



# OFFICE BUILDING AVAILABLE FOR LEASE

121 Avenida Cabrillo  
San Clemente

**1,870 SF** freestanding building

**EXCLUSIVE PARKING LOT**  
with 4 spaces

**MODERN INTERIOR** with  
2 private offices

**KITCHEN** with cabinets, sink &  
refrigerator

**PRIVATE RESTROOM**

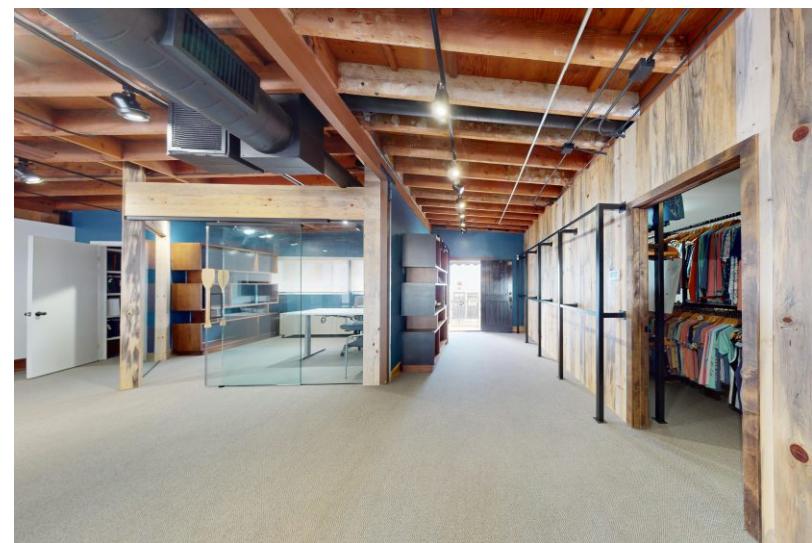
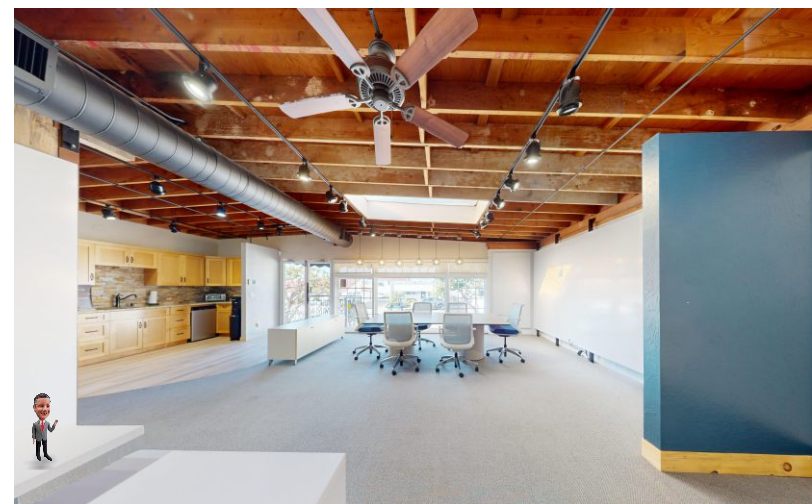
**CHARMING PATIO** with fountain

**DOWNTOWN SAN CLEMENTE**  
location near Avenida Del Mar

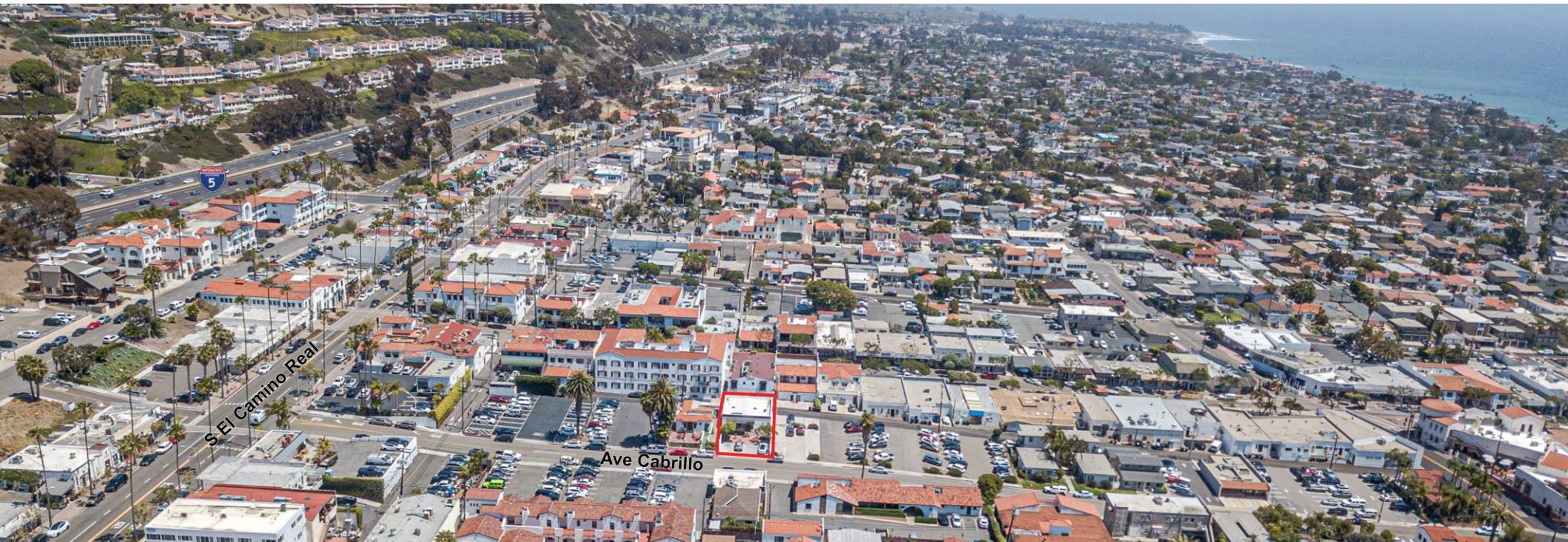
**VIRTUAL TOUR** available at  
[WynneCRE.com](http://WynneCRE.com)

