

OCEAN
COLLECTION

Creative Office For Lease

HOLY CROSS
EPISCOPAL CHURCH

2510-2556 GATEWAY ROAD

the OCEAN
COLLECTION



Professionally Managed by Greene Properties, Inc.



Greene Properties, Inc.

CBRE



PROJECT FEATURES

Contemporary urban look with open ceilings, unfinished masonry block walls and aluminum decorative store front doors

Located within the highly amenitized Bressi Ranch area

Walking distance to retail amenities

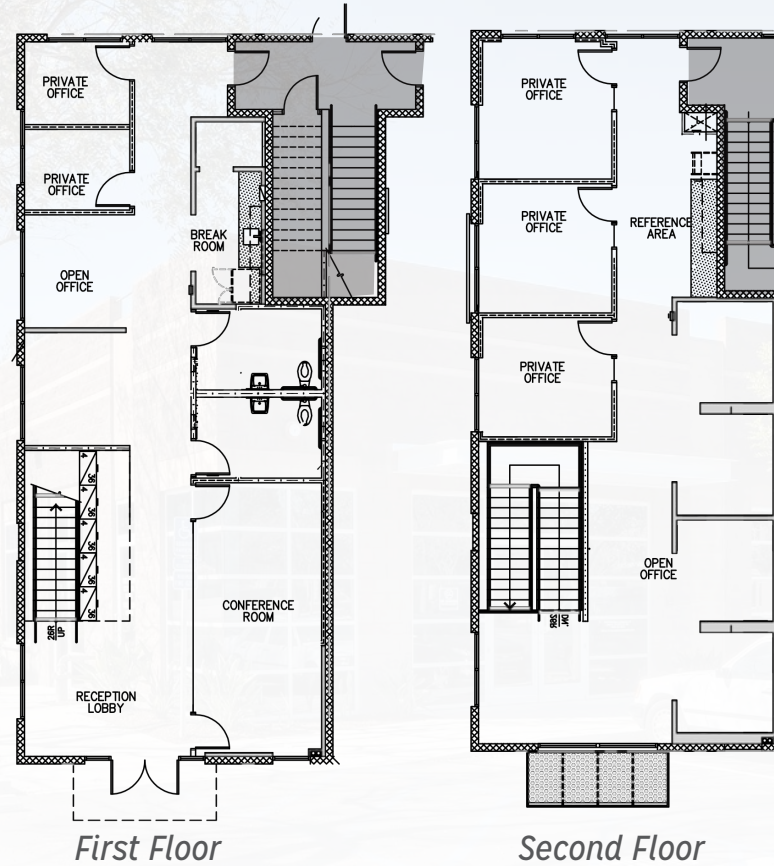
Building signage for each suite

**Lease Rate: \$1.90/SF NNN
(NNN fees estimated to be \$0.41/SF)**



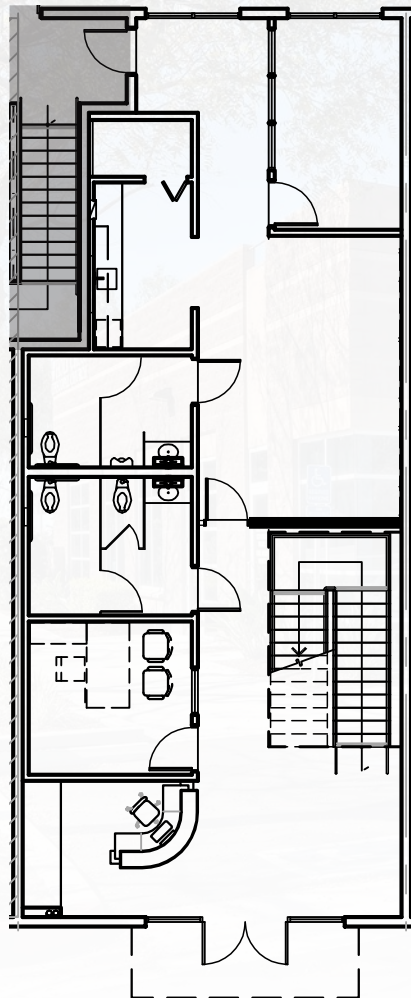
2540 GATEWAY

- > 3,586 SF
- > Two-story loft that features a reception area, conference room, private restrooms, a break room, 5 private offices and open office area
- > Available Now

