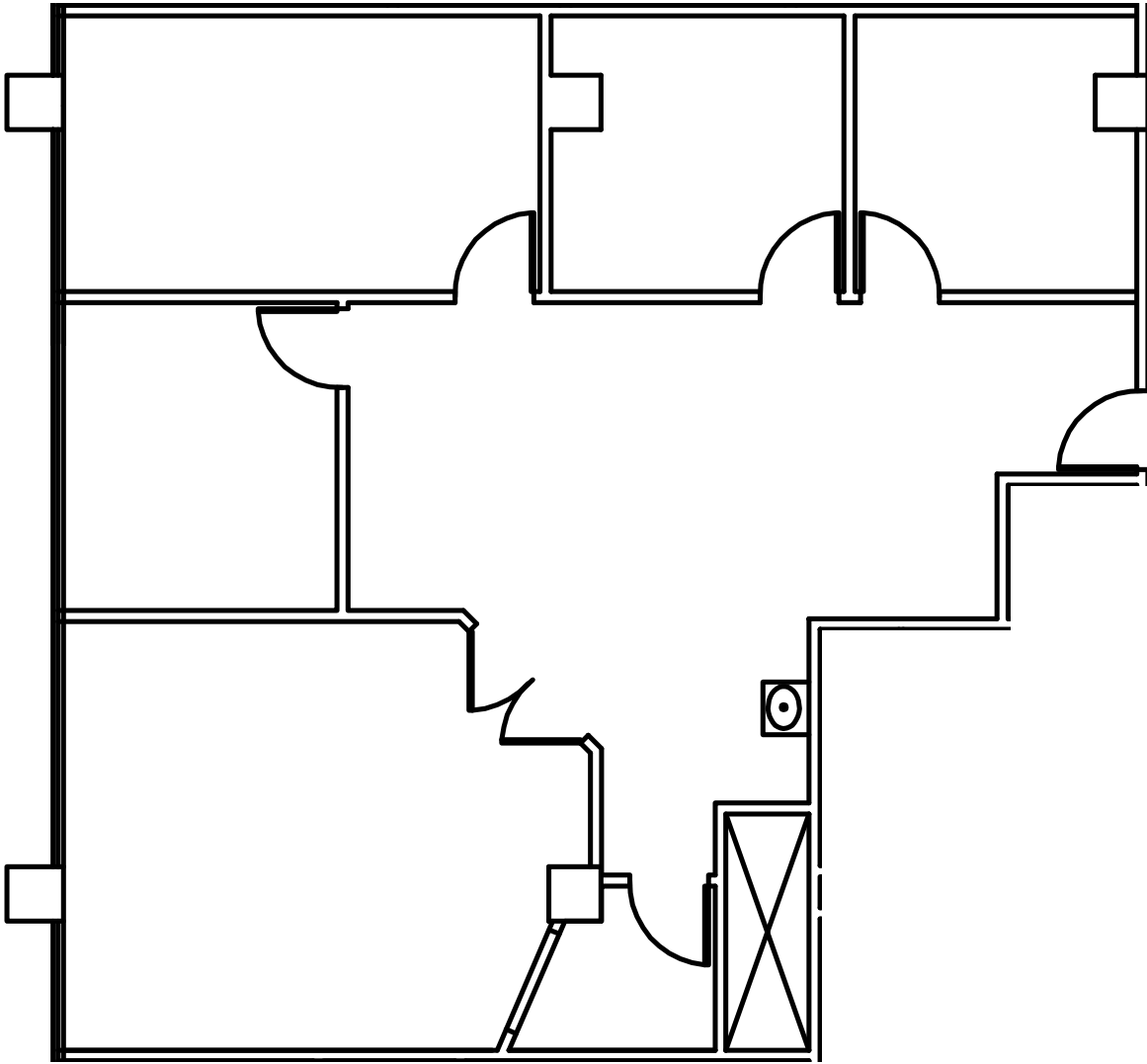
SUITE	SF	MAX CONTIGUOUS	RATE	TYPE	AVAILABLE
203	1,542	–	\$2.60/SF	Full Service	Now
205	1,110	2,027	\$2.60/SF	Full Service	Now
206	917	2,027	\$2.60/SF	Full Service	Now
300	1,900	3,690	\$2.60/SF	Full Service	Now
302	1,790	3,690	\$2.60/SF	Full Service	Now

