

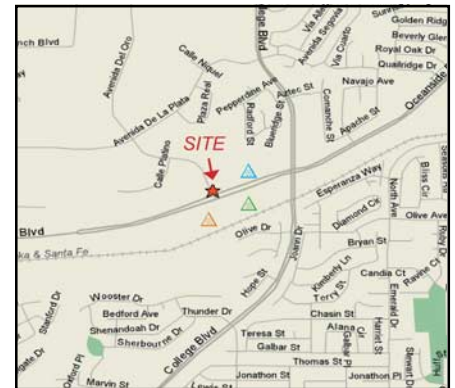
FOR LEASE

CORNWELL BUSINESS CENTER



1949 Avenida Del Oro, Suite 118 Oceanside, CA

- Approximately 3,457 Square Feet
- Located at the Signaled Intersection of Oceanside Blvd. and Avenida Del Oro
- Walking Distance to NCTD Sprinter Light Rail Station (Approx. 500 yards)
- Walking Distance to 2 Shopping Centers with Fully Leased Food Courts
- 4/1,000 Parking
- Attractive Concrete Tilt-up Construction
- Attractive, Mature, Meticulously Maintained Landscaping
- Lease Rate: \$1.80 PSF + Utilities and Janitorial



For Further Information Contact:

Tim Moore
(760) 517-5841
tmoore@almargroup.com

East Haradin
(760) 517-5831
eharadin@almargroup.com

5800 Armada Drive - Suite 101 - Carlsbad, California 92008
Phone: 760-602-4800 - Fax: 760-602-4801
www.almargroup.com



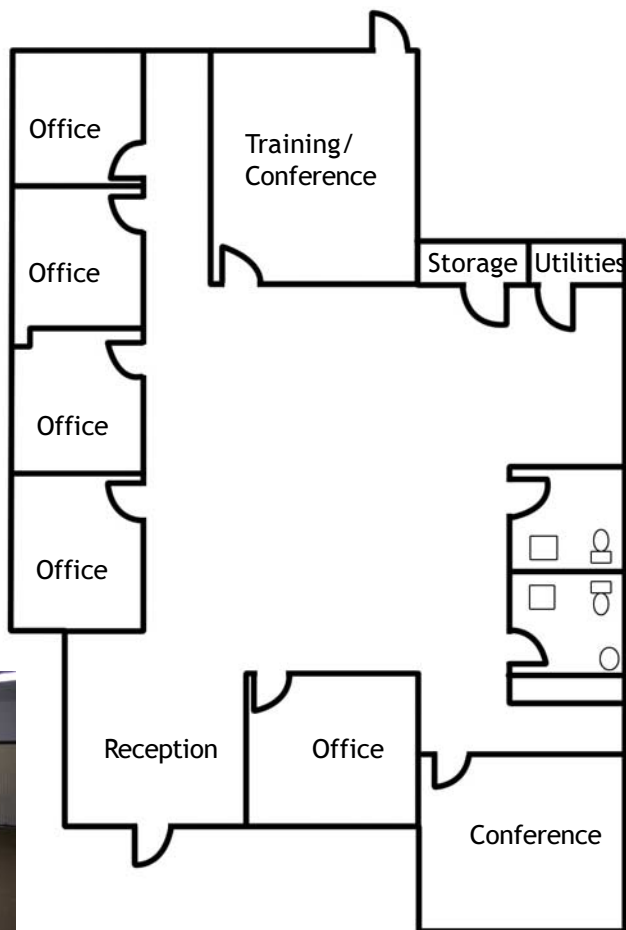
Riverside
San Diego North
San Diego Central

FOR LEASE

Suite 118

Approximately 3,457 Usable Square Feet

- Distinguished Exclusive Entrance Facing Oceanside Blvd.
 - End Cap Suite with Extensive Glass Window Line
 - Sign Rights Above Entrance AND on Monument, Facing Oceanside Blvd.
 - 5 Private Offices
 - Conference Room
 - Training/Conference Room
 - Large, Efficient Bullpen Area
 - 2 Restrooms
 - Coffee/Break Area/Attractive Cabinetry
 - Contiguous to Suite 116, if desired 2,681 SF
- Total Square Footage: 6,138 SF



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