

3921

oceanic way, suite 802

oceanside, ca 92056

Unique High End Oceanside Flex Space

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No warranty or representation is made to the accuracy of the foregoing information. Terms of sale or lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.



project highlights

Corporate Identity

- Impressive corporate image
- Located amongst high-end companies
- Mixture of flex & light industrial uses

Master Planned Business Park:

- Located within the Oceanic Business Park
- 8 Freestanding condo buildings totaling 120,000 SF
- Modern 2005 Hamann Companies architecture & construction

Location:

- Central Oceanside location
- Within minutes of Oceanside Blvd, I-5, Hwy-78, Hwy-76
- Strong nearby employment base

Amenities:

- Excellent parking: 3 spaces/1,000 SF
- Proximity to restaurants & retail
- Mixture of grade level & dock doors

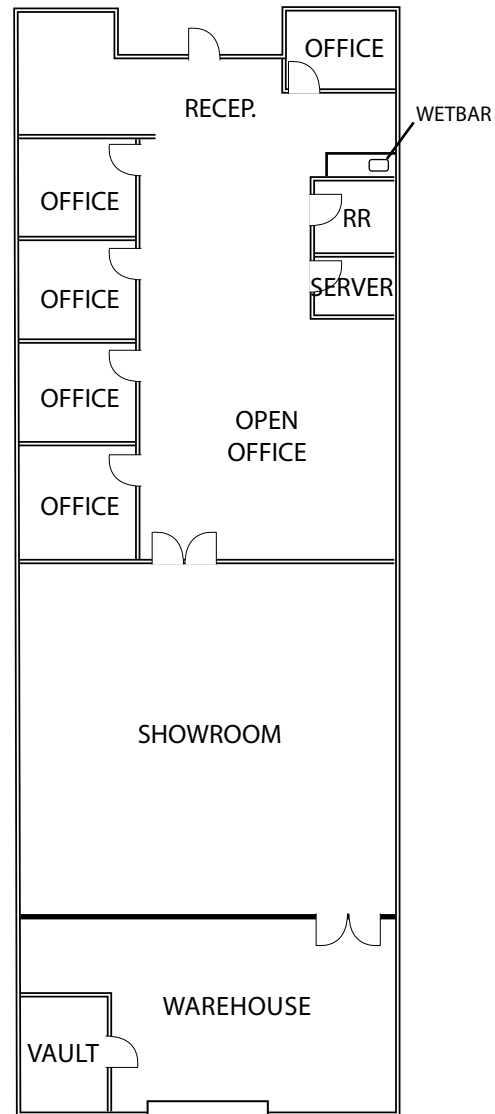


premises overview

ADDRESS:	3921 Oceanic Way, Suite 802
BUSINESS PARK:	Oceanic Business Park
SUBMARKET:	Oceanside
RENTABLE SQUARE FEET:	4,227 Square Feet
# OF FLOORS:	All Ground Floor SF
% IMPROVED:	90% Improved
YEAR BUILT:	2005
ZONING:	IL – Light Industrial
LOADING:	One 12' x 12' Grade Level Door
PARKING RATIO:	2.64/1,000 SF
CLEAR HEIGHT:	22'
RESTROOMS:	One (1) ADA Compliant Restroom
LEASE RATE:	\$0.85/SF NNN with NNN's estimated to be \$0.34/SF
AVAILABILITY:	June 1, 2017



floor plan



FLOOR PLAN FEATURES

Approximate: 4,227 Rentable Square Feet

Approx. 2,100 SF of office with reception, conference room, 5 private offices, open bullpen, server room & restroom.