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# Suite 203

±1,542 SF Second Floor Office

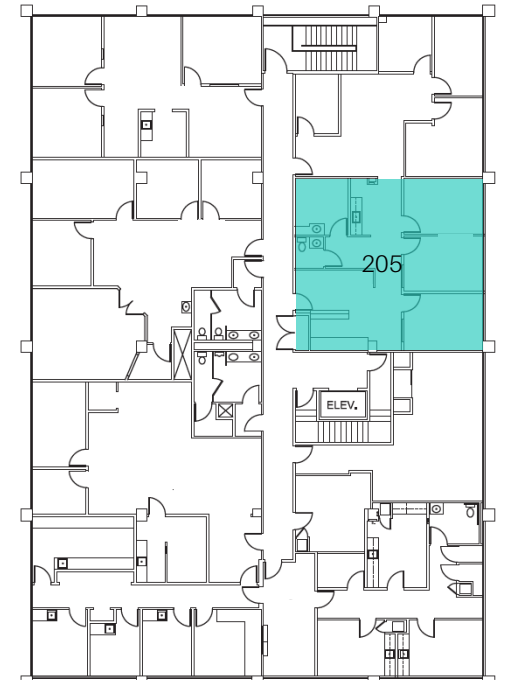
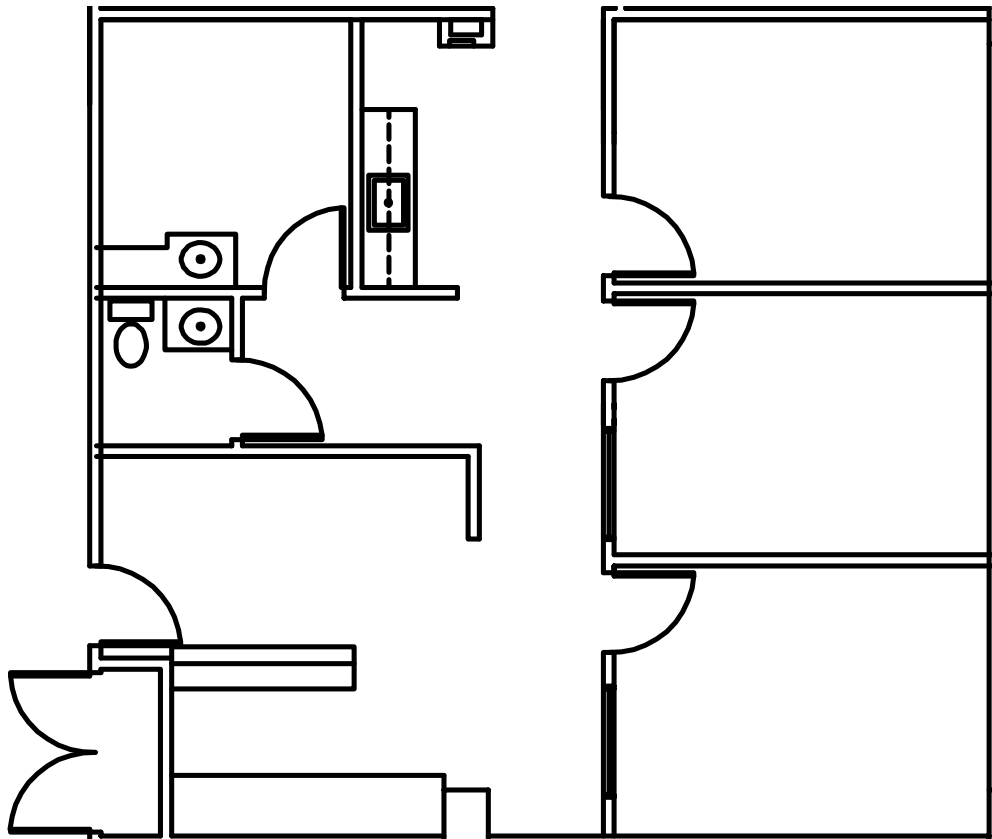
Four private offices and conference room



