

FOR LEASE

3,508 Square Feet

# Research & Development / Flex Suite



1850 Diamond Street, Suite 101, San Marcos, CA 92078

## Property Features:

- Newer high-profile building on corner location
- Approx. 2,858 sq. ft. professional office space
- Approx. 650 sq. ft. of warehouse
- Fire sprinklers throughout
- 24' clear height warehouse with 12' x 12' grade level truck door
- Complete kitchen includes dishwasher, refrigerator and granite countertops and natural maple cabinets
- Two decorator bathrooms with tumbled travertine, One Shower
- 200 amps of 208 volt / 3 phase power
- Two 5 ton gas pack HVAC units
- Extensive glass line with second floor mezzanine offices
- Generous parking front and rear on concrete driveways
- \$.12 CAMs



Thomas Guide Page 1128, B-5

**\$1.29 /Mod. Gross**

For more information on this property, your current property, or your future location, please contact:

**Kenneth Dubs, Jr.**

Lic#01277355

[kdjr@dubsandcompany.com](mailto:kdjr@dubsandcompany.com)

Office (760) 591-4100 Fax (760) 591-4102

1850 Diamond Street, Suite 103, San Marcos, California 92078



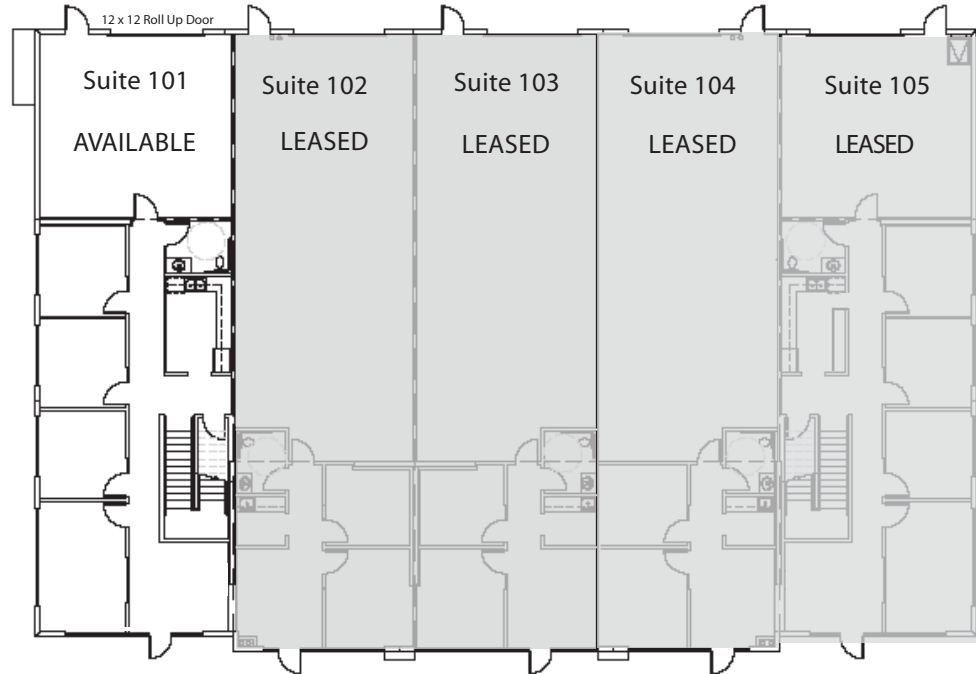
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## 1850 Diamond Street, Suite 101, San Marcos, CA 92078

First Floor



Mezzanine



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