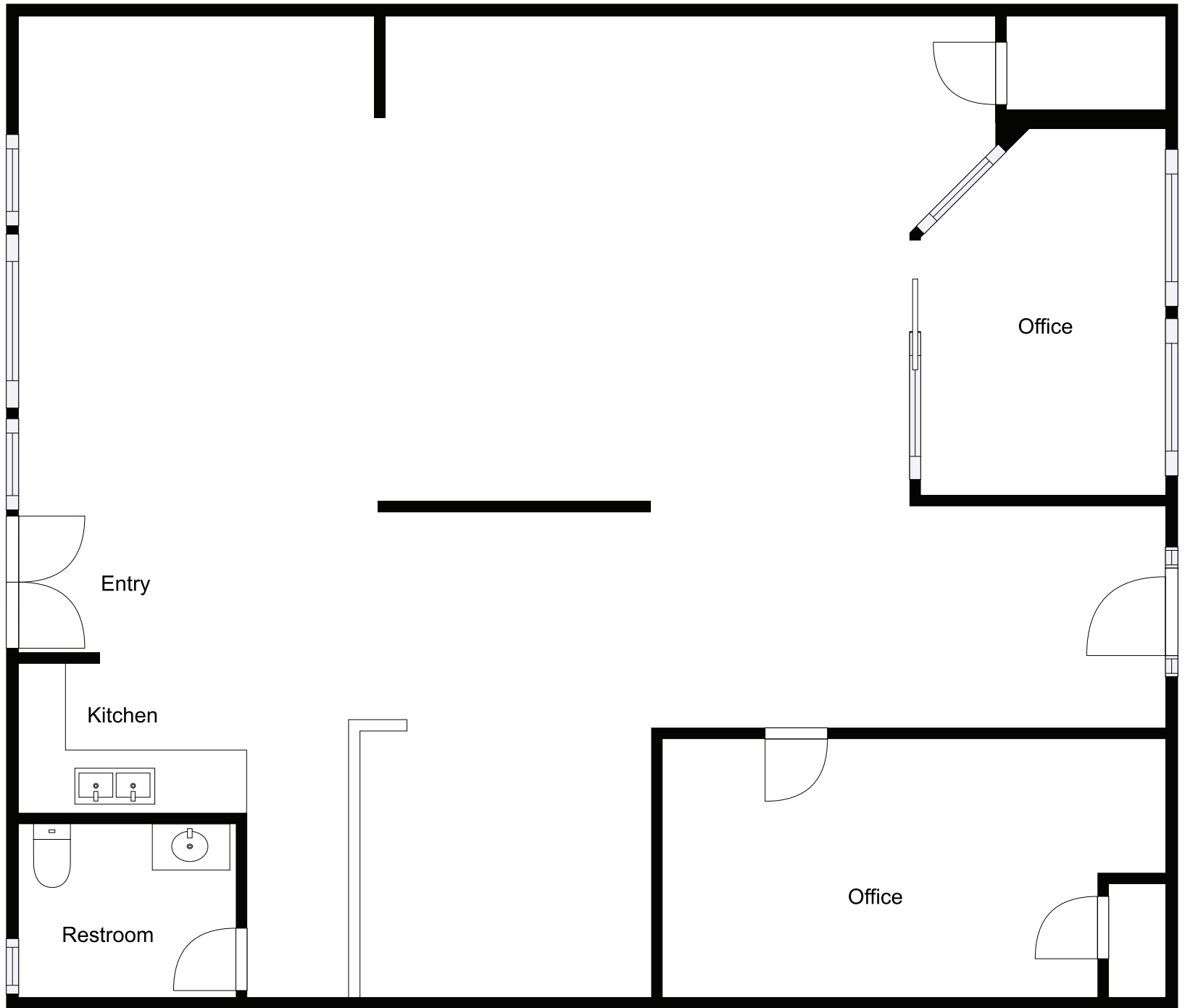
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