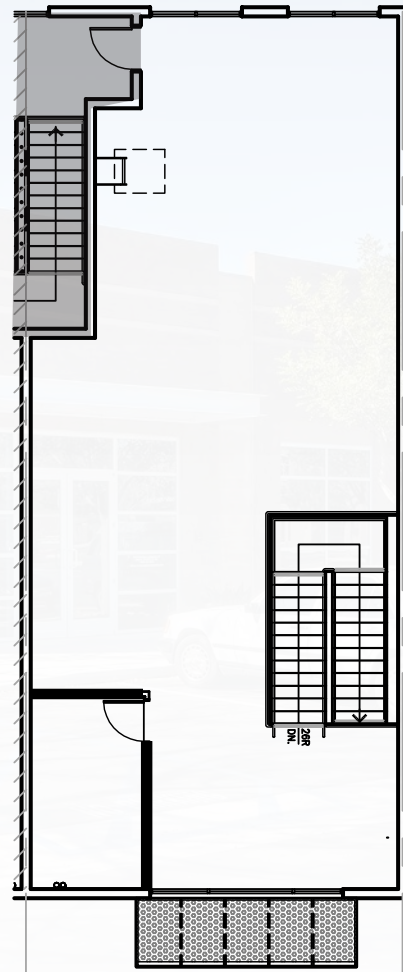


2542 GATEWAY

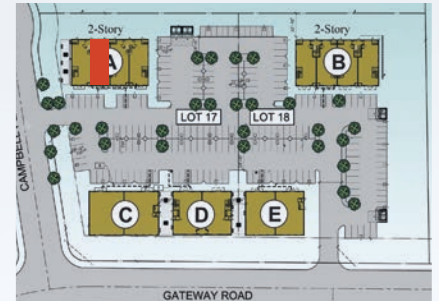
- > 3,578 SF | For Sale or Lease
- > Sale Price: \$450/SF
- > Available Now. Contiguous with 2544 for a total of 7,120 SF.