# Suite 205

**±1,110 SF** Second Floor Office

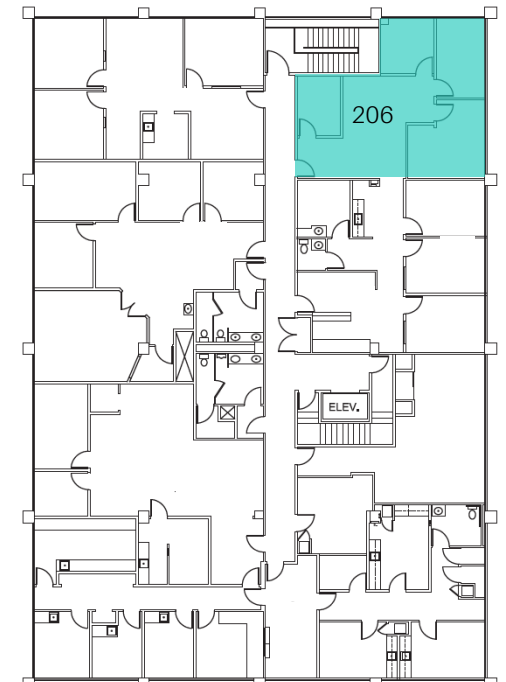
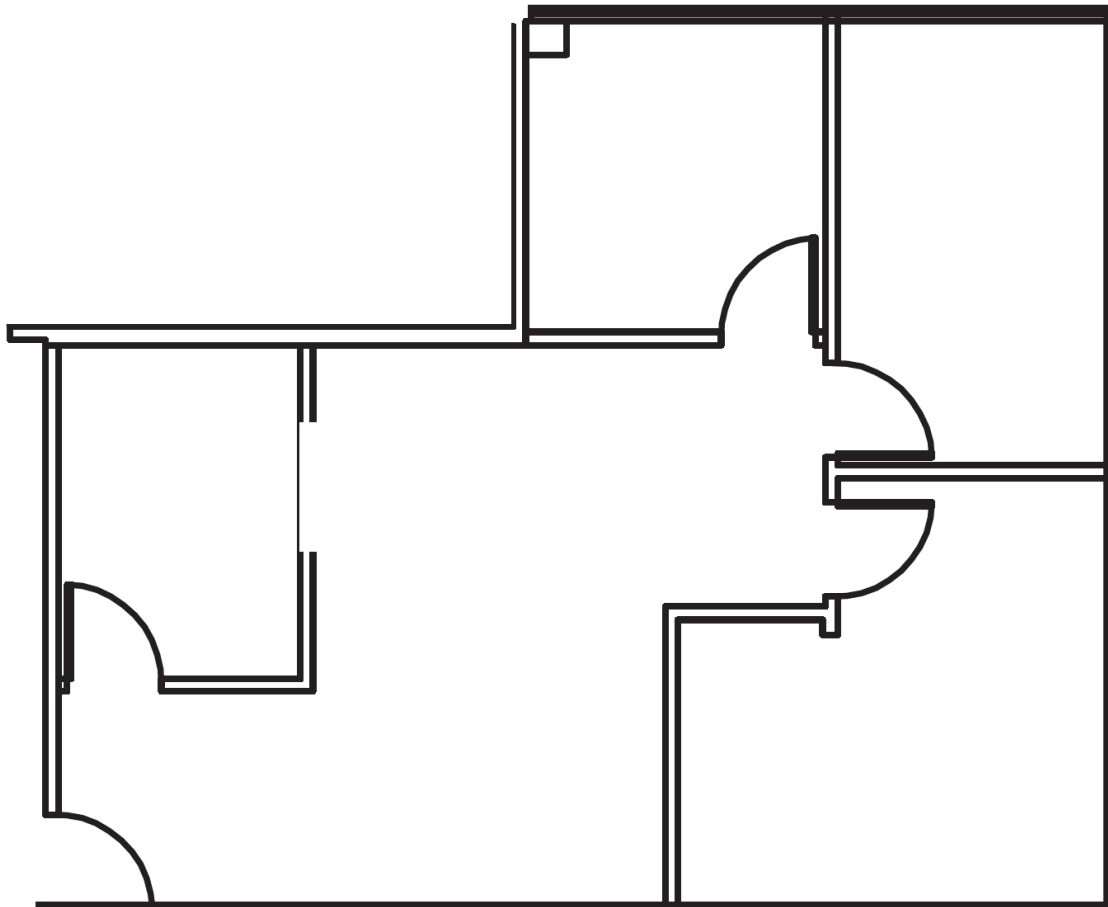
Three private offices, restroom and breakroom. Suites 206 and 205 can be leased together.



