

**FOR
LEASE**

BEST IN CLASS CREATIVE OFFICE & MEDICAL SUITES

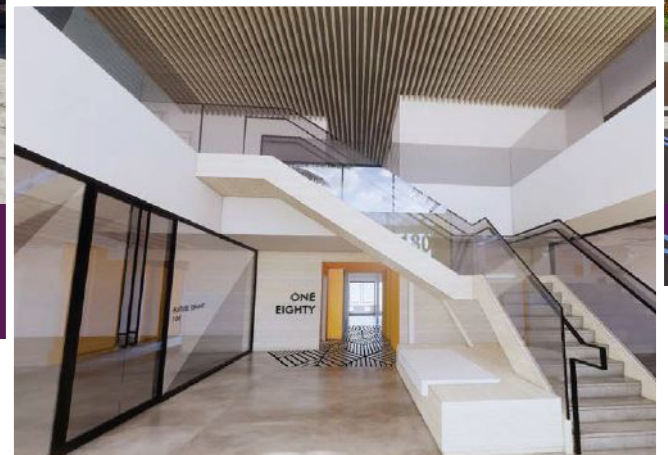
ARRIVING IN SAN CLEMENTE!



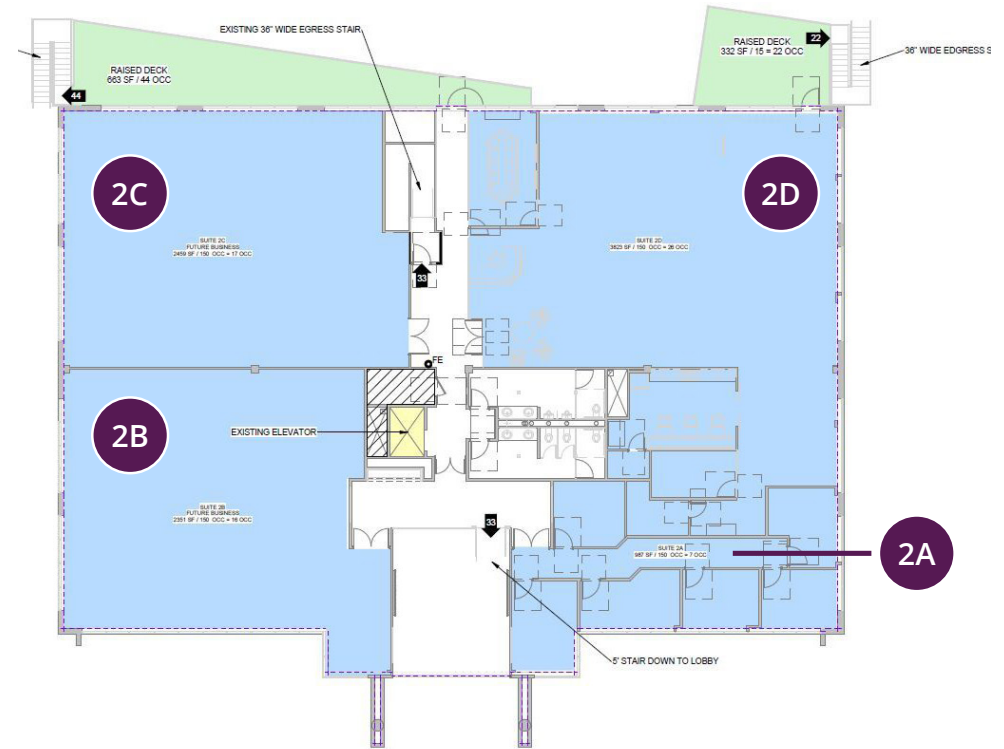
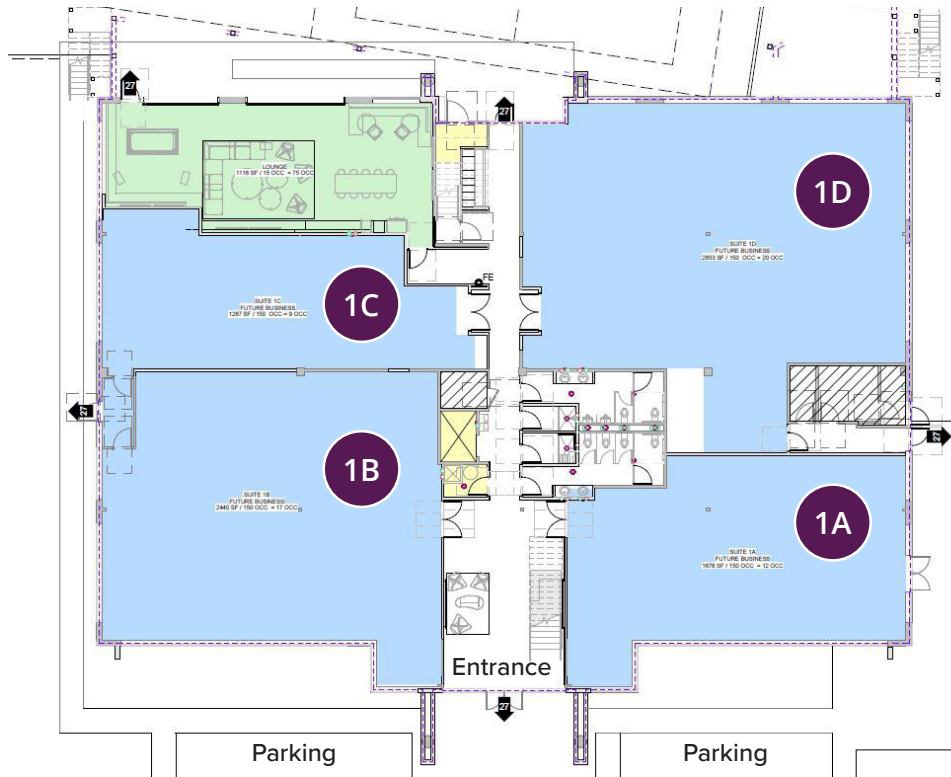
180 Avenida La Pata, San Clemente

PROPERTY HIGHLIGHTS

- Creative office & medical suites (1,314 - 9,366 sf)
- Executive suites also available
- All new and highly upgraded interiors
- Common area, tenant sports lounge, sand volleyball court, putting area & chipping green
- Amazing golf course & ocean views
- Located close to I5-Freeway
- Walking distance to 24 Hour Fitness and various dining & shopping amenities
- Immediate access to hiking and mountain biking trails



180 Avenida La Pata Availabilities



FIRST FLOOR		
SUITE	SIZE IN SF	LEASE RATE/SF
1A	1,669	\$3.40 FSG
1B	2,440	\$3.30 FSG
1C	1,314	\$3.25 FSG
1D	2,936	\$3.35 FSG
1C & B	3,754	\$3.25 FSG
1A & D	4,605	\$3.33 FSG
1A, B, C & D	8,359	\$3.25 FSG

SECOND FLOOR		
SUITE	SIZE IN SF	LEASE RATE/SF
2A	6 Executive Offices	TBD
2B	2,351	\$3.35 FSG
2C	2,459	\$3.55 FSG
2D	3,829	\$3.60 FSG
2C & B	4,810	\$3.45 FSG