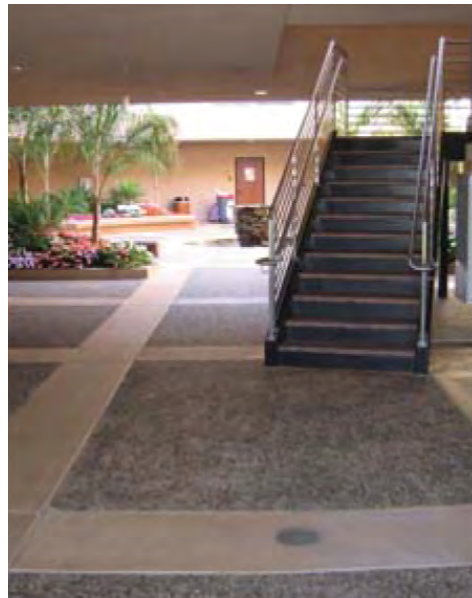


FOR LEASE

700 GARDEN VIEW COURT - ENCINITAS

OFFICE OR MEDICAL SUITE
SUITE 200 | 1,000 SF

Garden View Court



Lee & Associates-North San Diego County
1900 Wright Place, Suite 200, Carlsbad, CA 92008
T: 760.929.9700 | F: 760.929.9977
www.lee-associates.com

 **LEE & ASSOCIATES**[®]
COMMERCIAL REAL ESTATE SERVICES

MARIO MARTINEZ
760.448-2450
mmartinez@lee-associates.com
CalBRE #01943831

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

FOR LEASE

700 GARDEN VIEW COURT - ENCINITAS

OFFICE OR MEDICAL SUITE
SUITE 200 | 1,000 SF

PROPERTY FEATURES:

- Fully built-out medical office space
- Class "A" office/medical project
- Zoned for both office professional and medical uses
- Attractive building with extensive glass line
- Excellent views
- Central bathrooms and elevators
- Quick 1-5 access
- Parking ratio 4.5:1,000 USF
- Located across from Encinitas Ranch Shopping Center, the Forum and the post office, next to Fitness Evolution Health Club
- 10% core factor
- Lease Rate:
Medical: \$3.00/SF NNN



Lee & Associates-North San Diego County
1900 Wright Place, Suite 200, Carlsbad, CA 92008
T: 760.929.9700 | F: 760.929.9977
www.lee-associates.com

 **LEE &
ASSOCIATES**[®]
COMMERCIAL REAL ESTATE SERVICES

MARIO MARTINEZ
760.448-2450
mmartinez@lee-assoicates.com
CalBRE #01943831

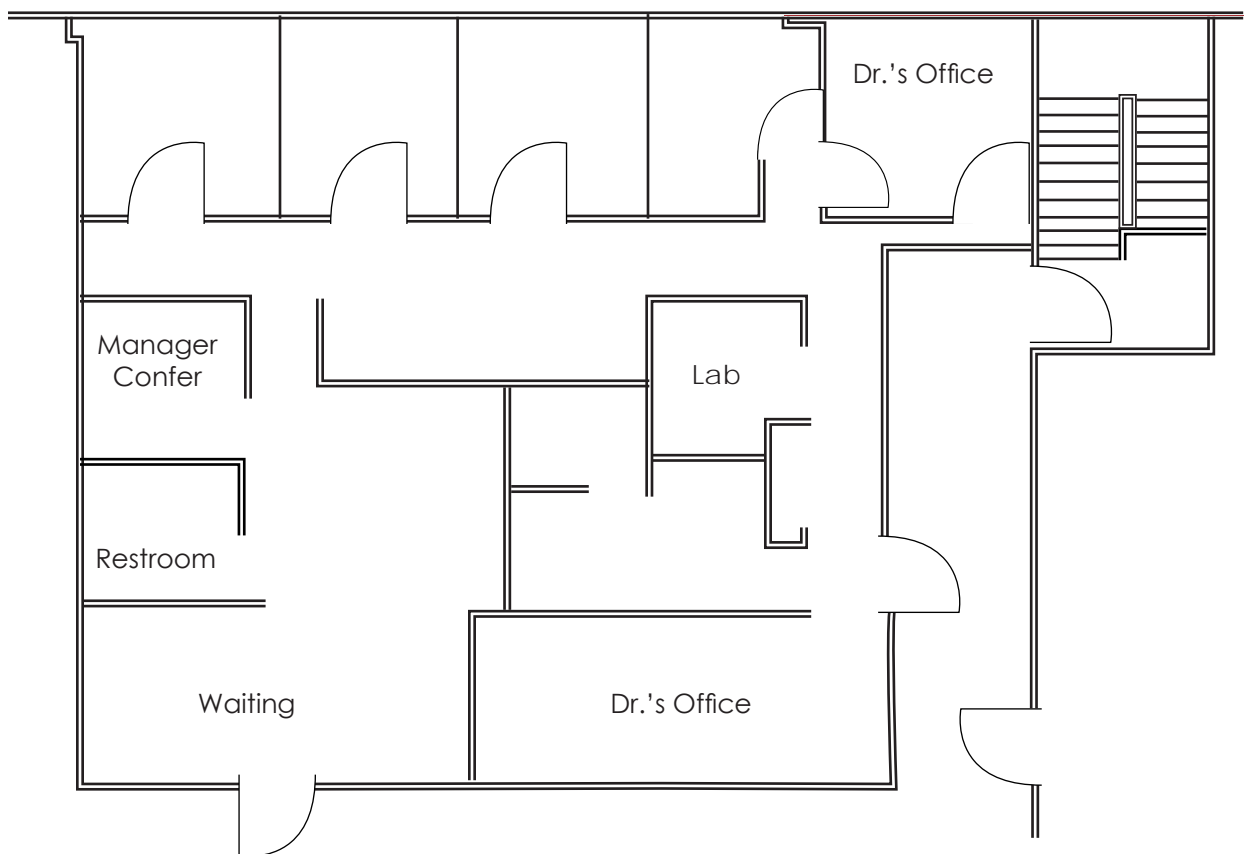
No warranty or representation is made to the accuracy of the foregoing information. Terms of sale, lease and availability are subject to change or withdrawal without notice. Any of the foregoing information will need to be separately verified by Buyer.