# Suite 206

**±917 SF** Second Floor Office

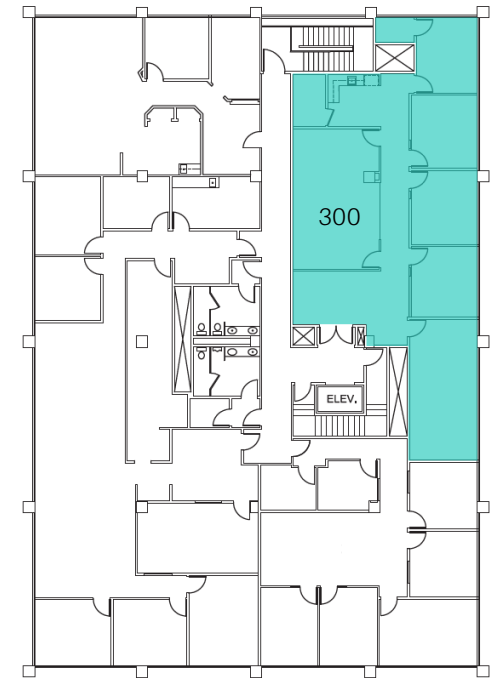
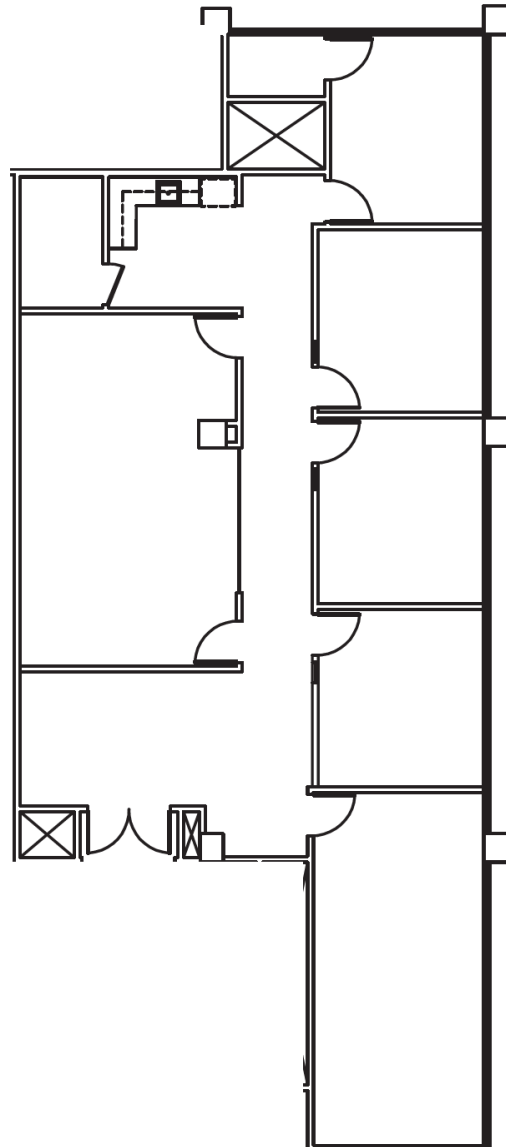
2 Three private offices, reception and conference room. Suites 206 and 205 can be leased together.