Approx. 1,500 SF climate controlled showroom/R&D area with 18' to 20' ceilings

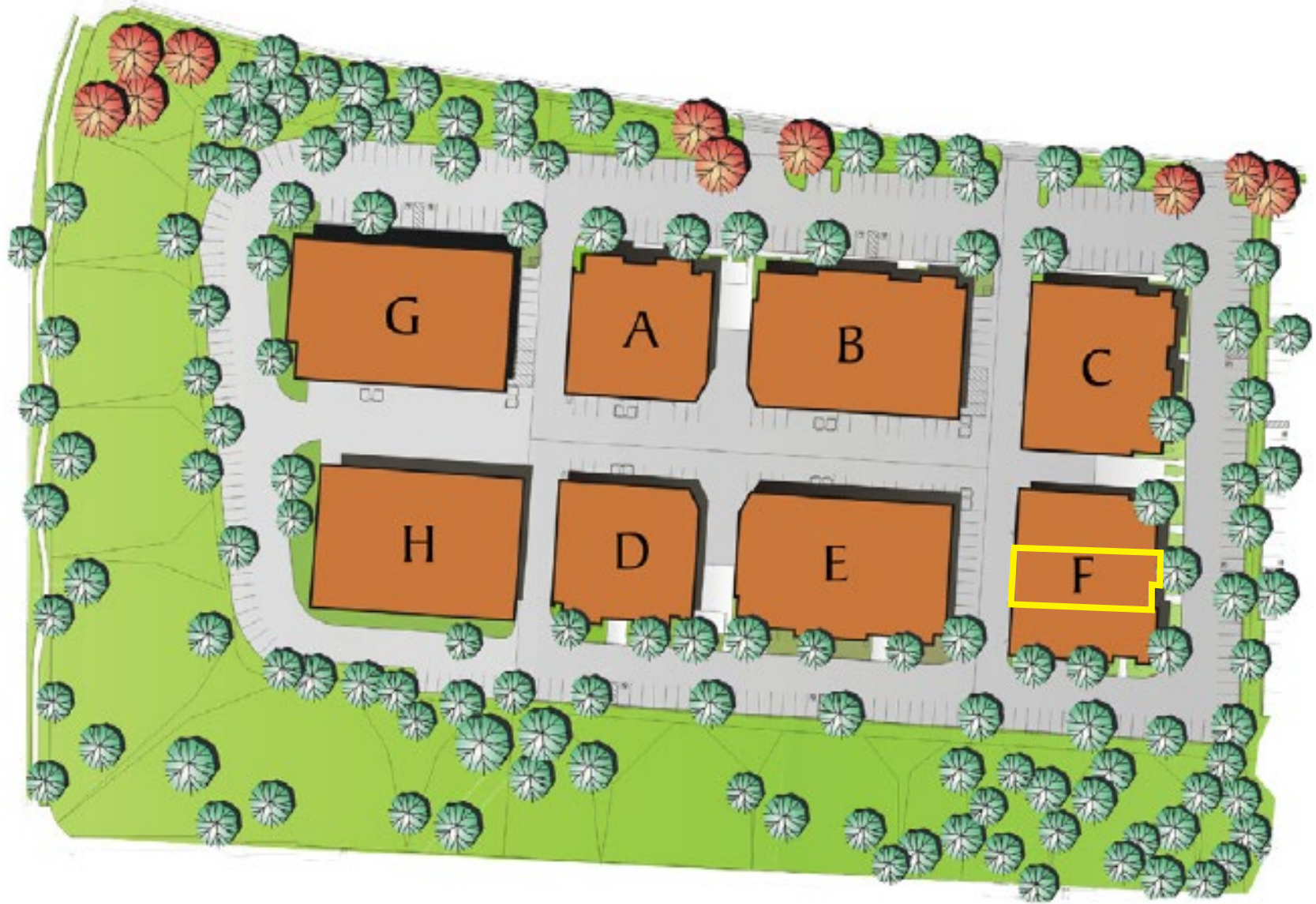
Approx. 627 square feet warehouse space

Power: 400 Amps 120/208 V

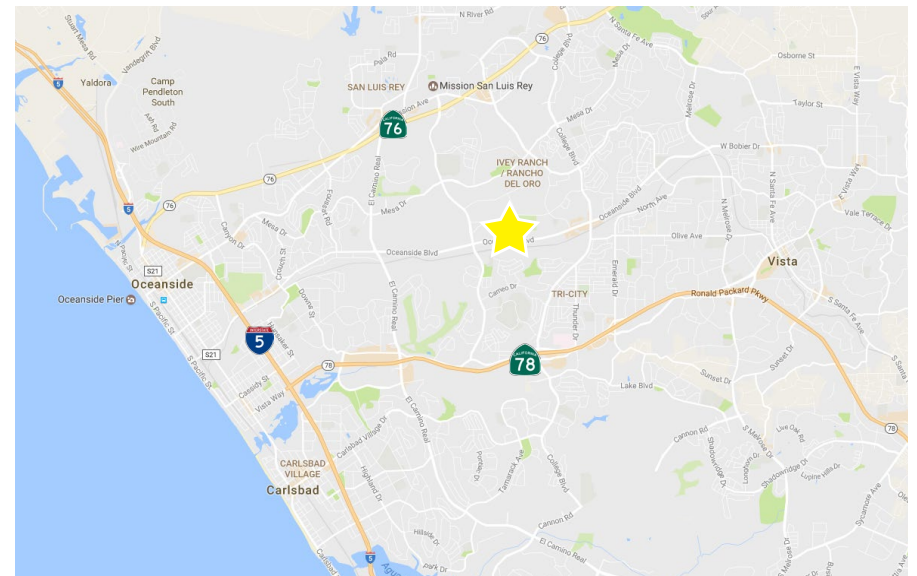