First Floor

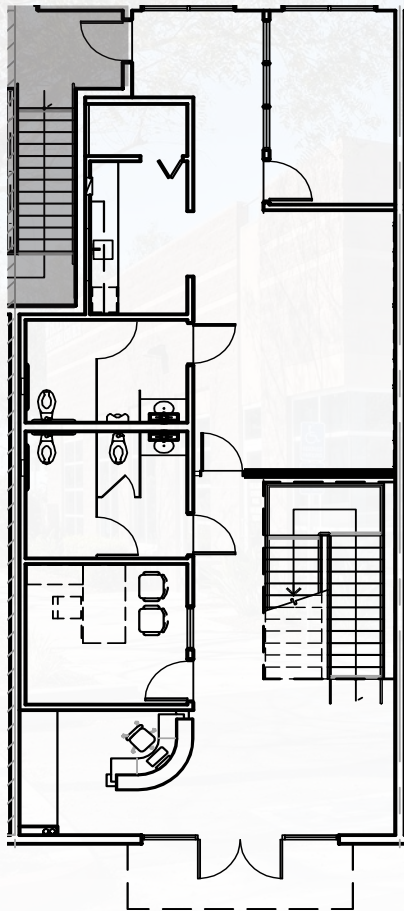


Second Floor

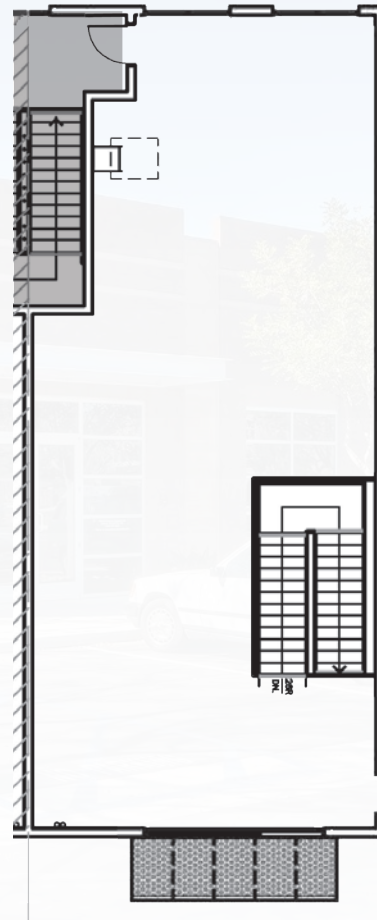


2544 GATEWAY

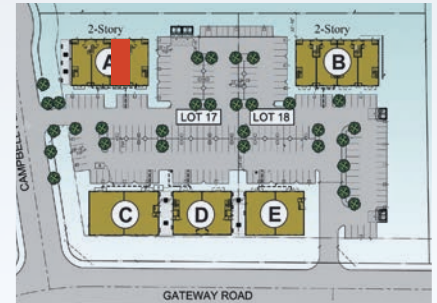
- > 3,542 SF | For Sale or Lease
- > Sale Price: \$450/SF
- > Available Now. Contiguous with 2542 for a total of 7,120 SF.



First Floor

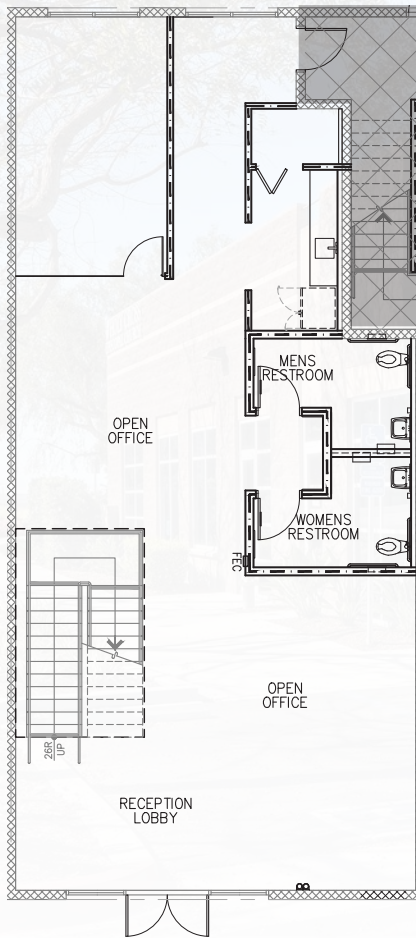


Second Floor

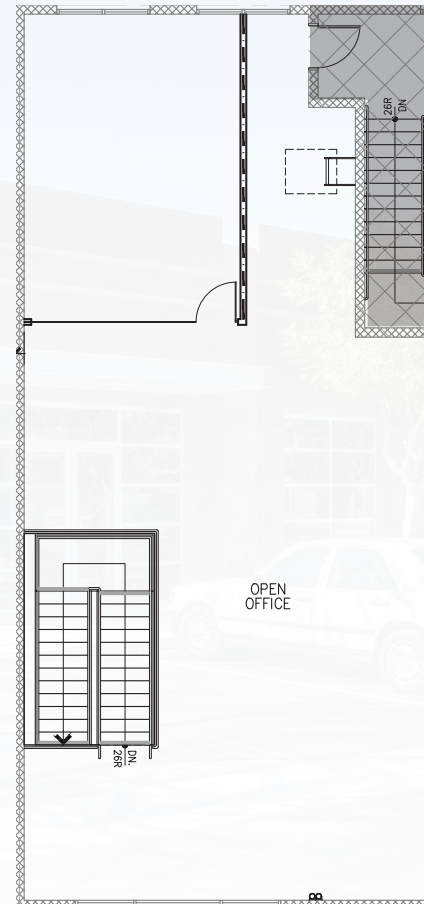


2554 GATEWAY

- > 3,844 SF
- > Unique two-story loft style creative office space
- > Available Now



First Floor



Second Floor



LOCAL AMENITIES



Palomar Airport

El Camino Real

Palomar Airport Rd

Lowe's
Home Improvement Warehouse




Tri-City Medical Center
ADVANCED HEALTH CARE...FOR YOU



The Square at Bressi Ranch



OCEAN
COLLECTION

El Fuerte St

Bressi Ranch Retail Center





**FOR MORE
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