

FOR LEASE | 12,733 SF FLEX / INDUSTRIAL SUITE



SEAGATE WAY
3528
SUITE 100
oceanside, ca 92056

LA LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

WR WILLIAMS ROTH GROUP
COMMERCIAL REAL ESTATE SERVICES
OUR KNOWLEDGE IS YOUR ADVANTAGE

PROPERTY FEATURES

Total Building Size:	12,733 SF
Office %:	35%
Business Park	Seagate Corporate Center
Loading:	1 Grade Level Door 1 Dock High Door
Parking	3.00/1,000 SF
Power:	800 amps, 120/208V, 3-P
Clear Height:	24'
Sprinklers:	0.33gpm/3,000 SF
Year Built:	2007
Zoning:	PD-1 (IL)

LEASE RATE: \$1.15 NNN
NNN's : \$0.37/SF



SITE PLAN

SUITE 100

HIGHLIGHTS



SEAGATE CORPORATE CENTER



NEAR RETAIL & AMENITIES



PRIVATE OWNERSHIP



CORPORATE IMAGE



SPRINKLERED



HIGH CLEAR HEIGHT

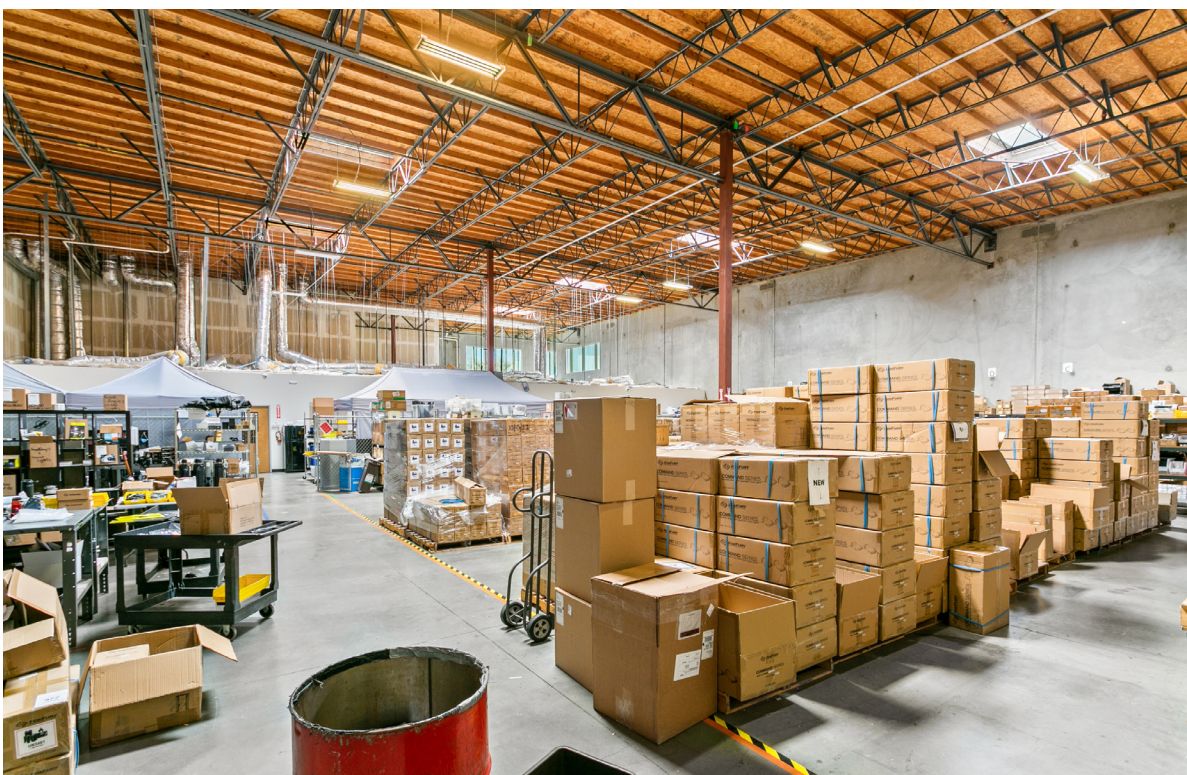
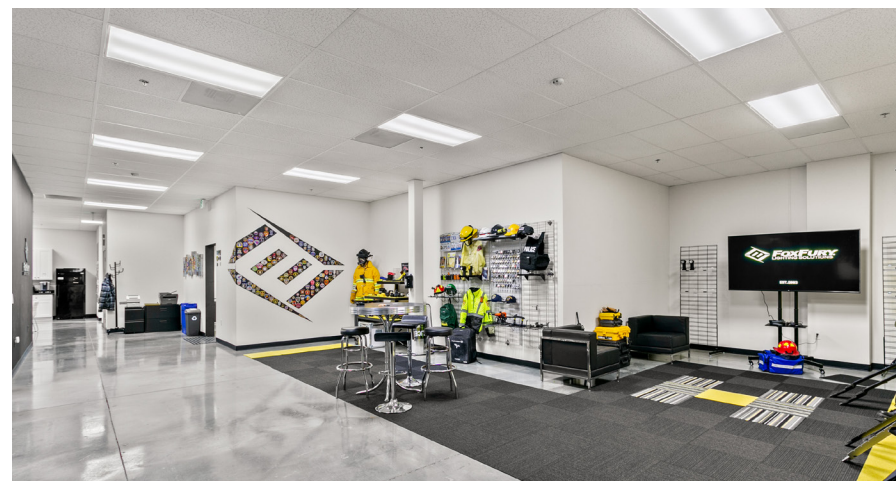