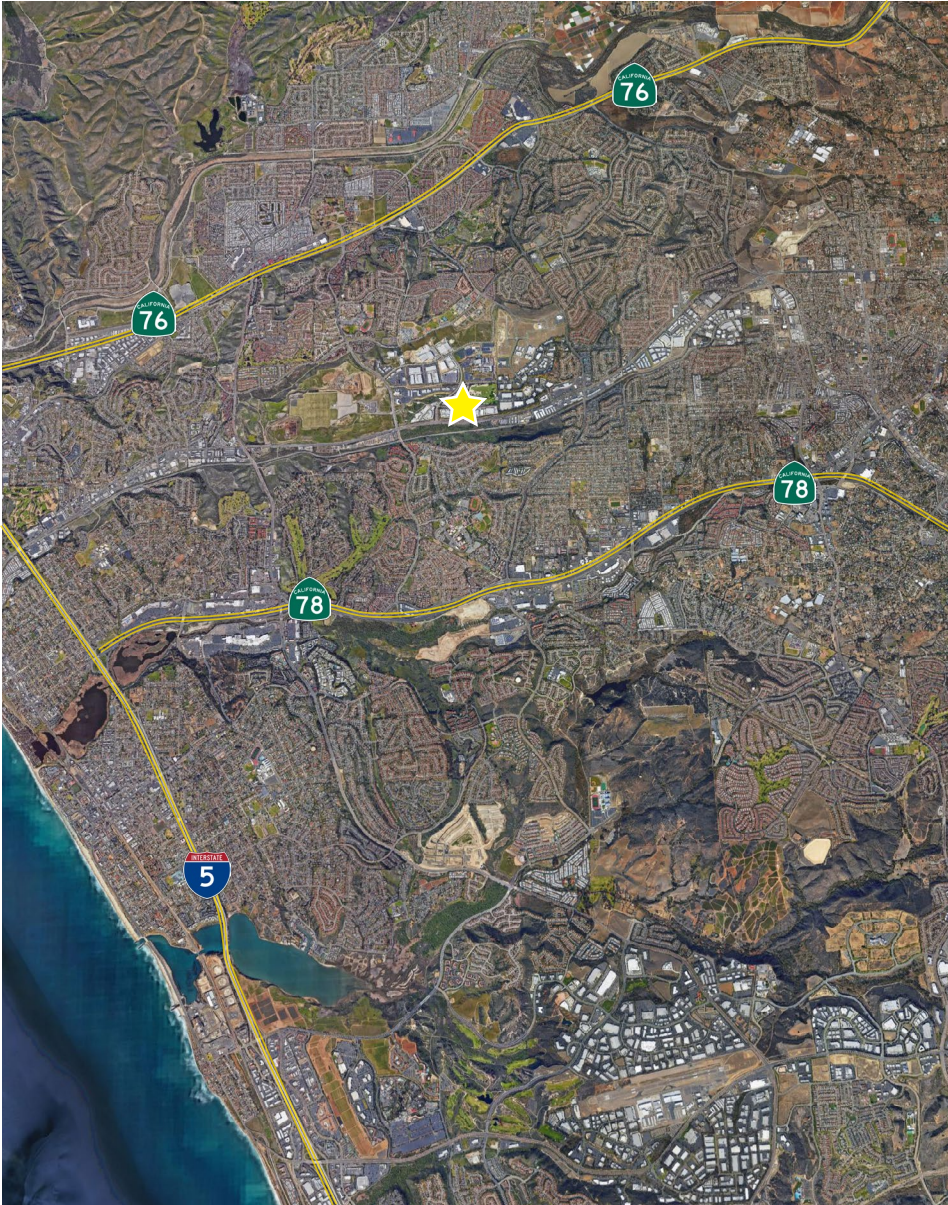
One (1) Grade Level Loading Door



site plan



location overview



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COMMERCIAL REAL ESTATE SERVICES

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