

2,929 SF FLEX SUITE FOR LEASE

# OCEAN RANCH VENTURE COMMERCE CENTER

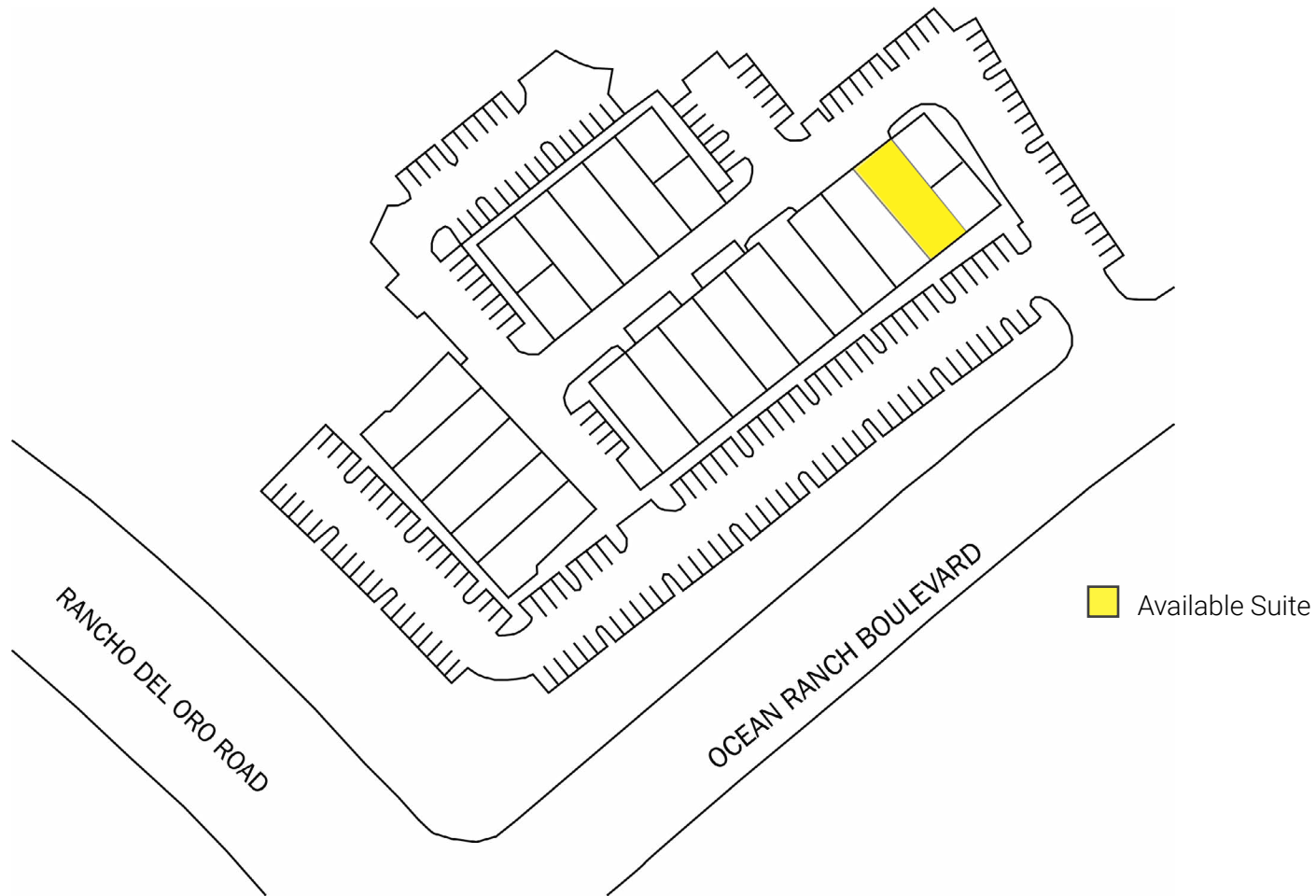
3604 OCEAN RANCH BOULEVARD, OCEANSIDE, CA 92056

## property description

- Part of the prestigious Ocean Ranch Venture Commerce Center.
- Corner of Rancho Del Oro Road and Ocean Ranch Boulevard.
- Direct proximity to restaurants, hotels, parks and recreation.
- Excellent access to HWY-76, 78 and I-5
- Parking ratio 3.0/1,000 SF
- 200 amps power
- **LEASE RATE: \$1.38/SF + CAM \$658/mo**

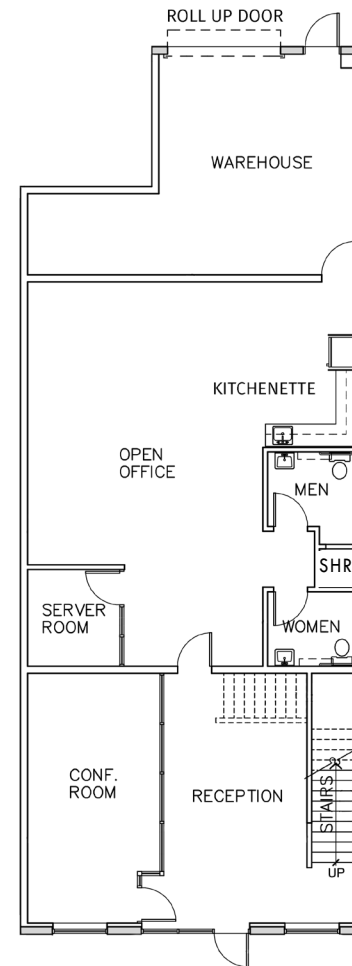


Address	SF	Base Rent	CAM	Availability
3604 Ocean Ranch Boulevard	2,929	\$1.38/SF	\$658/mo	October 1, 2022

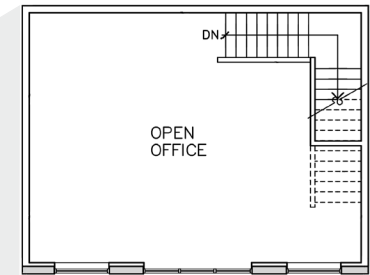


**SUITE DESCRIPTION**

<b>BUILDING ADDRESS:</b>	3604 Ocean Ranch Boulevard.
<b>SQUARE FEET:</b>	2,929 SF
<b>LEASE RATE:</b>	\$1.38/SF + CAM \$658/mo
<b>COMMENTS:</b>	Reception, glass conference room, two large open office areas, two restrooms, shower, server room, kitchenette, small warehouse with a roll up grade level door.
<b>AVAILABILITY:</b>	October 1 <sup>st</sup> , 2022



1st FLOOR



2<sup>nd</sup> FLOOR

No warranty or representation is made to the accuracy of the foregoing transaction. Terms of sale or lease and availability are subject to change or withdraw without notice.

*\*not to scale*

location map

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