DRIVE AROUND ACCESS

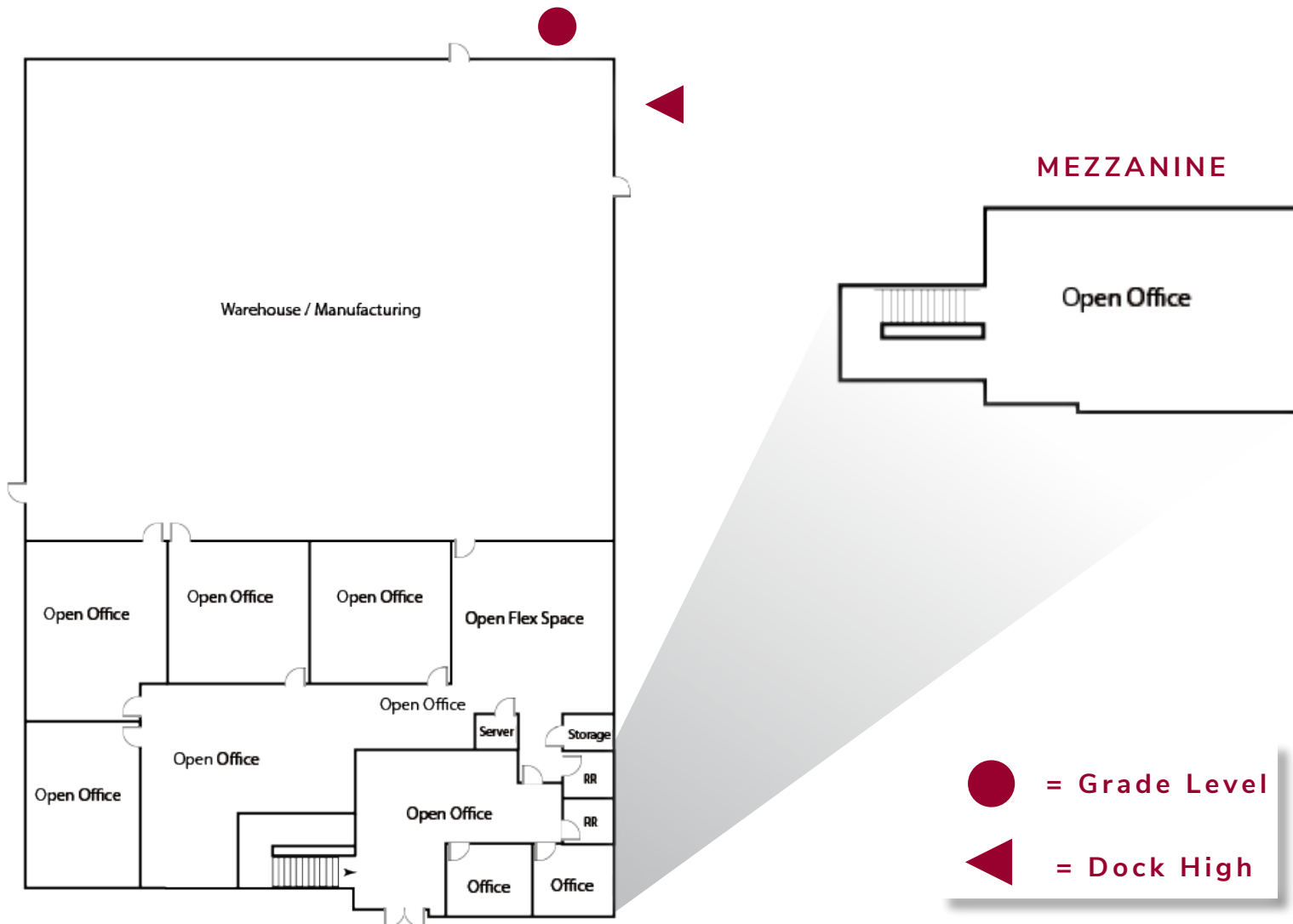


EXCELLENT PARKING





FLOOR PLAN



CORPORATE NEIGHBORS & NEARBY AMENITIES/RETAIL



corporate neighbors



amenities

- 1 Oceanside Sports Complex
- 2 El Corazon Aquatic Center Site
- 3 Residence Inn by Marriott
- 4 Sprinter Station at Rancho Del Oro
- 5 Courtyard by Marriott

retail

Plaza Rancho Del Oro



Del Oro Marketplace



Rancho Del Oro Gateway



Oceanside

Centrally located in the heart of the beautiful Southern California coastline, Oceanside, California is among the region's best places to escape the hustle and bustle of the crowded cities.

Considered the gateway city between metropolitan San Diego and Los Angeles, Oceanside's near-perfect climate invites visitors to revel and relax at the 3.5 miles of white sandy beaches Oceanside offers.

median
household
income

\$72,697

population

176,950

businesses

6,198

30 city parks

3.5 miles of
public beaches

1,954 foot-long
pier

1,000 slip public
marina

oceanside's local industries

life science

medtech

pharma

tourism

advanced manufacturing

military

sports & active

lifestyles

LOCATION MAP



3528 SEAGATE WAY

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