# Suite 300

**±1,900 SF** Third Floor Office

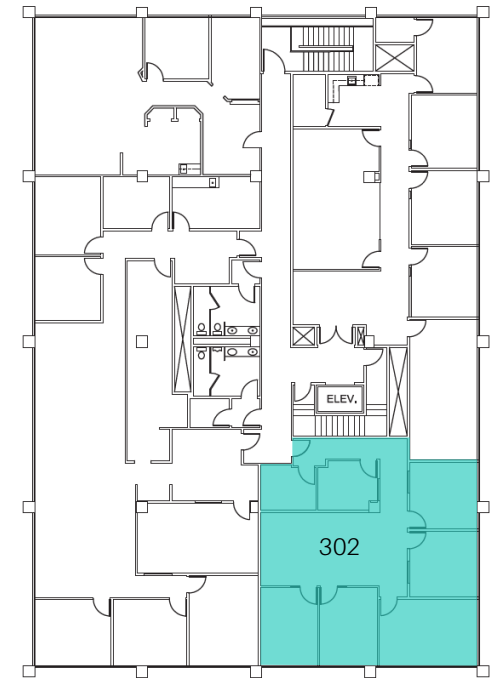
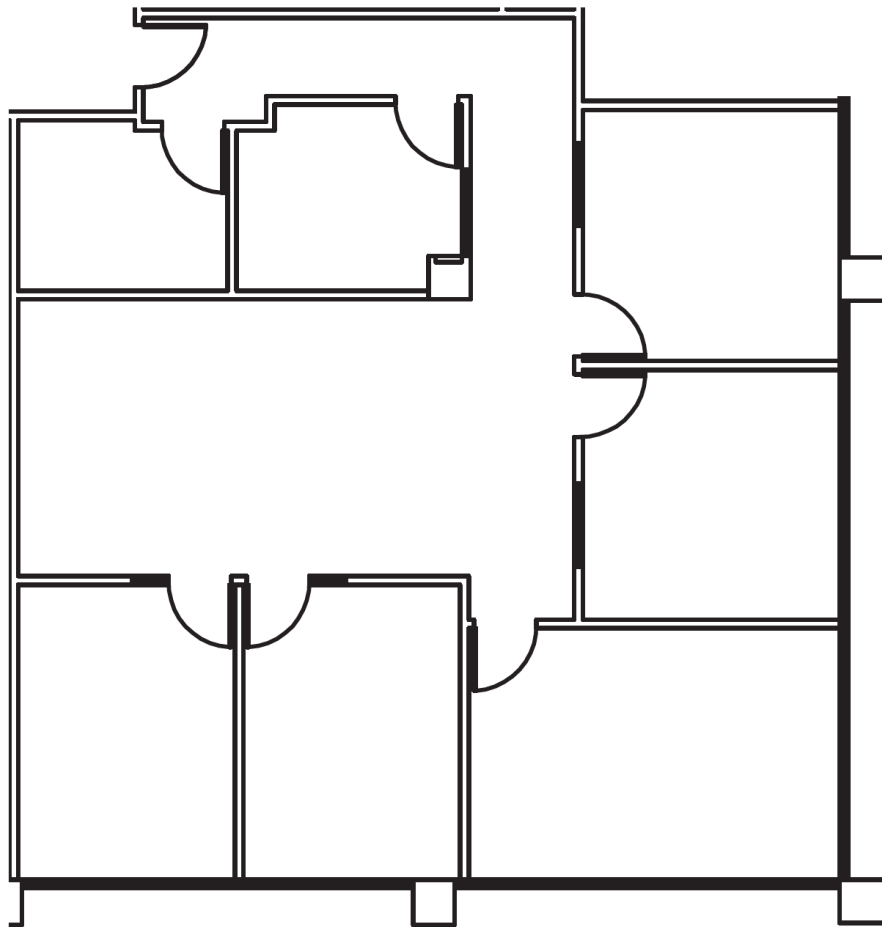
4 window-lined offices, reception, conference room, and break area. Suites 300 and 302 can be leased together.



# Suite 302

**±1,790 SF** Third Floor Office

5 window-lined offices, reception, conference room, and copy room. Suites 300 and 302 can be leased together.