FOR LEASE

700 GARDEN VIEW COURT - ENCINITAS

OFFICE OR MEDICAL SUITE
SUITE 200 | 1,000 SF

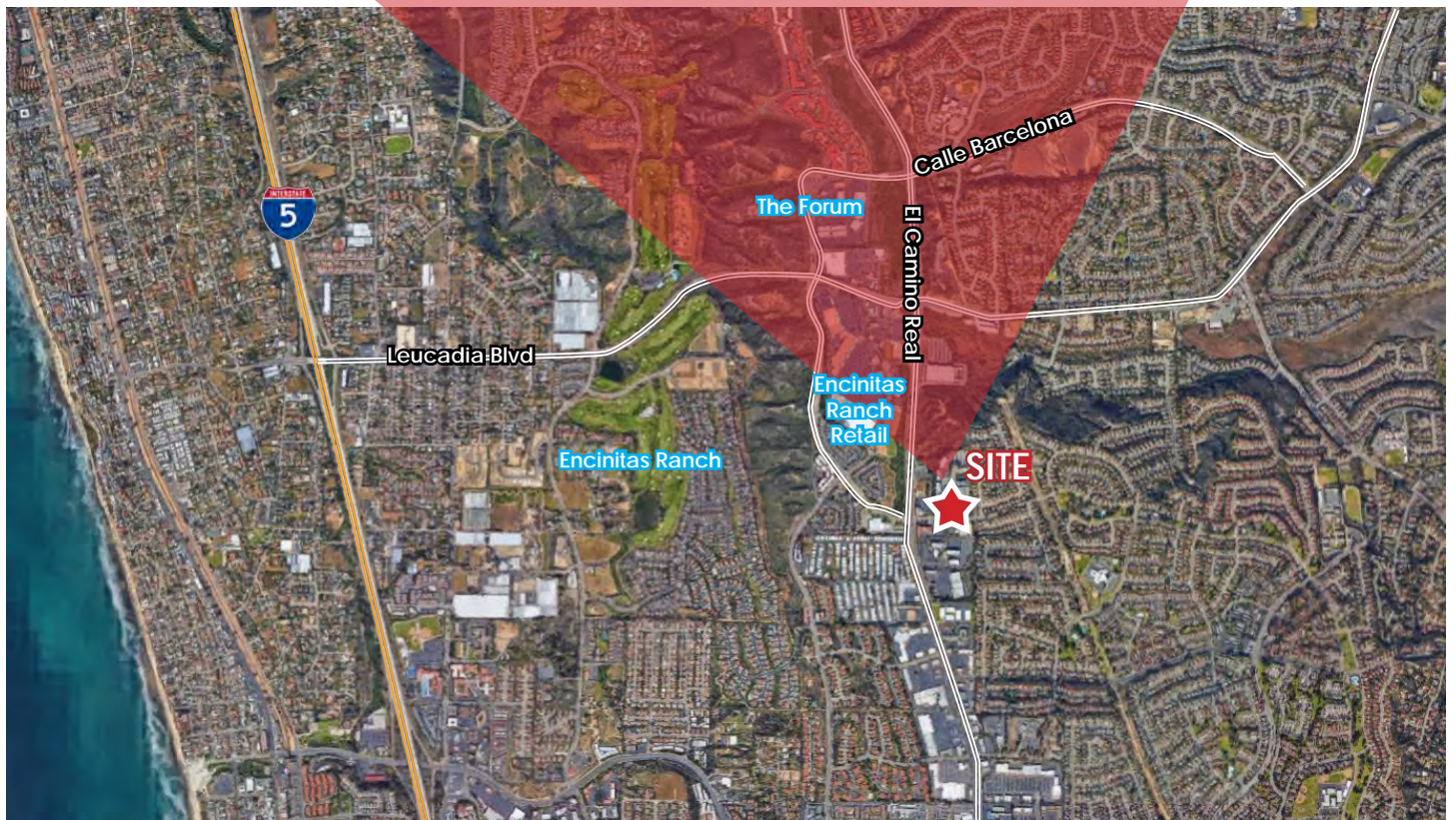
SUITE 200 | FLOOR PLAN



FOR LEASE

700 GARDEN VIEW COURT - ENCINITAS

OFFICE OR MEDICAL SUITE
SUITE 200 | 1,000 SF



Lee & Associates-North San Diego County
1900 Wright Place, Suite 200, Carlsbad, CA 92008
T: 760.929.9700 | F: 760.929.9977
www.lee-associates.com

 **LEE & ASSOCIATES**
COMMERCIAL REAL ESTATE SERVICES

MARIO MARTINEZ
760.448-2450
mmartinez@lee-associates.com
CalBRE #01943831

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