



For Sublease

1 Civic Center Drive, San Marcos

- 3,200 rsf available in Suite 270
- Asking rate: \$0.99/sf +elec
- Sublease expiration: 9/30/2023
- Class A/modern build-out with 2 large conference rooms, 3 exterior offices, break room, and waiting area
- FF&E negotiable
- Heavily amenitized building: gym, showers/lockers, café

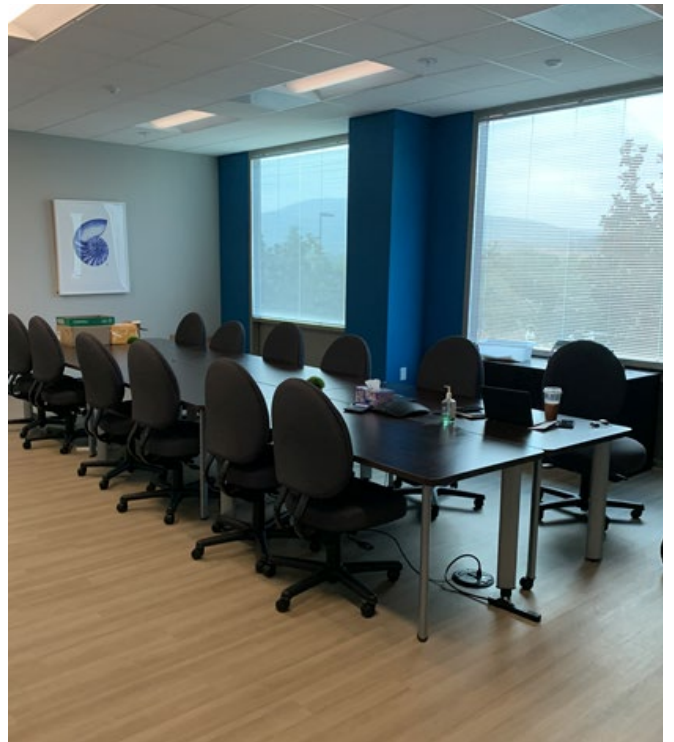
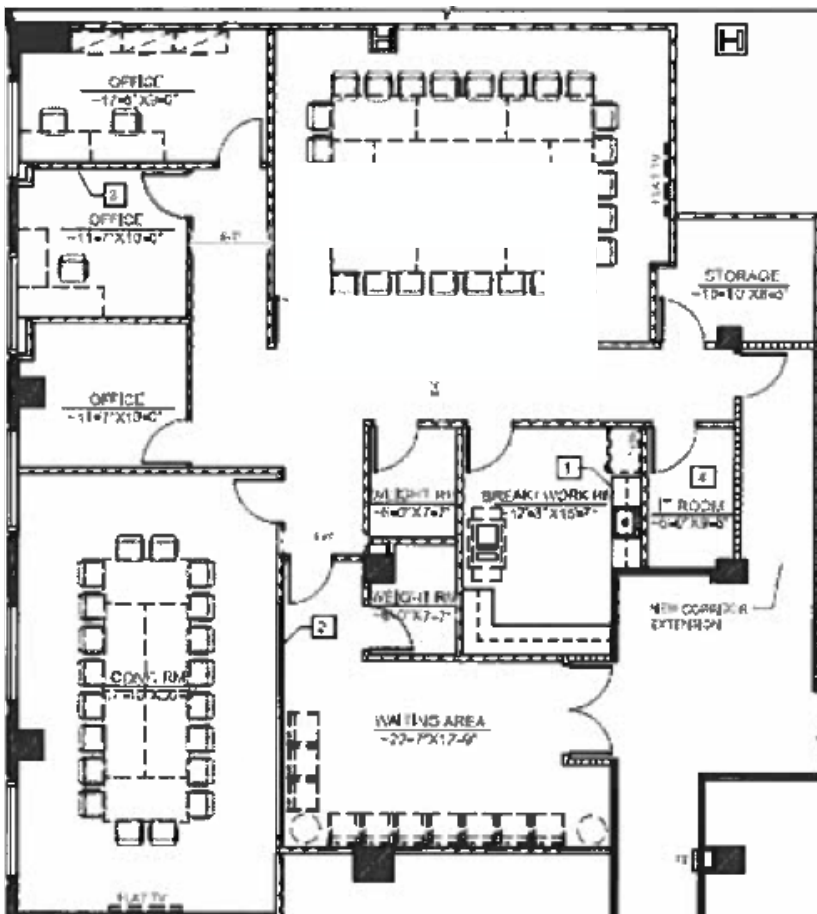
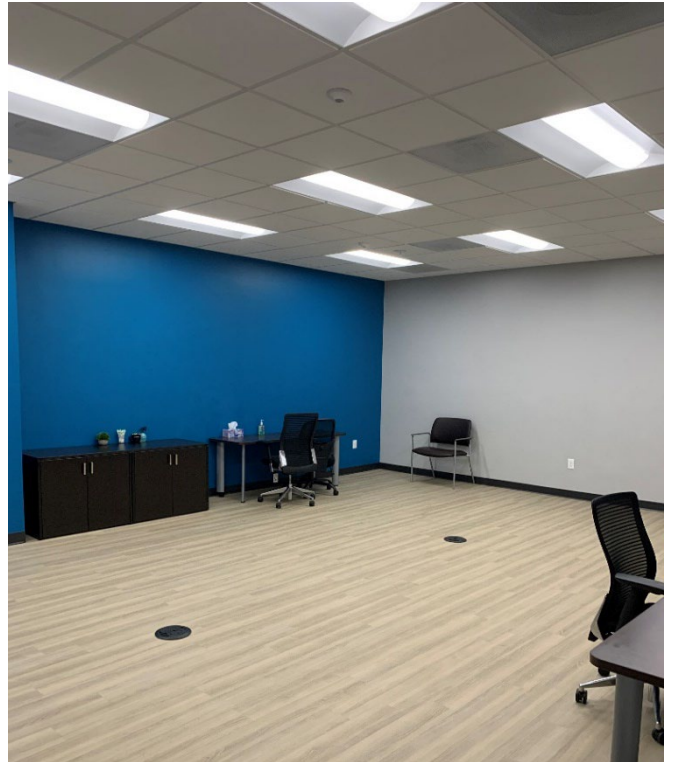
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Suite 270



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage.