

FOR LEASE

1305-1310 UNION PLAZA COURT | OCEANSIDE, CA



North County Coastal Location

Excellent Accessibility Via I-5 & Highway 78

Walking Distance to Numerous Retail Amenities

Located a Few Blocks from the Sprinter Station

Extensive Glass Line Walls in all Suites

On-Site Security

Turn-Key Suites Available

All Rates Quoted Include Utilities & Janitorial



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JOSEPH GARRIE | 760.492.0602

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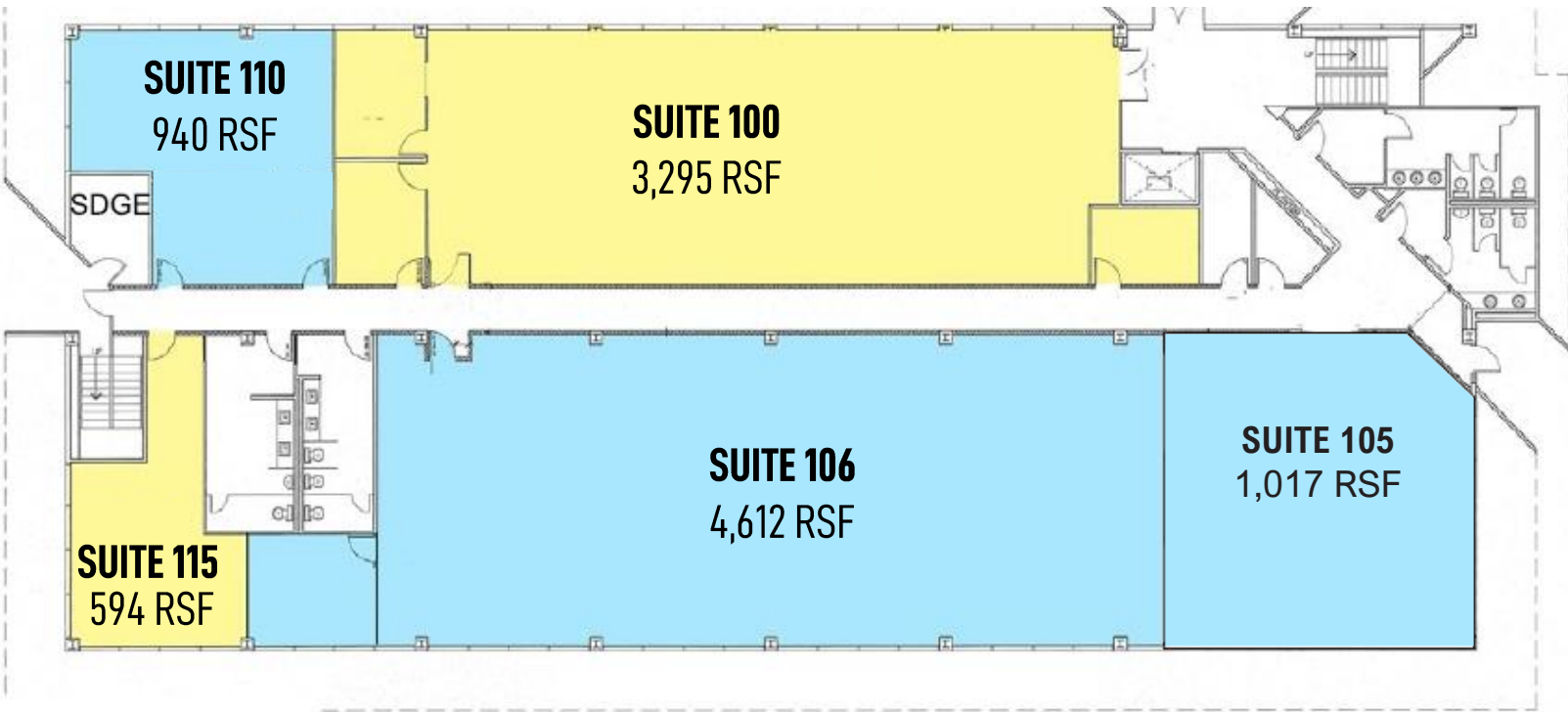
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BLDG 1305 - FIRST FLOOR



SUITE	SF	RENTAL RATE	LEASE TYPE
100	4,829	\$18.60 / SF / YR	FSG
105	1,017	\$18.60 / SF / YR	FSG
106	4,612	\$18.60 / SF / YR	FSG
105/106	5,629	\$18.60 / SF / YR	FSG
110	940	\$18.60 / SF / YR	FSG
115	594	\$18.60 / SF / YR	FSG



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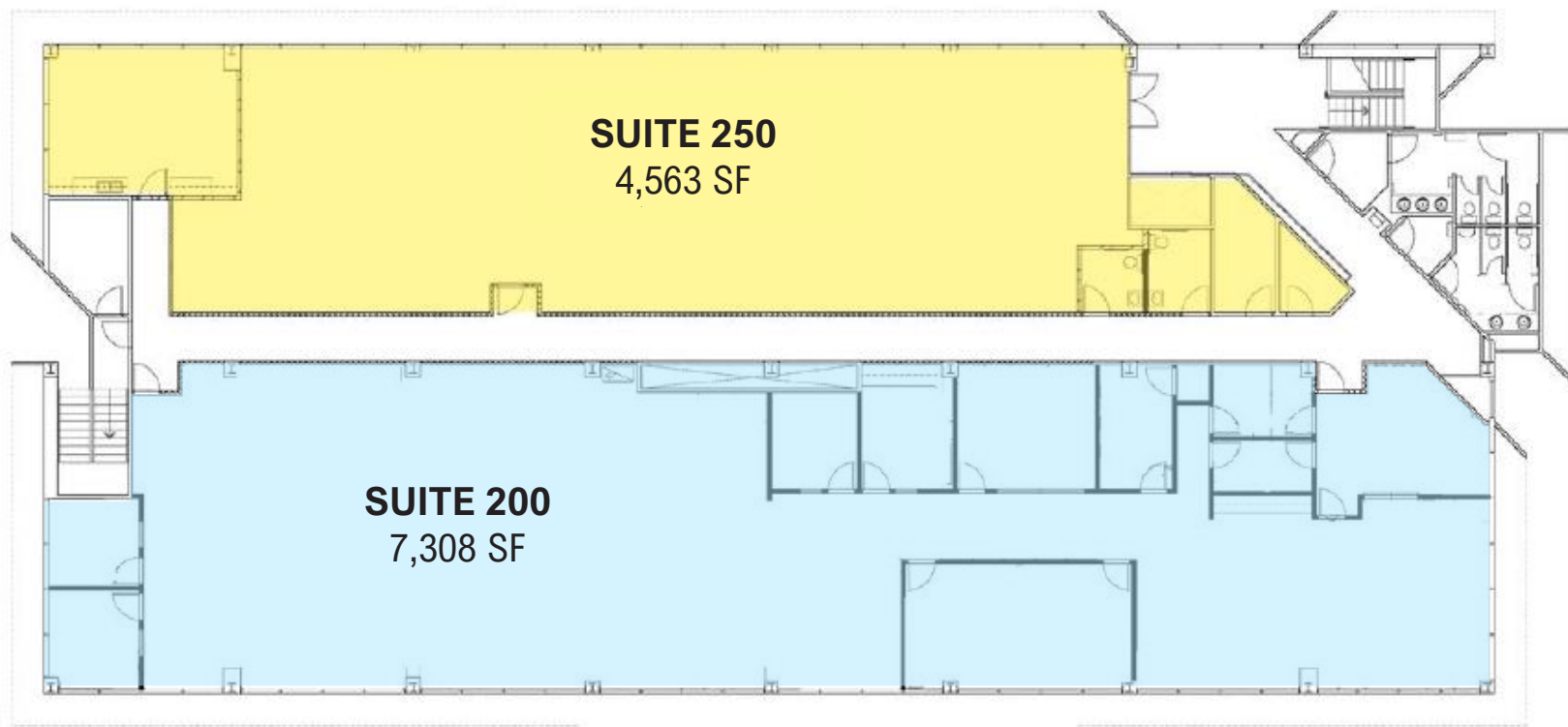
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BLDG 1305 - SECOND FLOOR



SUITE	SF	RENTAL RATE	LEASE TYPE
200	7,308	\$18.60 / SF / YR	FSG
250	4,563	\$18.60 / SF / YR	FSG



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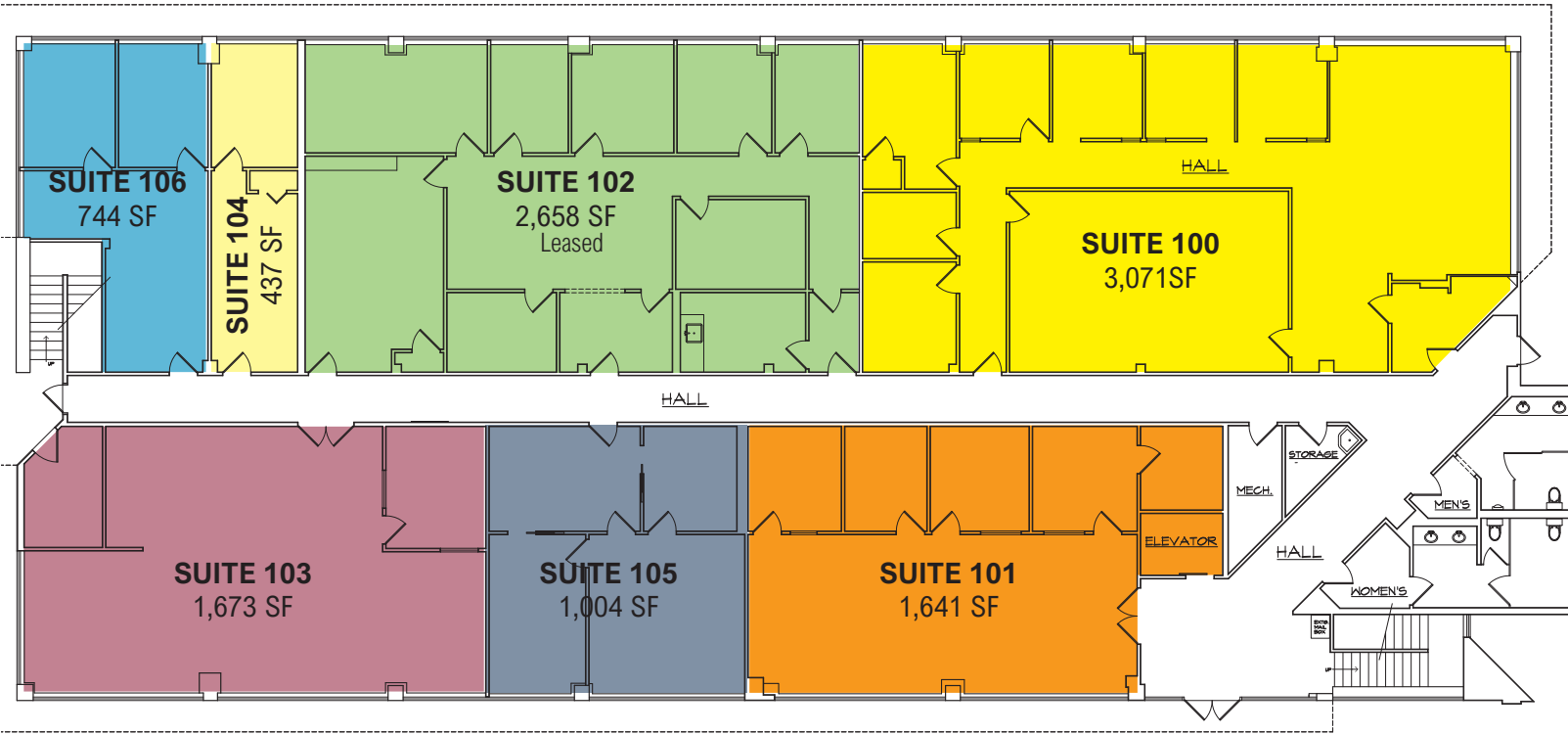
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BLDG 1310 - 1ST FLOOR



SUITE	SF	RENTAL RATE	LEASE TYPE
100	3,071	\$18.60 / SF / YR	FSG
101	1,641	\$18.60 / SF / YR	FSG
103	1,673	\$18.60 / SF / YR	FSG
105	1,004	\$18.60 / SF / YR	FSG
106	744	\$18.60 / SF / YR	FSG



