

RANCHO SANTA FE BUSINESS PARK

1782 La Costa Meadows Drive, Suite 100, San Marcos, CA 92078

± 2,943 Square Feet

\$1.45/sf

+.12/sf CAM



Property Features:

- ± 2,943 SF of Freshly Updated Creative Office/Flex Space with Exposed Ductwork and Polished Concrete Floors
- 100% HVAC Climate Control
- Extensive Glass-Line Offices with Kitchen Area
- Parking Ratio: 3/1,000
- Grade Level Loading Truck Door with Glass Panels
- Excellent Visibility and Parking
- Central Location in La Costa Meadows Business Park
- Great Accessibility to Rancho Santa Fe Rd., Melrose Dr., I-5, I-15, and Highway 78
- Easy Access and Truck Circulation
- 120/208 Volt 3 Phase Power
- 20 Foot Warehouse Ceiling Height
- \$.12 CAMs
- Vacant Suites Available to Show with JX-130 LokBox

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

Kenneth Dubs, Jr. CalBRE# 01277355
kdjr@dubsandcompany.com

Vince Console CalBRE# 01900022
vince@dubsandcompany.com

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

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

CalBRE# 01385958

The information contained herein is deemed reliable, however no representations, warranties, or guaranties of any kind are made by Dubs and Company, Inc.



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- HVAC WAREHOUSE WITH 20' CEILING HEIGHT
- GIANT CEILING FANS
- 10' X 12' GLASS PANNEL ROLLUP TRUCK DOOR
- POLISHED CONCRETE FLOORS

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- OPEN CONFIGURATION WITH CREATIVE IMPROVEMENTS
- GLASS WALL AND DOOR FOR ABUNDANT NATURAL LIGHT
- INSULATED WAREHOUSE CEILING HELPS REGULATE TEMPERATURE
- GREAT FLEXIBILITY TO ACCOMMODATE MULTIPLE USE TYPES

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SECOND FLOOR:

- OPEN CONFIGURATION
- LED LIGHTING
- EXPOSED RIGID DUCTWORK
- CONVENIENT UPSTAIRS RESTROOM

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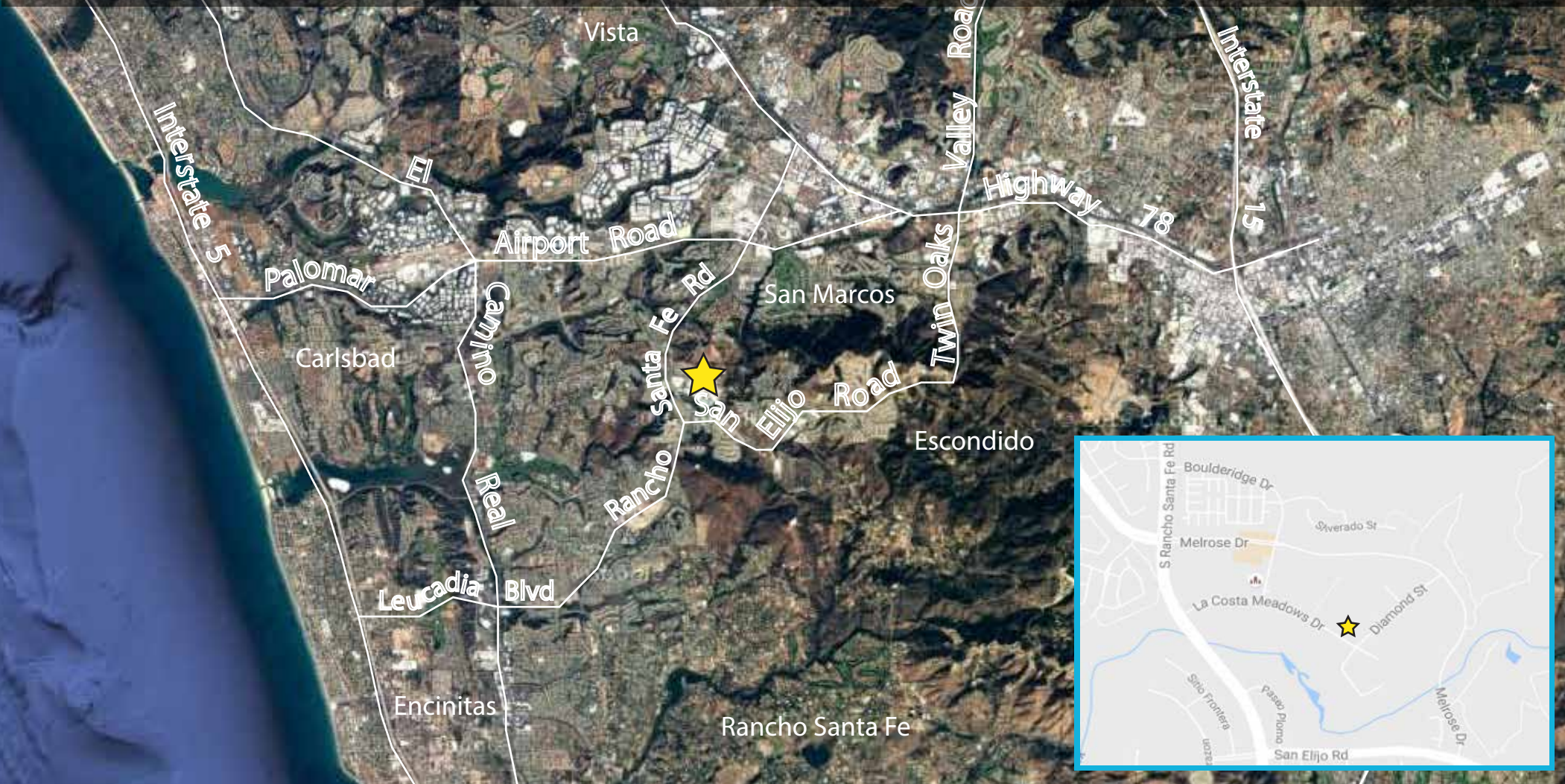
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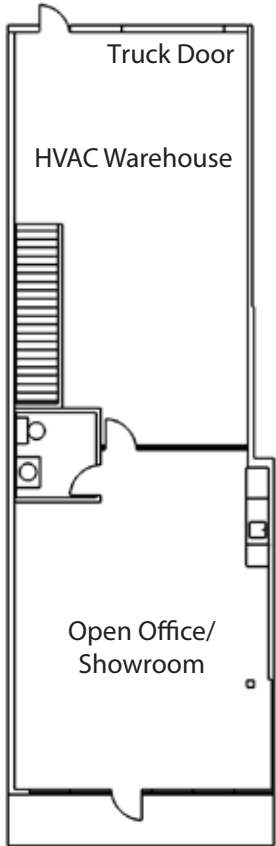
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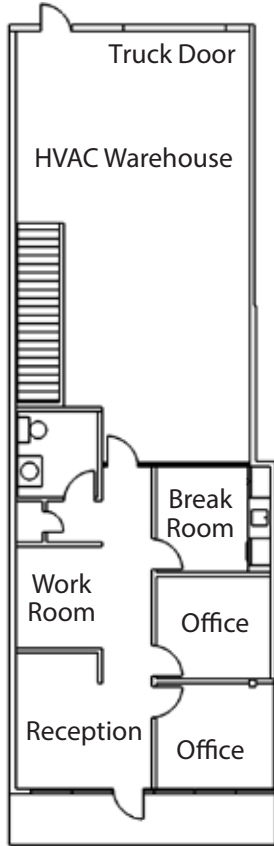
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FIRST FLOOR

