

1351 CALLE AVANZADO

SUITE 200 | SAN CLEMENTE, CA

Premier Professional Office Space
in the Heart of San Clemente



11,354 RSF
Professional Office



17 Private Offices
Plus Multiple
Support Areas



Ideal for Professional,
Counseling, Wellness
or Administrative Use



Reserved Surface
Parking Available



Elevator Served
Second Floor Suite



Stair Access
for Convenience

PROPERTY HIGHLIGHTS

- ✓ Well-designed floor plan with efficient layout
- ✓ 17 private offices and multiple meeting and breakout rooms
- ✓ Large sanctuary / training or assembly space
- ✓ Sound Room for Sanctuary
- ✓ Reception area with central lobby presence
- ✓ Men's and Women's private restrooms
- ✓ Service Area with Kitchenette
- ✓ Elevator and stair access
- ✓ Within minutes of Downtown San Clemente, the beach, and major transportation routes

IDEAL USES



Counseling / Behavioral
Health Services



Wellness / Holistic
Health Practices

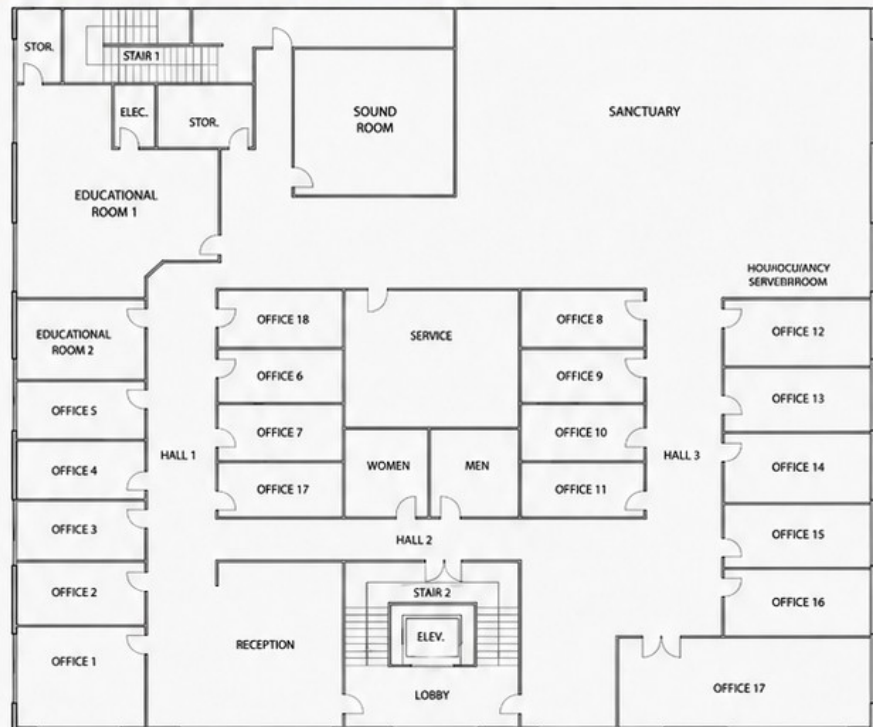


Training / Education
Organizations



Professional / Administrative
Office Users

FLOOR PLAN – SUITE 200 (11,354 RSF)



NOT TO SCALE – This floor plan is provided for general layout and conceptual reference only. It is not intended to depict exact dimensions, areas, or construction details.

RENTAL TERMS

This is a below-market sublease opportunity with rental terms intended to follow the existing Master Lease schedule. The Master Lease rent and related rental obligations will serve as the baseline for the sublease economics.

Because the space is already being offered below market, the rental rate is not intended to be negotiated downward.

Prospective sublessees should review the Master Lease terms as part of their due diligence prior to finalizing any sublease.

MPM

MINNIS PROPERTY
★ MANAGEMENT ★

YOUR COMMERCIAL PROPERTY
MANAGEMENT PARTNER

LEASING CONTACT

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SUBLEASE IS SUBJECT TO MASTER LEASE TERMS

- Sublessee must be approved by Landlord
- No daycare use permitted
- Weekday music restrictions apply per Master Lease
- All terms, conditions, restrictions, and obligations of the Master Lease apply