

FOR SALE

7,144 SF COMMERCIAL BUILDING

187 AVENIDA LA PATA, SAN CLEMENTE



FREESTANDING BUILDING FOR SALE IN SOUTH OC

ABOUT

- 7,144 sf Free Standing Building
- 6,644 sf Office Space (Office space can be transformed into an open warehouse)
- 17' Warehouse Clearance
- 1 Ground Level Loading Door
- 400 Amp Power Supply
- Open Office Area, Private Offices, Conference Room, Reception Area, Restrooms & 2 Kitchens
- Outside Patio with Ocean & Mountain Views
- The current tenant will occupy the space until the end of December 2025, with an option to extend the lease for an additional three years at the market rental rate



koinosrealestate.com

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Koinos Real Estate Group

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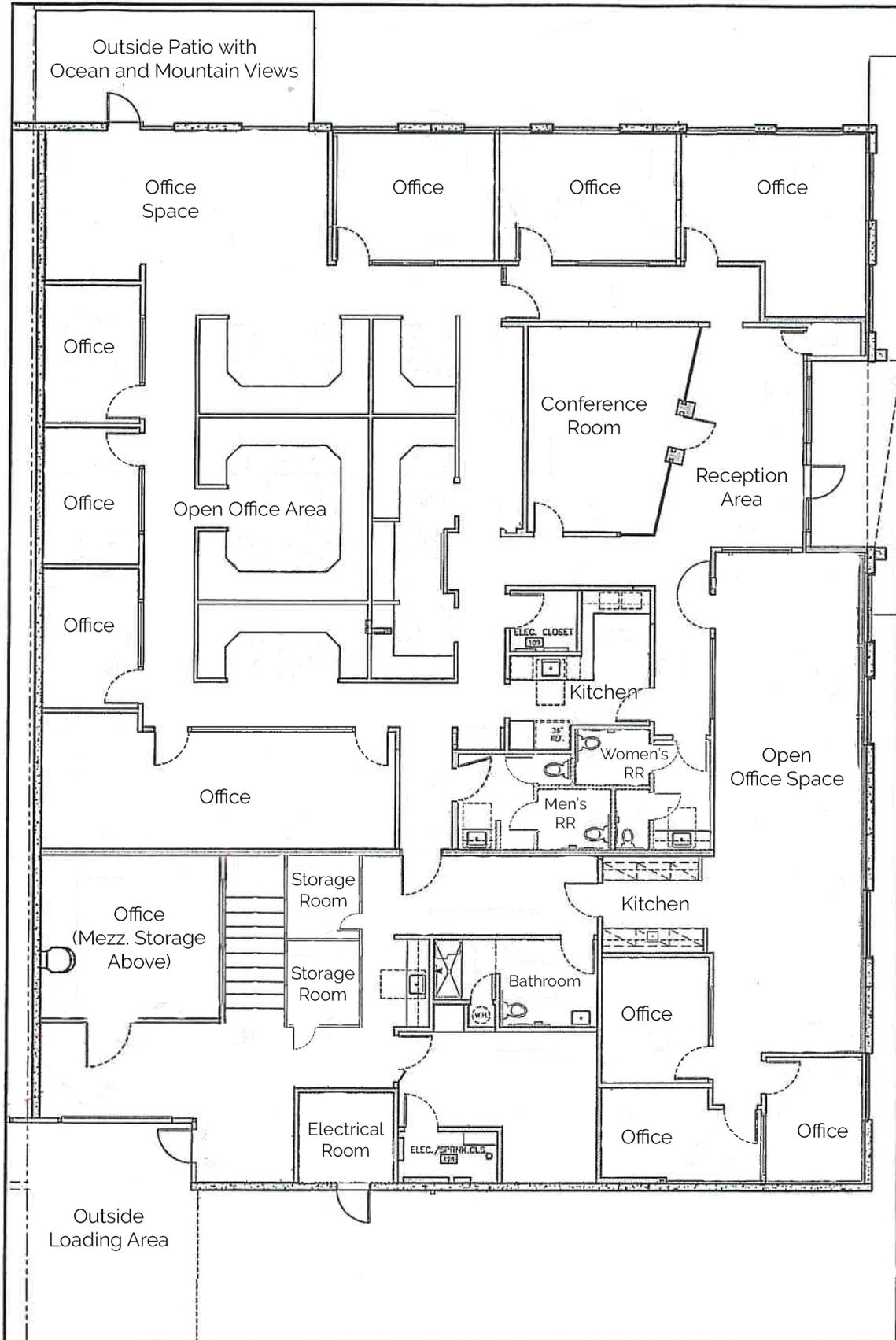
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FLOOR PLAN



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AERIAL



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