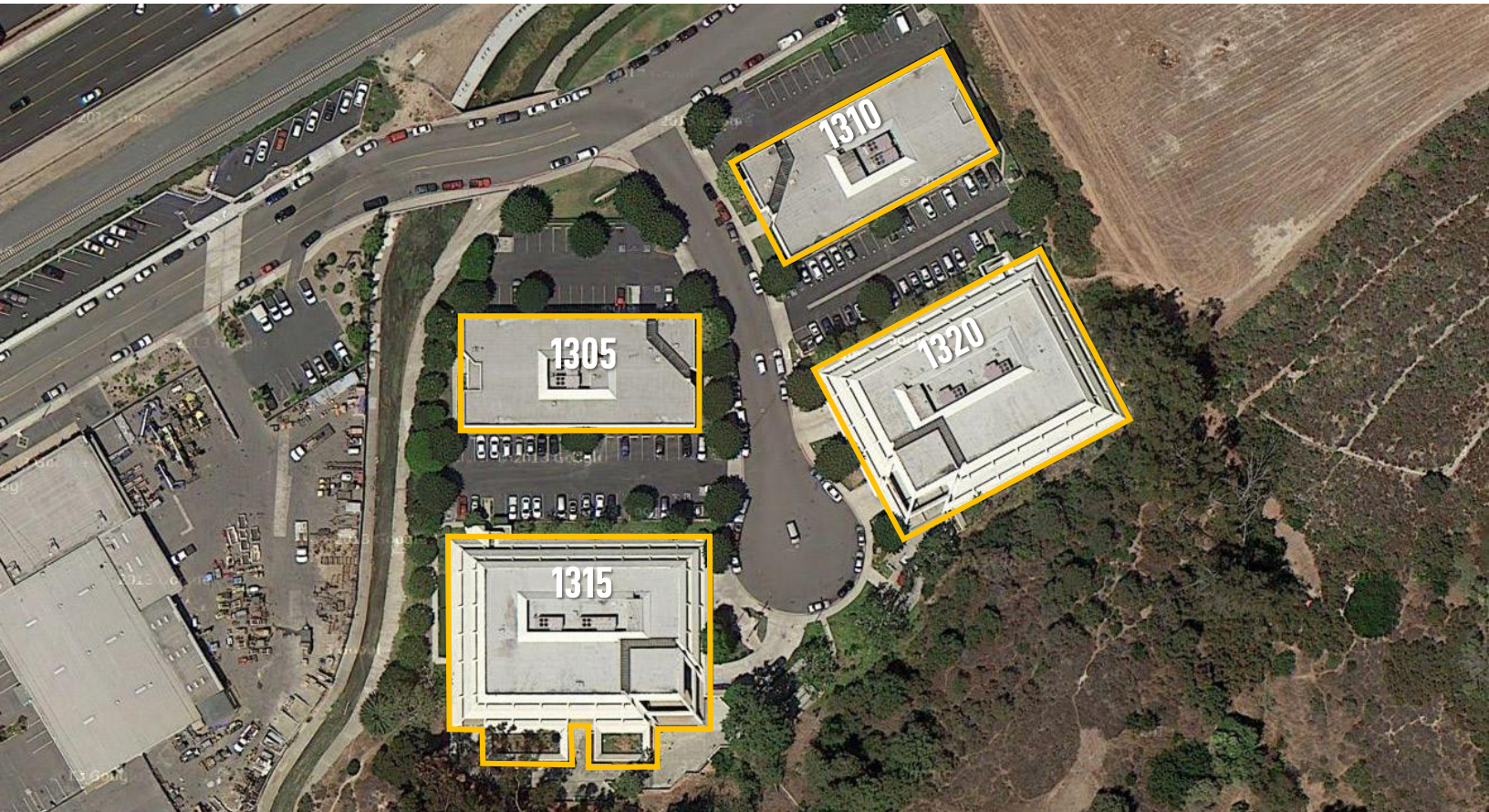
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PROPERTY SUMMARY

Oceanside Office Park is a \pm 93,552 SF four-building class B office complex located at 1305 – 1320 Union Plaza Court in Oceanside, CA. The property is currently 74% leased to a variety of governmental agency and professional service companies with various divisions of the County of San Diego occupying 68,216 SF (61% of the project).

The buildings vary with the two larger buildings featuring a pyramid-shaped architectural design, two-story atrium entries and single-level under-building parking garages. The two larger buildings are currently leased as single tenant buildings to two different divisions of the County of San Diego.