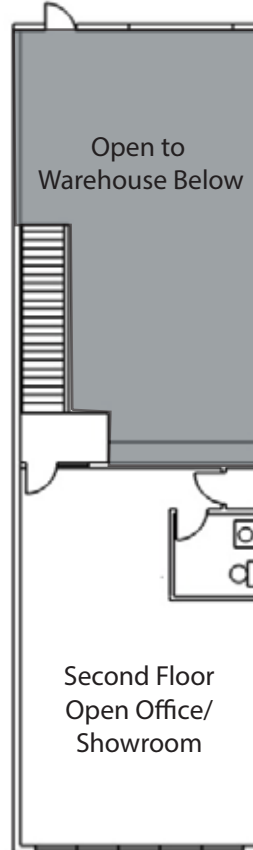
SECOND FLOOR



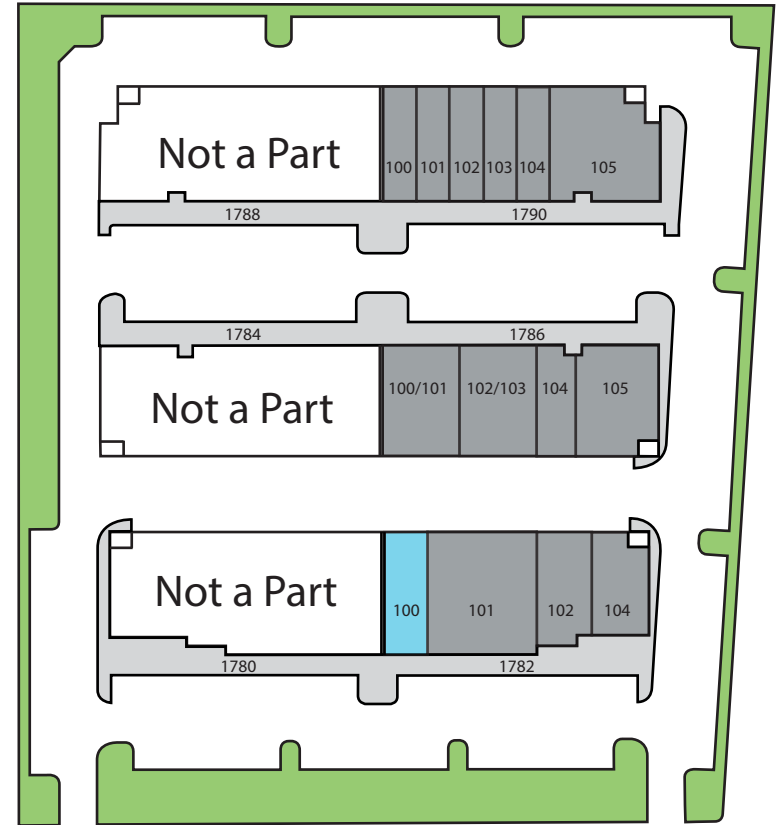
Current Open Creative Office Layout



Potential Private Office Layout



Current Second Floor Open Creative Office Layout



La Costa Meadows Drive

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