



338 VIA VERA CRUZ
SAN MARCOS, CA 92078



**OFFICE/MEDICAL
SPACE AVAILABLE FOR
SUBLEASE**

TERM THROUGH JAN 2031

PROPERTY HIGHLIGHTS:

SIZE: ±3,079 SF

RATE: \$2.35/SF + ELECTRICITY

CONTACT:

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FOR SUBLEASE



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OFFICE FEATURES

- 1st-floor medical space
- 13 treatment/exam rooms
- Private office
- Large break room
- Coffee bar
- Reception & Waiting area
- High-end built-out
- Modern finishings
- Suite and directory signage
- Common area restrooms
- All Treatment/Exam rooms have plumbing
- Great layout for med spa, hair salon, massage practice, medical practice, or similar



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FOR SUBLEASE



LOCATION

- Walking distance to William Bradley Park, Starbucks, grocery stores, various restaurants, shopping, & more.
- Close proximity to Kaiser Permanente Medical Center, the CA 15 Freeway, Cal State San Marcos, & Palomar College