The other two buildings are slightly smaller in size and have multi-tenant configurations ranging from just over 400 square feet to a potential full floor layout of approximately 10,000 square feet. Situated on approximately six acres of total land, each office building is located on a separate legal parcel.

The buildings include 279 private parking spaces with substantial public and off street parking available adjacent to the property. The property offers great regional access via Interstate 5 and California Highway 78, located within minutes of the subject property.



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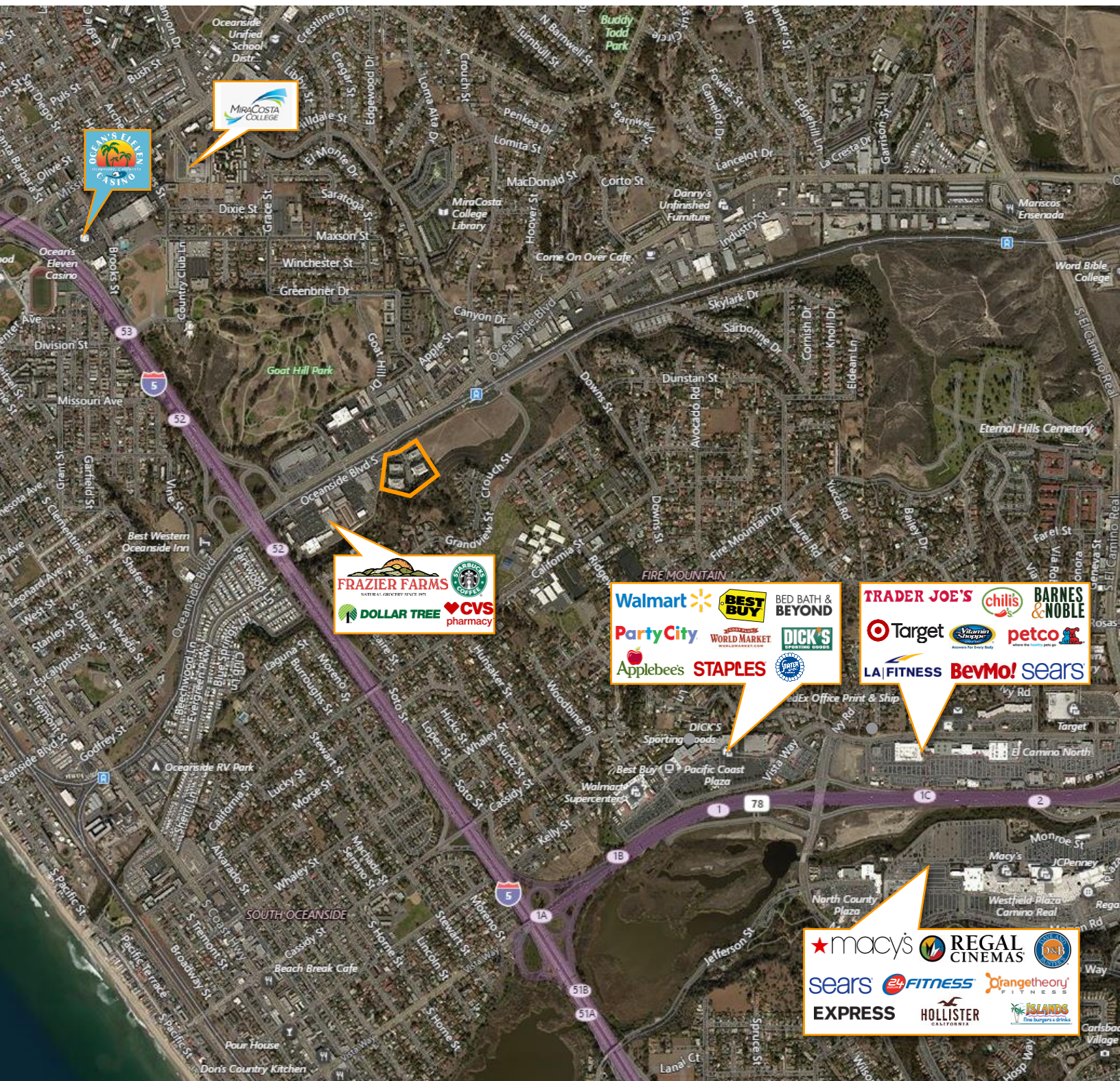
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