# Interior Photos





# Building Photos





# Get in Touch.

## NATE WHITE

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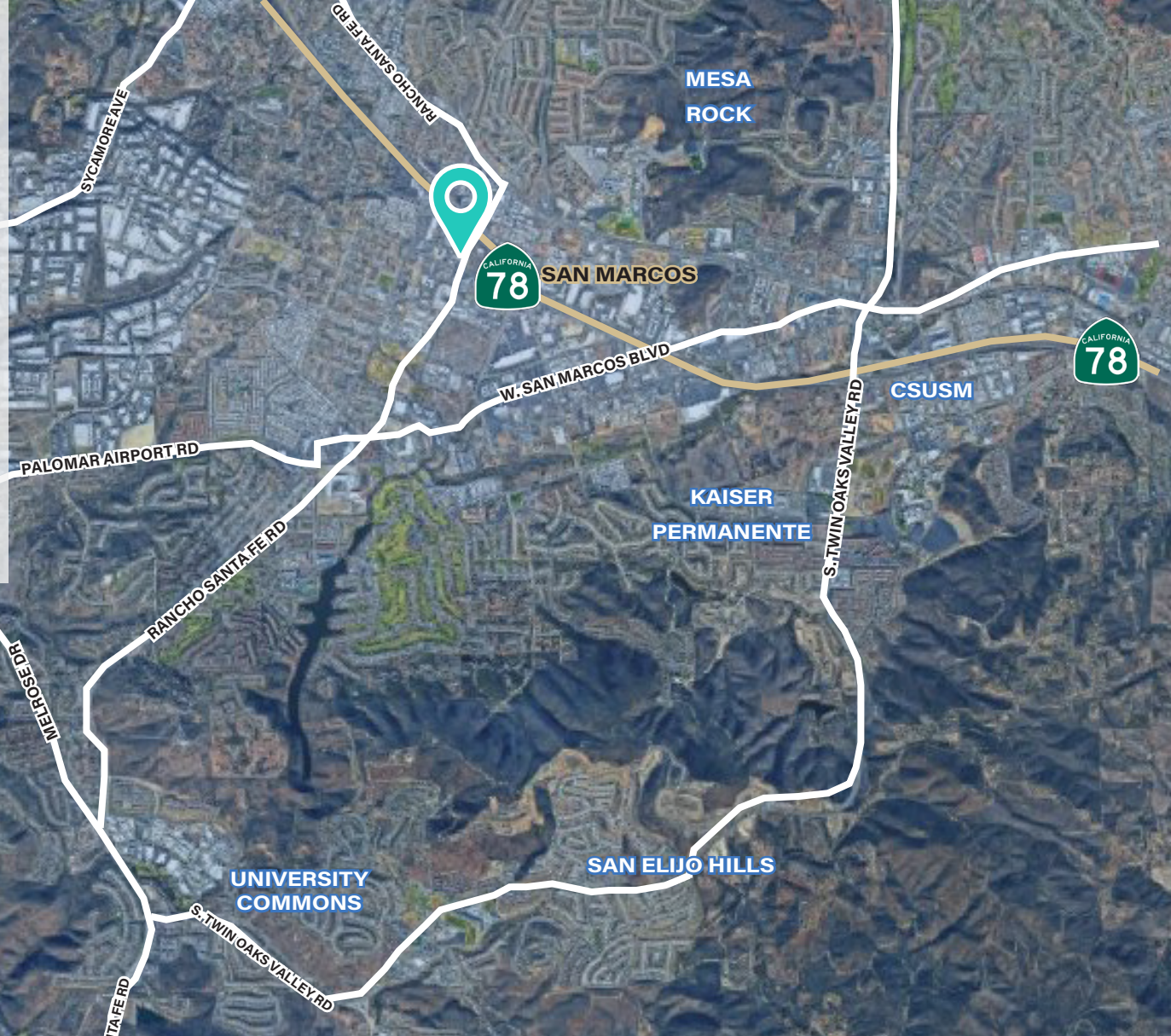
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## Disclosure

The information set forth herein has been received by us from sources we believe to be reliable, but we have made no independent investigation of the accuracy or completeness of the information and make no representation with respect thereto. The above is submitted to errors, prior sale or lease, change in status or withdrawal without notice.

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